
The Public Domain

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04.01 The Street in Context

Federal Street Tower is located on the City laneway network as identified in the City Centre Masterplan.

Several 'marker' buildings are identified within the CCMP, providing a series of destinations and precincts along the laneway network.

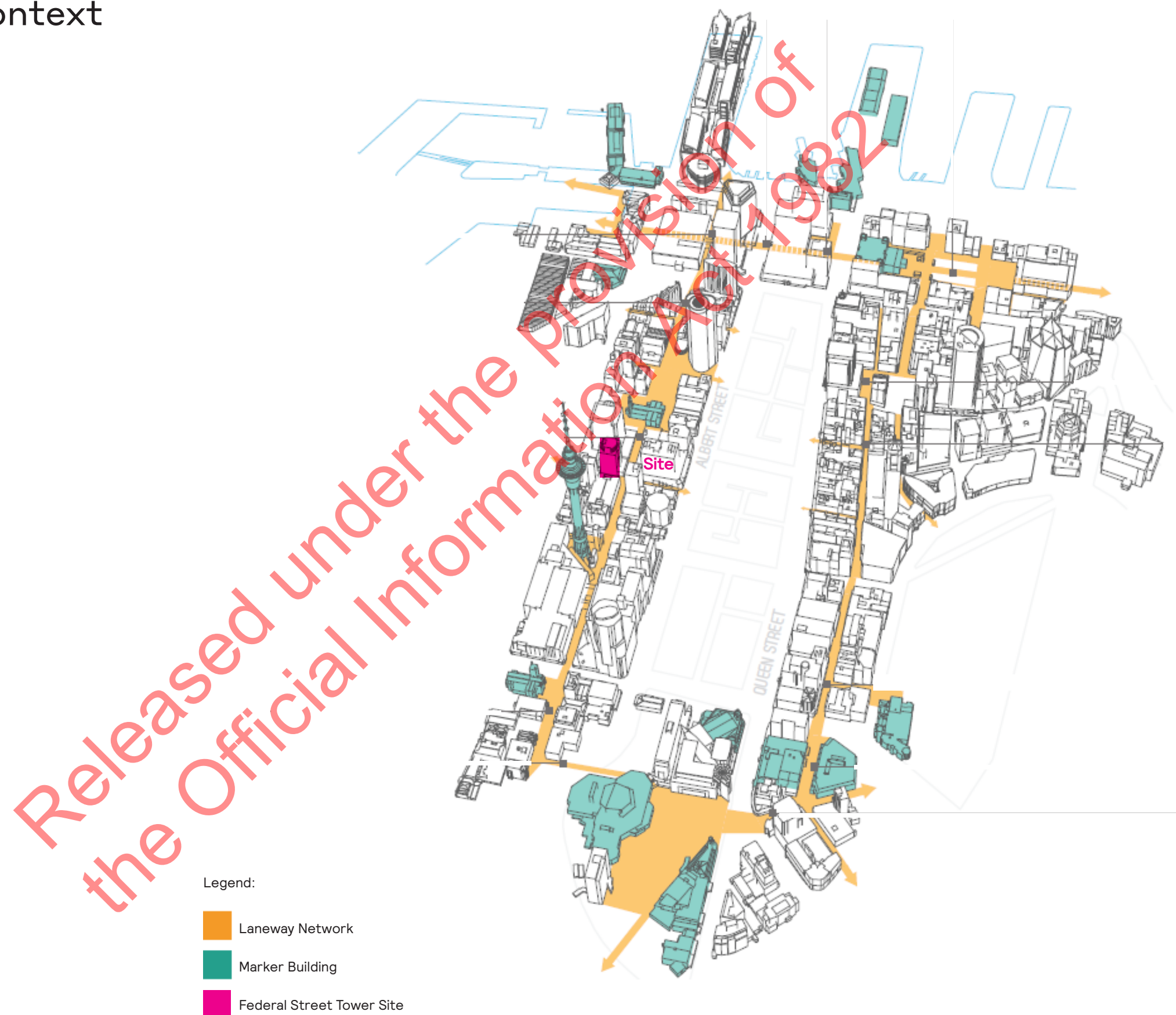
Federal Street Tower supports this strategy & is proposed as a key episodic moment within this network.

Auckland Laneway Network

- A slow speed pedestrian priority laneway network connecting city centre destinations and character precincts.
- The slow speed alternative to Queen Street.
- Build on the 'old town' urban DNA (active street frontage, small lots, 2/3 level scale)
- Supports fine grain urban activity (food and beverage and boutique shopping)

Advantages of Shared Spaces

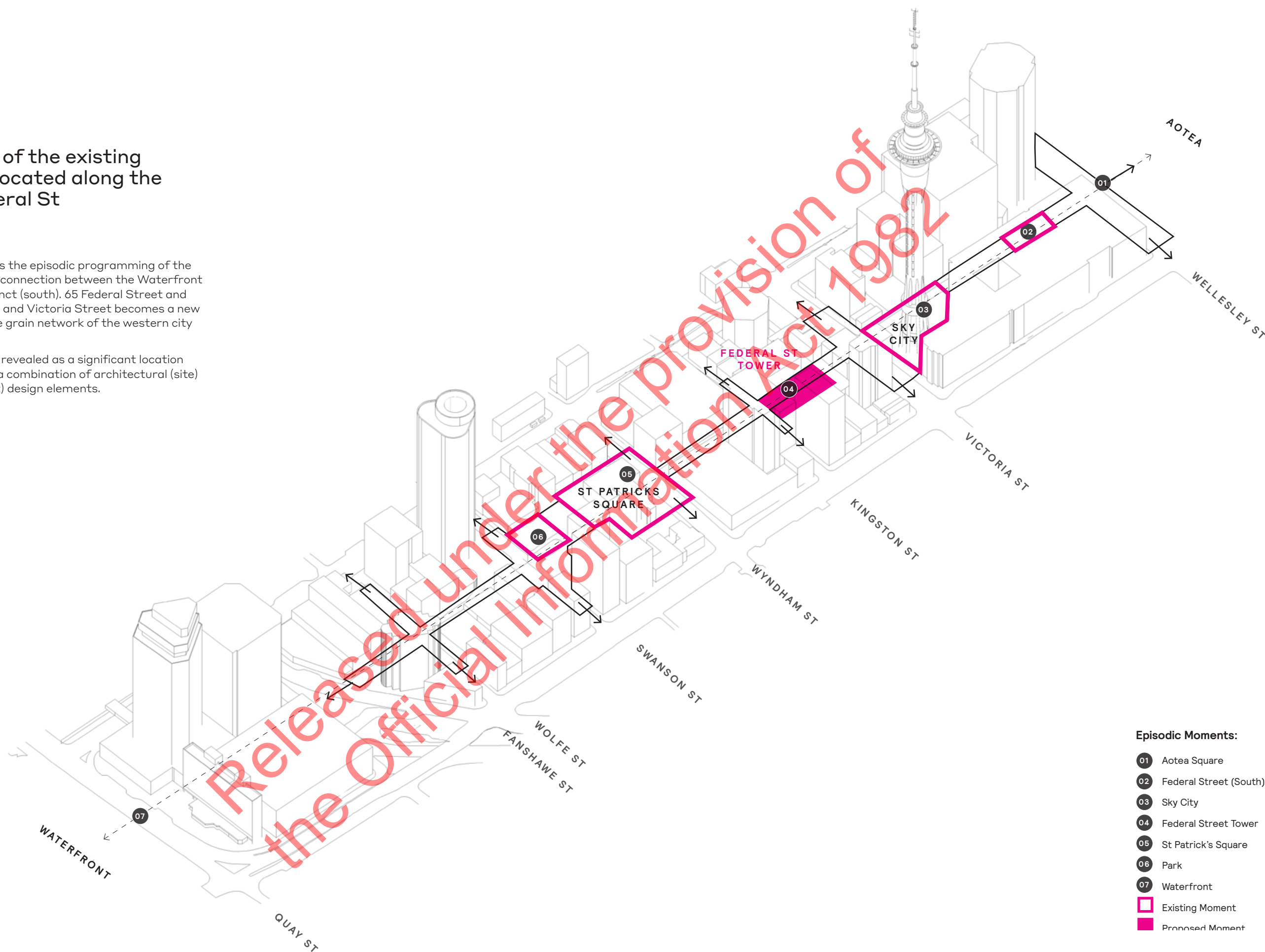
- Increases in pedestrian volumes from between (10% - 140%)
- Reductions in car volumes from between (15% - 54%)
- Reductions in car speeds by (15% to 30%)
- Increases in retail spending from (27% - 439%)
- Restrict parking and loading activity 7am -11am
- Support event and placemaking opportunities



Identification of the existing active nodes located along the length of Federal St

This diagram represents the episodic programming of the Federal Street laneway connection between the Waterfront (north) and Aotea Precinct (south). 65 Federal Street and block between Kingston and Victoria Street becomes a new 'moment' within the fine grain network of the western city centre.

Federal Street Tower is revealed as a significant location within the city through a combination of architectural (site) and public realm (street) design elements.



- Episodic Moments:**
- 01 Aotea Square
 - 02 Federal Street (South)
 - 03 Sky City
 - 04 Federal Street Tower
 - 05 St Patrick's Square
 - 06 Park
 - 07 Waterfront
 - Existing Moment
 - Proposed Moment

04.02 Public Realm Integration

A design approach that promotes an integration of building and street

Furthering the conceptual studies that identify the importance of the site in the Federal St precinct, an integration of this street into the building becomes paramount. A marketplace offering to the Ground Floor of the building suggests a revitalisation of the street condition is required to ensure a symbiotic relationship between exterior and interior is established. This relationship will assist greatly in the realisation of this development as a key contributor to the activation nodes within the Auckland City CBD.

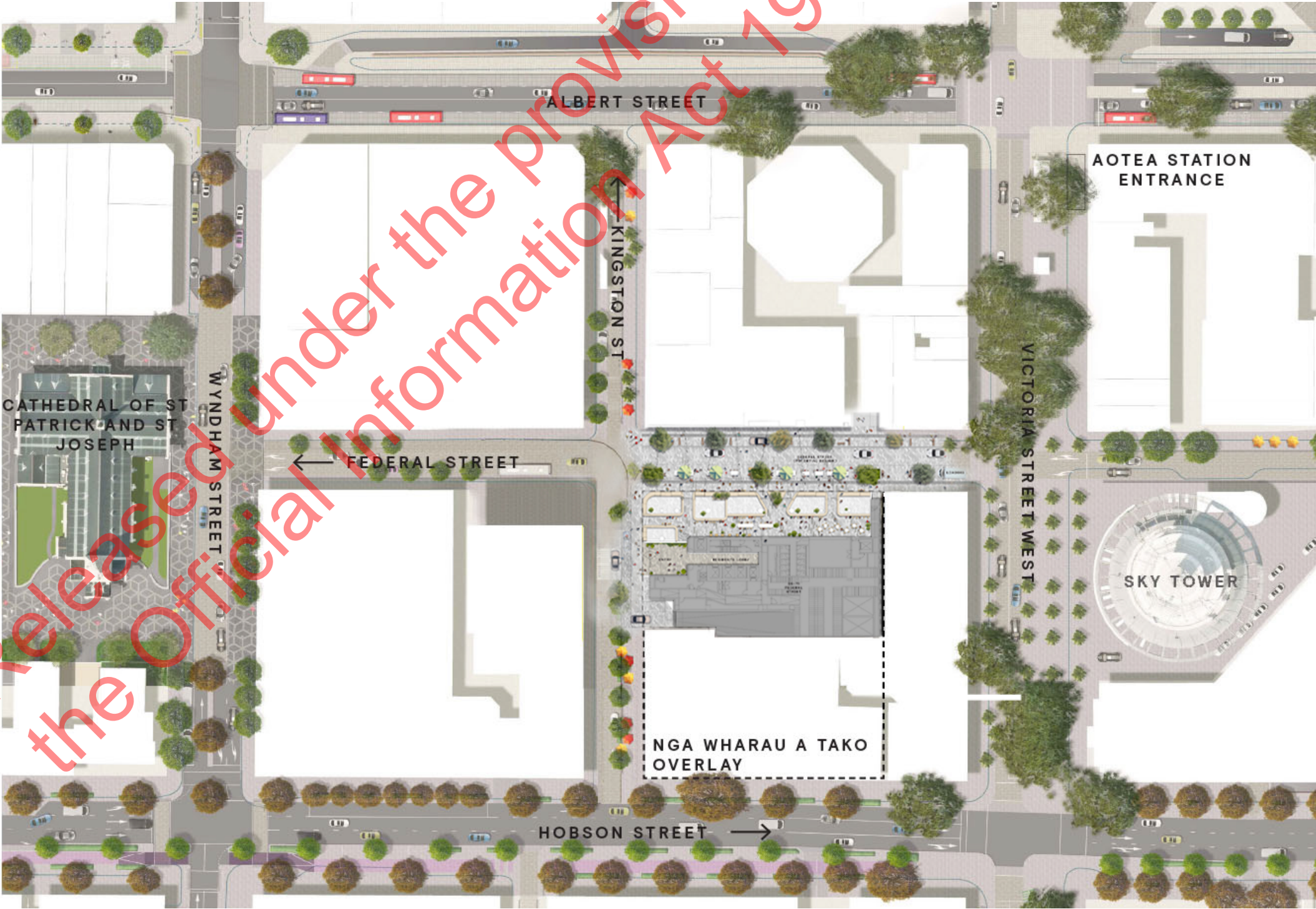
Auckland City Council are already proposing upgrade works to this area of the Federal St precinct. A collaborative approach between council and developer could ensure an optimised outcome for street and building activation is achieved.

The concept designs relating to street upgrades, as presented in this report, suggest two paths that could be taken; one which is identified as a baseline scheme, and the other as the preferred optimal scheme which would require more extensive collaboration with Auckland City Council to achieve.

Both proposals offers a pedestrian focused approach to the precinct, albeit the optimised design approach as a much more refined and suitable offering to support the scale and activation of the marketplace. Both proposals also suggest the marketplace as an extension of the street; allowing a continuation of the external finishes into the building, blurring the line between what is considered external and internal space.

There is a soft gradient to the site due to the fall towards the north along Federal St. The opportunity to pull this gradient into the marketplace has been explored also; allowing for full height shopfronts to Federal St without the need for upstand walls that would inhibit people flow and circulation

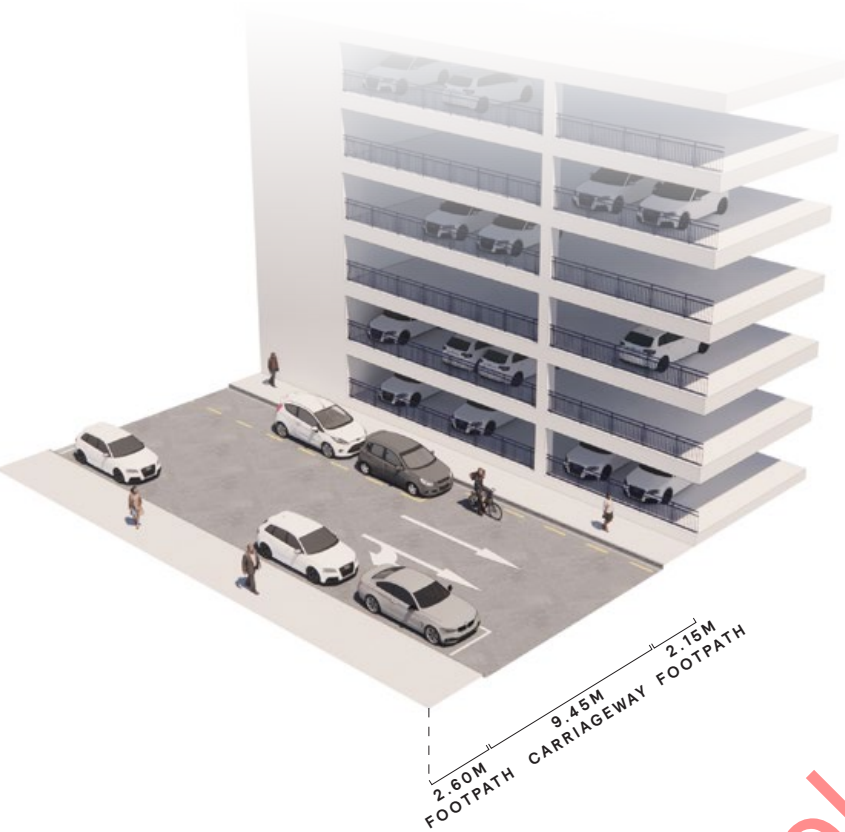
We also see an opportunity to work closely with the Auckland City Council to develop the finishes and patterns of the street paving adjacent to the site; further defining the relationship between internal and external and a link back to the cultural narrative informing the building itself



Illustrating the mutual benefits of an integrated development and streetscape.



Shared Space Character



Existing Street + Existing Building

- Existing Carpark building
- Existing low amenity Street
- Footpath = 2.5m
- Carriageway = 9.0m
- Total width = 14m+/-
- 70% Vehicle 30% Pedestrian



Baseline Street Upgrade + New Building

- New Building
- Widening of western footpath, replacing carparking for outdoor dining & improved circulation
- Ground floor tenancies and activation
- Blurring of street and ground floor
- 50% Vehicle 50% Pedestrian



Optimised Street Upgrade + New Building

- New Building
- New shared space street
- Ground floor tenancies and activation
- Blurring of street and ground floor
- Opportunities for outdoor activities and occupation
- Traffic management and pedestrian priority
- 30% Vehicle 70% Pedestrian

Street Context Plan - Baseline
Street Upgrade



This baseline plan shows the existing street arrangements with a widening of footpaths (replacing kerbside parking) to accommodate a 2-3m wide building canopy, improved pedestrian circulation and and outdoor dining.

Not To Scale

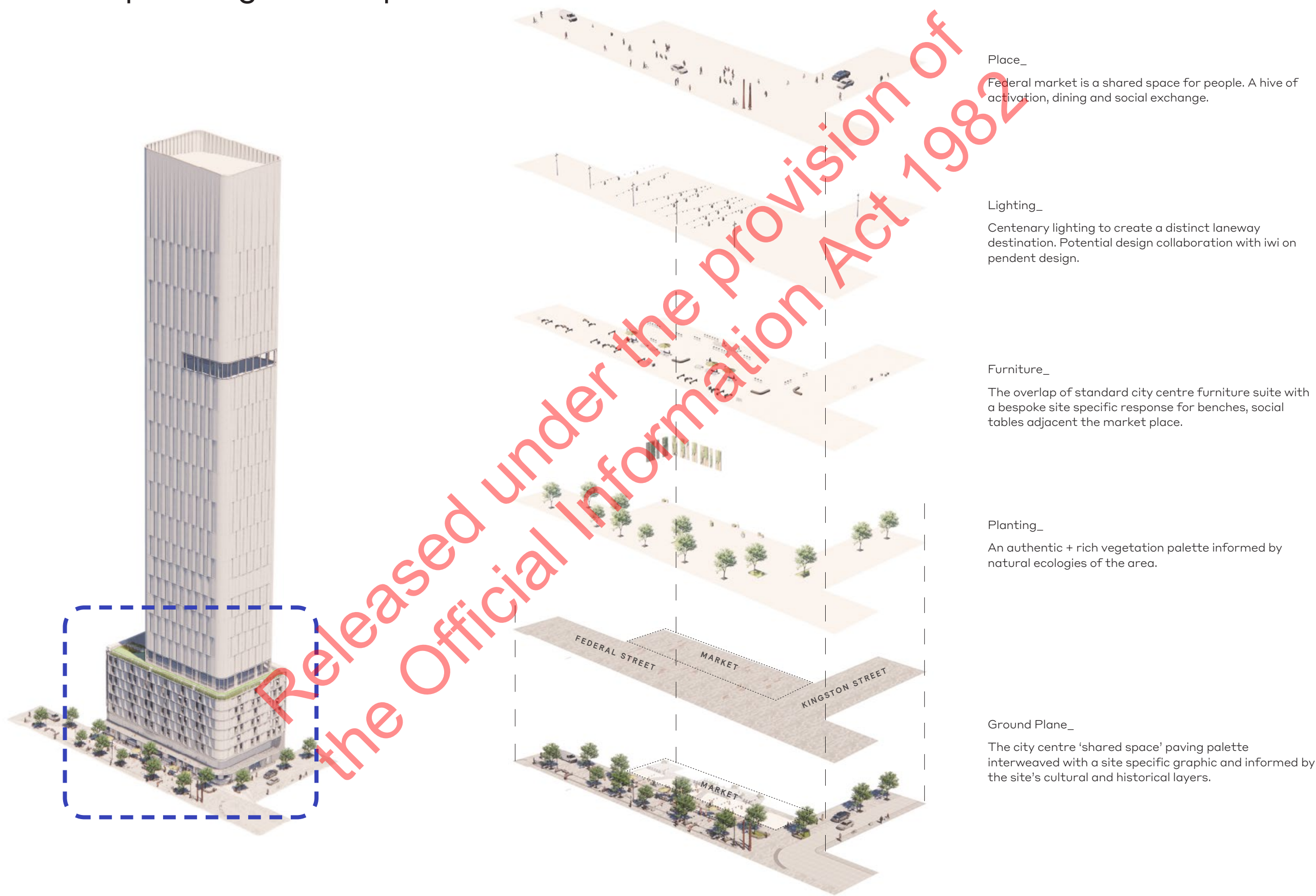
Street Context Plan - Optimised Street Upgrade

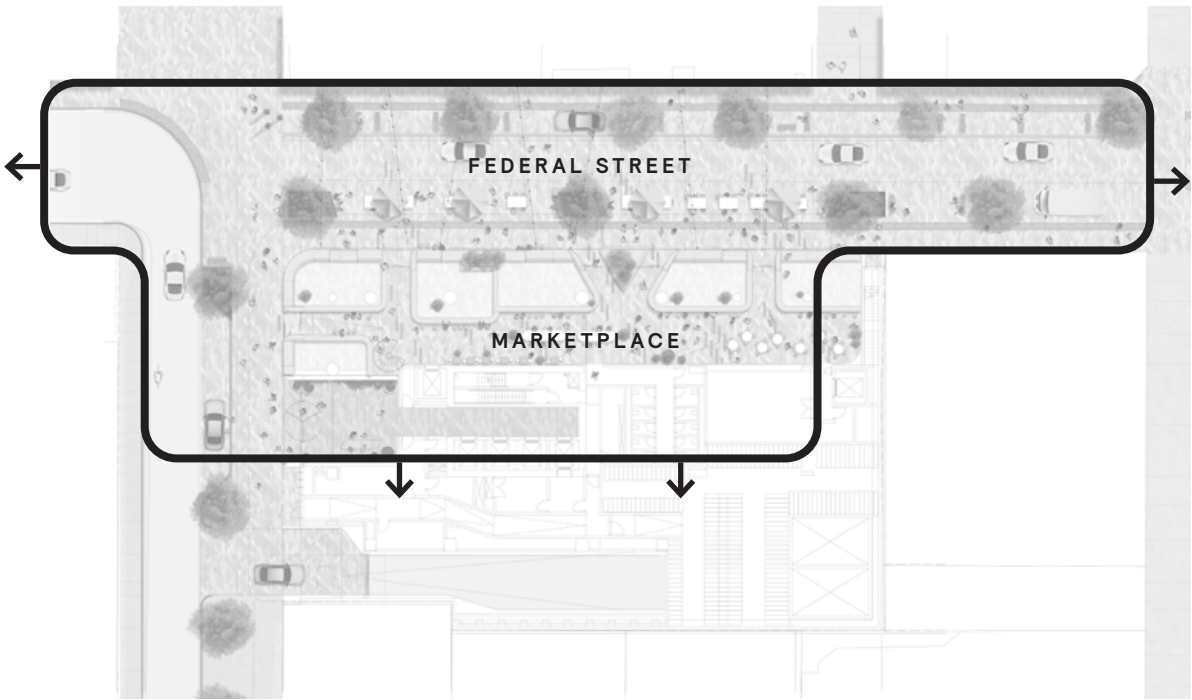


Not To Scale

A key component to the success of this project and future street upgrades is the relationship between the two. This optimised concept includes indicative designs and layouts for Federal Street (which is outside of this project scope). The purpose is to establish key principles and relationship of the building to facilitate further discussions and development with Auckland City Council.

04.03 Landscape Design Concept





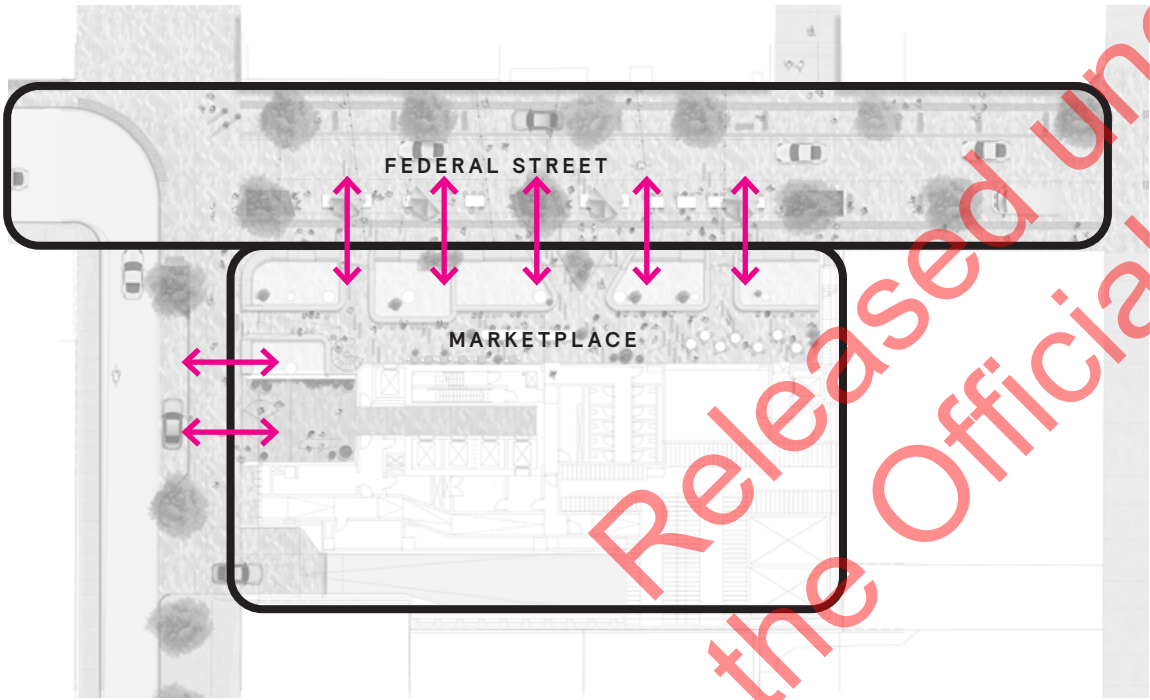
Continuous Surface

The redevelopment of Federal Street Tower provides the opportunity to reinforce Auckland's laneway network. A continuous surface 'stitches' together the ground floor of the tower with the street through a continuous paved surface.



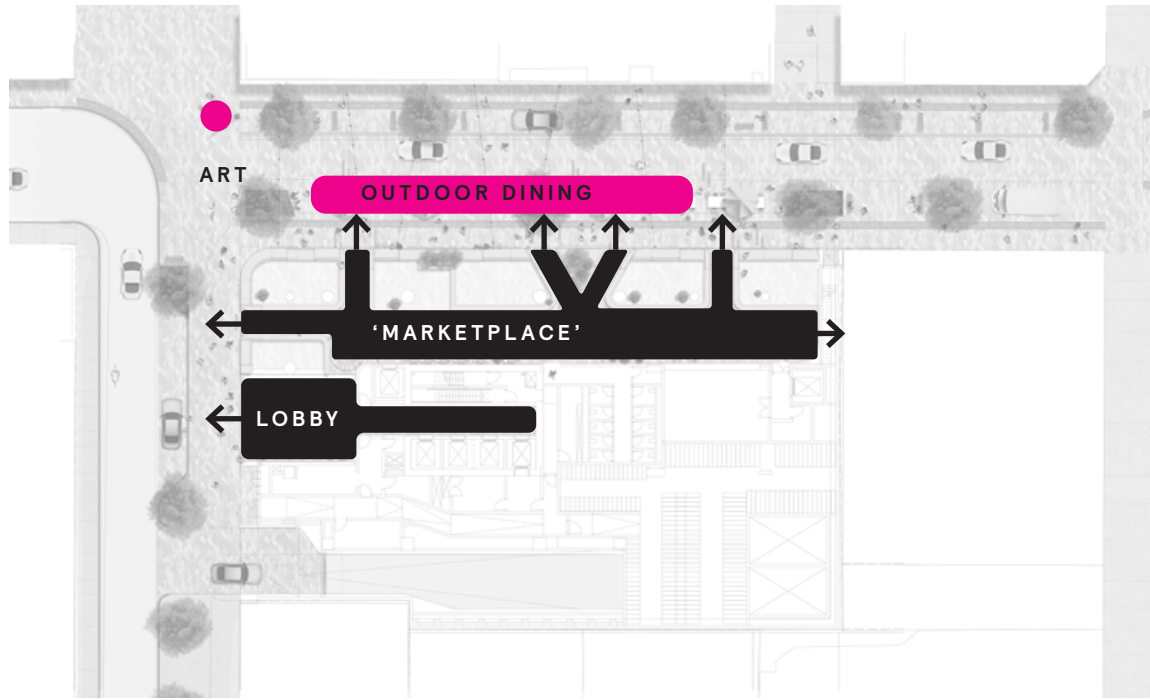
'Episodic Moment'

Federal Street Tower and ground floor market becomes an episodic moment along Federal Street. It is a opportunity to provide a moment of warmth, vibrancy, an activity to overlap and contrast the hard urban laneway environment.



Street + Market : Market + Street

The fluid connection and interaction of internal and external spaces with the extension of the Federal Tower ground floor 'market' into the 'street', and the connection of the 'street' to the 'market'.



Site Specificity

Site specific narratives are proposed to be reflected through specific design responses in paving inlays, street furniture, lighting, and planting palettes. This will blend and interact with the standard city laneway palette and materials of the street.

Considerations for the design approach to street upgrade works

The landscape design of the public domain is intended as a collaboration between Landlab; the landscape architects of the proposed tower and Auckland City Council. Focus will be on the application of materials; specifically the paving and the opportunity for pattern integration, street furniture and lighting. A full list of considerations has been identified on the page overleaf

Images:

[A + B] Integrating paving into the development, that can be pulled into the interior of the marketplace. Paving can draw inspiration from the Maori patterning referenced in the cultural narrative section

[C + D] Street furniture that reflects the warmth of materiality within the groundplane, consistent with Auckland City Council requirements

[E + F] Integration of street lighting, which may also be taken into the marketplace, providing a softer lighting of space and place





Federal St - Baseline Street Upgrade Concept

A widening of the western footpath to replace parking with an outdoor dining experience.

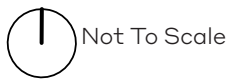
- New Building double height street frontage with articulated edges blurs boundaries between inside and outside (lobby and street)
- Occupation of ground plane focused on street edge through modulation of the ground floor tenancies
- Widening of the footpath from 2.15m to 4.25m wide
- Replace kerbside parking with outdoor dining
- Integrate street furniture & street trees
- Street accommodates informal pick-up and drop-off for apartments and hotel



Federal St - Optimal Street Upgrade Concept

A shared space design strategy that provides a catalyst for the extension of the City Centre 'Laneway Network'.

- New Building double height street frontage with articulated edges blurs boundaries between inside and outside (lobby and street)
- Occupation of ground plane focused on street edge through modulation of the ground floor tenancies
- New shared space street (14m wide) provides continuity with Federal Street (Sky City) and Auckland Council Reference Design
- Multiple new opportunities for outdoor activities and occupation of the street supports vision of the laneway network
- Slow speed pedestrian priority environment supports laneway network vision
- Site specific paving, planting, lighting and street furniture
- Street accommodates informal pick-up and drop-off



City Centre Furniture



Street Trees



Paving and Light Inserts



Outdoor Dining

Kingston St - Baseline Street Upgrade Concept

The widening of footpaths with indented loading & drop-off to facilitate an improved pedestrian oriented and slow speed vehicle environment

A new east-west slow speed street between Albert and Hobson Streets.

- New Building double height street frontage with articulated edges blurs boundaries between inside and outside (lobby and street)
- Occupation of ground plane focused on street edge through modulation of the ground floor tenancies
- Widening of the footpath from 2.5m to 4.6m wide
- Indented on street hotel pick-up and drop-off zone



Street Trees



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Kingston St - Optimal Street Upgrade Concept

The widening of footpaths with indented loading & drop-off to facilitate an improved pedestrian oriented and slow speed vehicle environment

A new east-west slow speed street between Albert and Hobson Streets.

- New Building double height street frontage with articulated edges blurs boundaries between inside and outside (lobby and street).
- Occupation of ground plane focused on street edge through modulation of the ground floor tenancies.
- New shared space street (14m wide) provides continuity with Federal Street
- Slow speed pedestrian priority environment supports laneway network vision
- On street hotel pick-up and drop-off zone



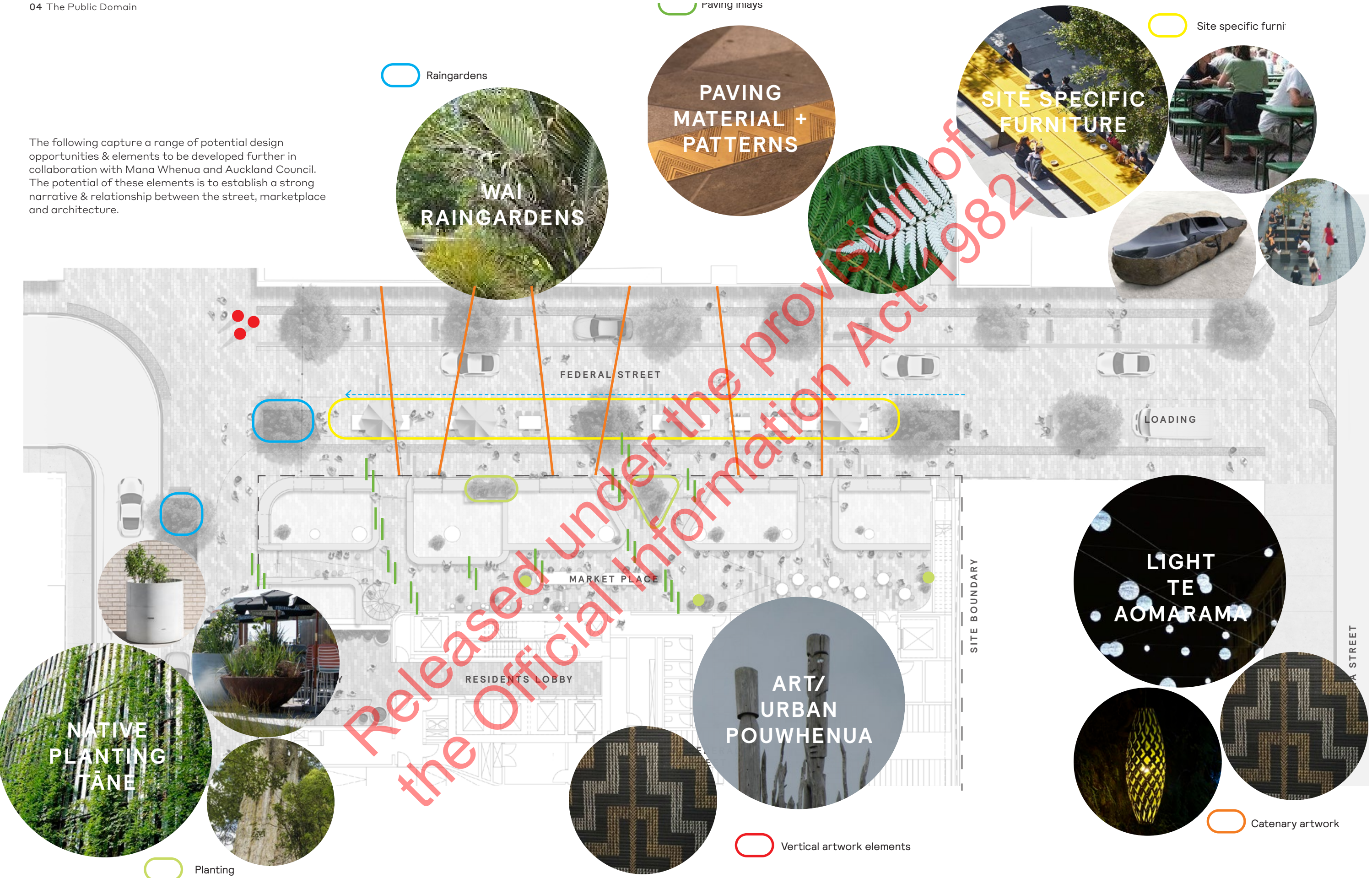
Street Trees



Street Furniture



The following capture a range of potential design opportunities & elements to be developed further in collaboration with Mana Whenua and Auckland Council. The potential of these elements is to establish a strong narrative & relationship between the street, marketplace and architecture.





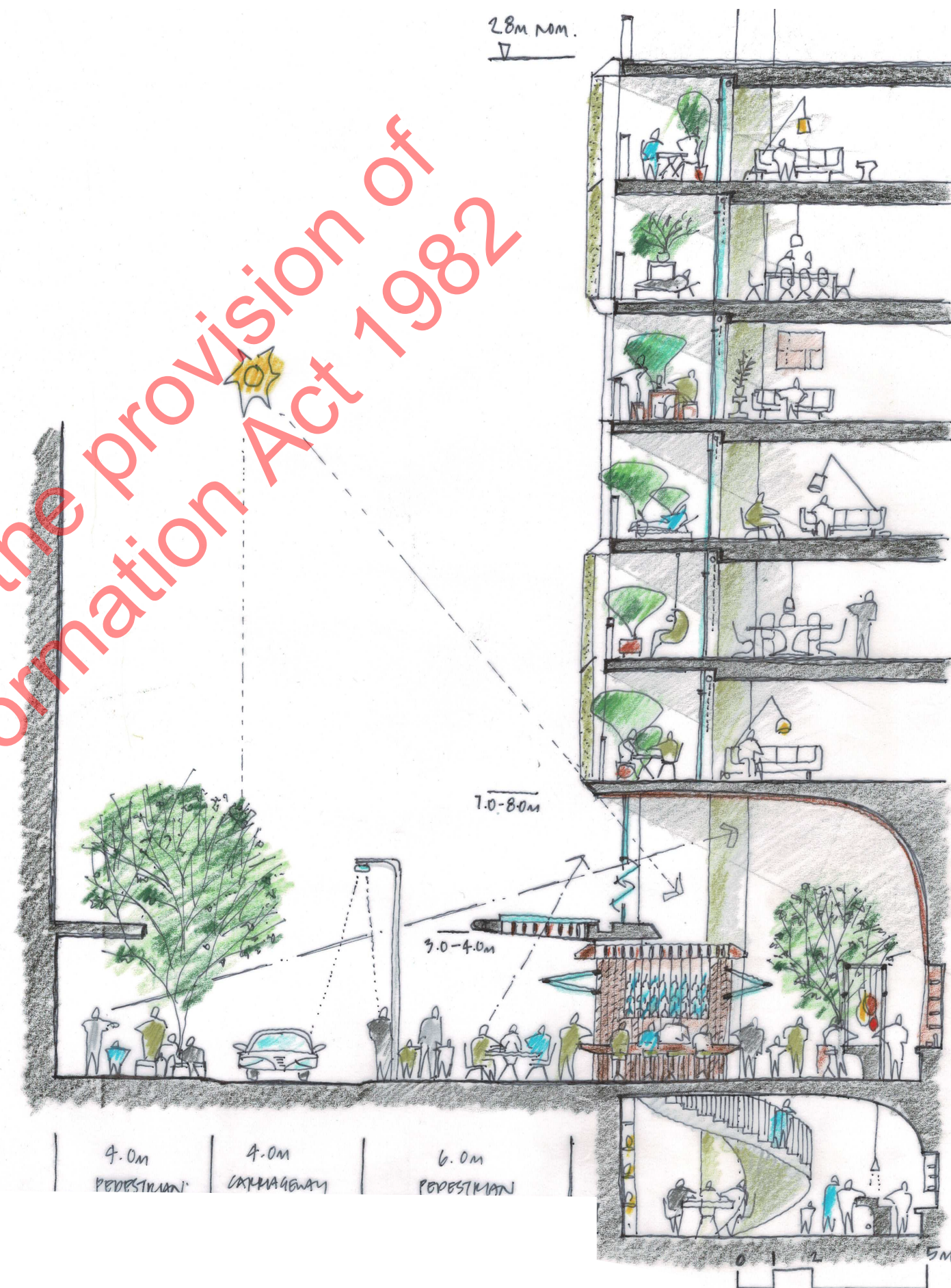
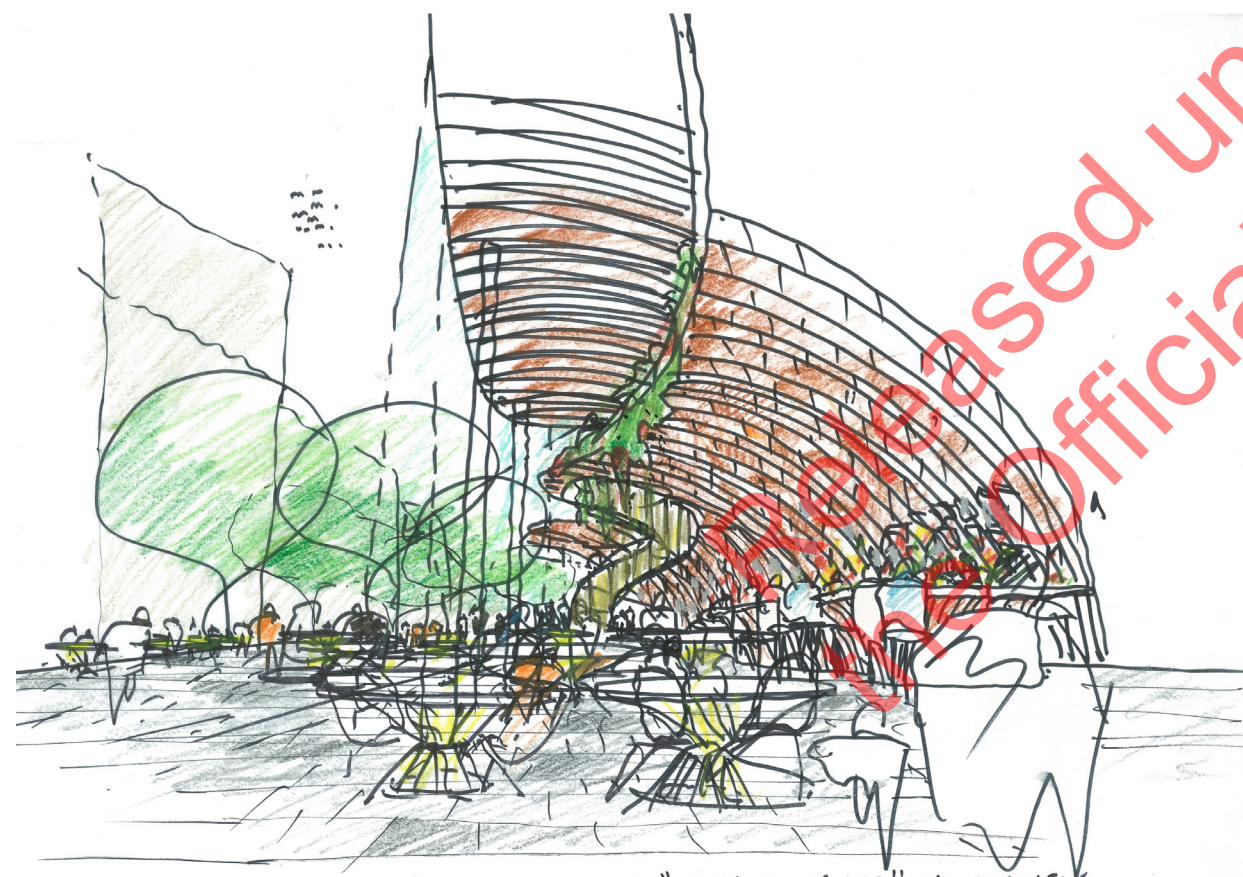
04.04 Carving a Public Space

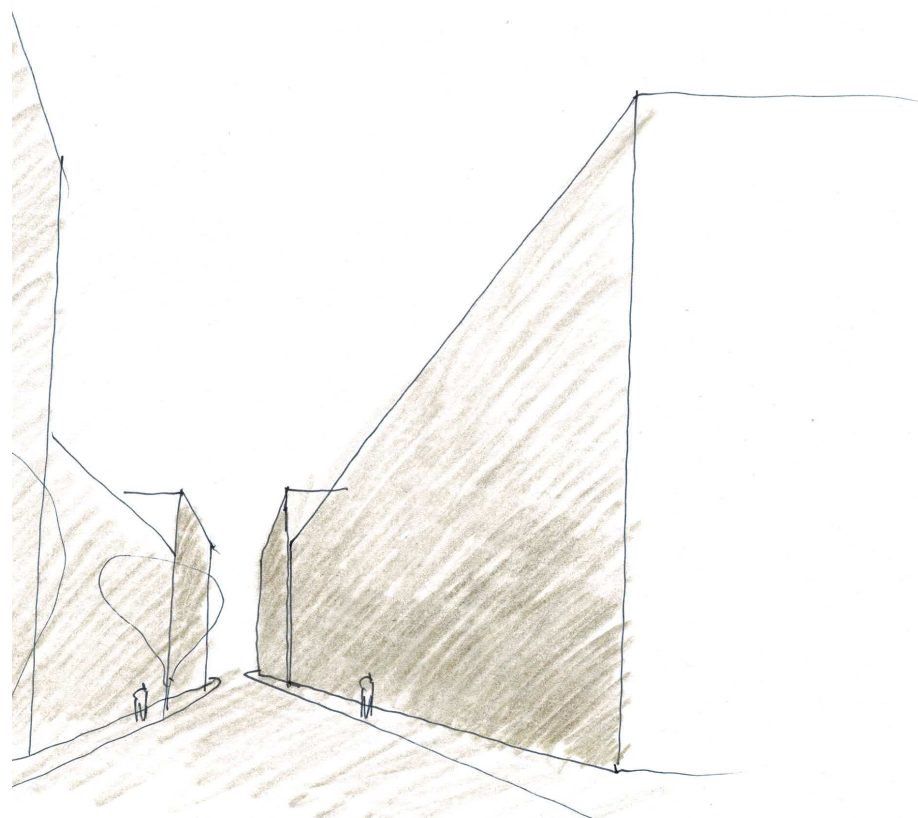
An Extension of the city centre "Laneway Network", and a blurring between exterior and interior

The proposed groundplane condition to the podium will interface harmoniously with Federal St, allowing for a continuity from the external street and pedestrian zone to internal marketplace. This is primarily achieved through the use of a double height street frontage and the 'carving' out of the public domain to the base of the tower. The public interface will extend over 2-3 levels and allow for a unique opportunity to provide a variety of retail, F&B and community offerings.

Residential apartments sleeving the upper levels of the podium assist in providing activation and low level natural surveillance of the street.

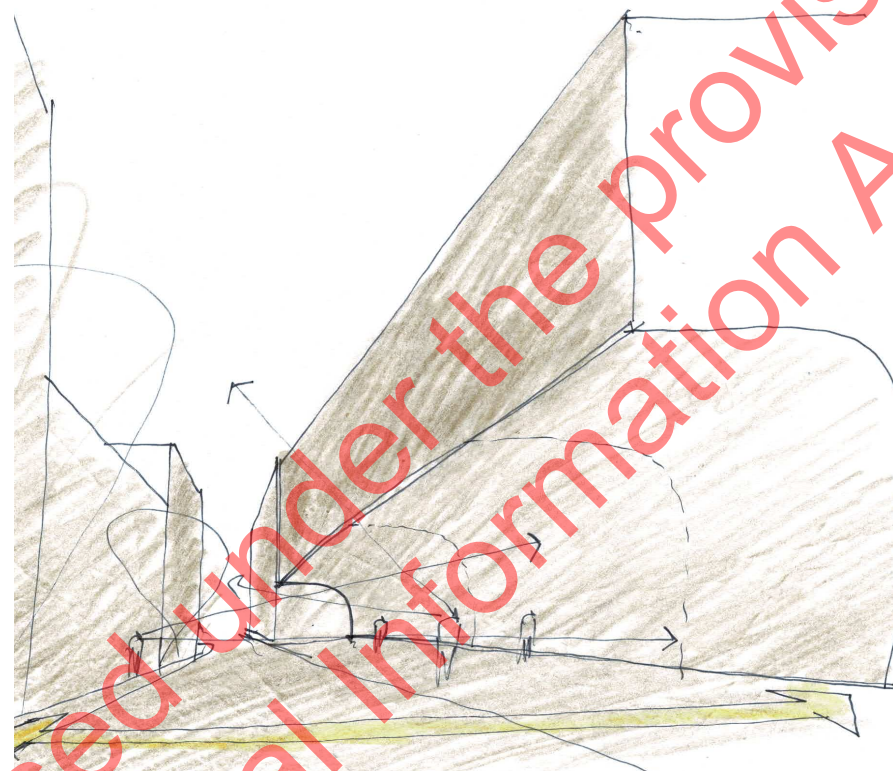
A new shared space street of 14m wide is envisaged as part of the Federal St upgrade works, providing continuity with the southern extents of Federal St (adjacent to Sky Tower) and with the Auckland City Council reference design.





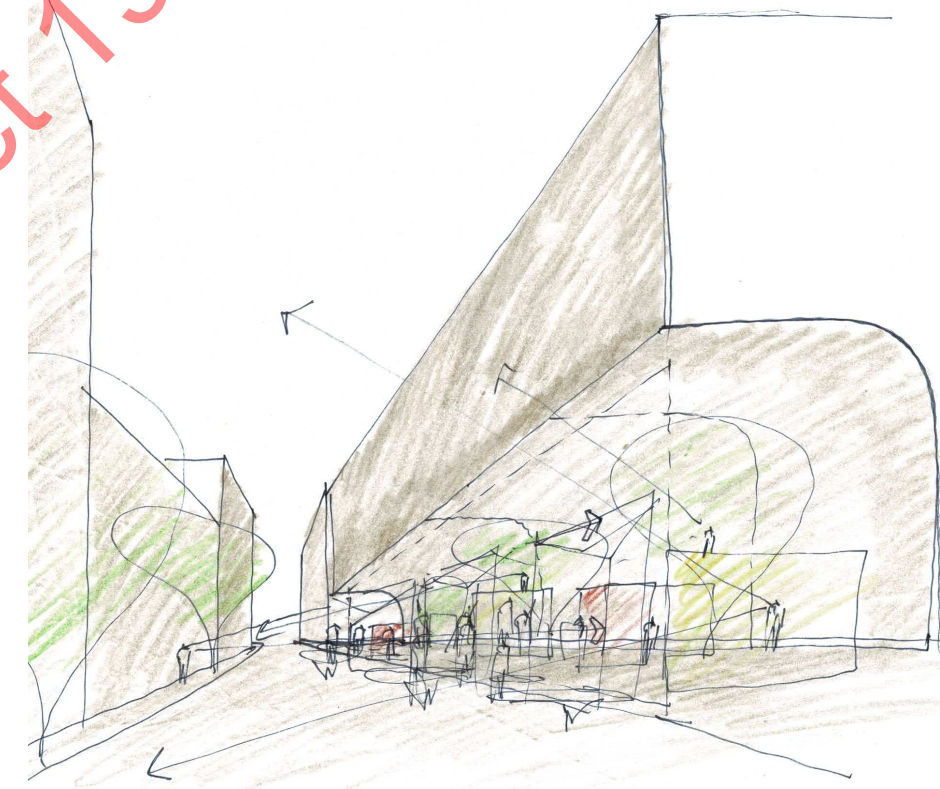
The Existing Condition

- Presents a non pedestrian friendly interface



The Extension of Federal St into the Site

- Promotes a greater sense of public realm
- Protection & Shelter
- An inviting space



The Creation of the Marketplace

- A finer human scale is introduced
- Continuation of external materials to interior blurs the boundary between outside to inside

04.05 The Street Interface

The approach to the street facing retail offerings, and the activation of a street edge

The Federal and Kingston St elevations have been broken down into a series of architectural components; designed to speak more to the street itself. Individual retail 'kiosks' break down the scale of this street elevation, allowing opportunity for distinction between the vendors, a greater sense of intimacy to the lane and veering away from the somewhat commercial approach that a fully glazed façade typically suggests.

The kiosks are framed with a consistent facade detail, allowing a curated approach to the street interface to occur within the frame itself, specific to the retail offering.

A 2-3m wide street canopy has been proposed to the full extent of Federal and Kingston Streets, assisting with mitigation of driving wind from the proposed tower over, and providing shelter from rain. Due to the fall of the site, the canopy height varies from 3.3m (southern end of Federal St) to 4.9m (north western end of Kingston St) above footpath level. The higher canopy height ensures suitable head height clearance for trucks to accessing the basement loading dock via Kingston St.

Materials:

(Refer elevations for coding reference)

- [A] Wood Finished Aluminium Battens - Canopy (RO:01)
- [B] Blackened plate steel - Shopfront Framing (CD:02)
- [C] Powder-coated Metal (Bronze Pearl) - Shopfront Surrounds (CD:01)





Various reference images used for inspiration for the marketplace facade to street interface. An opening up and closing down of the facade to increase activation



04.06 The Marketplace

A food and beverage retail offering for the urban community; reinvigorating the area and providing a much needed amenity

The marketplace concept has been developed to respond to the residents of the towers and the public. It is a concept that has many directions to explore and opportunities we have not realised yet. It is intended that it will be operated by a single operator who will be hand selected. The operator will curate the experiences within the marketplace and where appropriate engage with Federal St and the neighbours. Seasonal and events of interest can be explored to create activity and interest over the course of the year. Iwi consultation has suggested this could also extend to the amenities further up the tower to create events and the opportunity to tell stories related to the cultural narrative being developed.

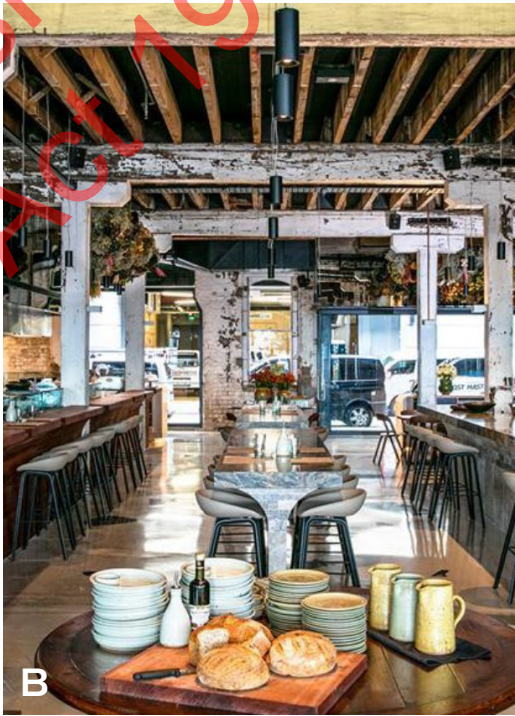
The single operator strategy is a strong preference at present because of the operational benefits and leverage and coordination they can create across multiple offerings. The design of the Marketplace fits this strategy perfectly and it's engaging and open style with well-articulated shopfronts will create fun and interest which over time will assist the engagement and further development.

The concept design for the interior of the proposed Federal St market invokes a strong sense of a carving of space to the base of the tower, furthering the initial concept sketches presented previously. The drawing up of the groundplane into the walls and ceiling of the marketplace can allow for a continuation of the detailed patterning currently in developed with mana whenua and to be defined by the overarching cultural narrative. Natural materials compliment this carving out of space, providing shelter for the operation of the market to occur within.

Woods Bagot have been involved in a number of urban markets; the most recent and relevant to this project is the upgrade of Adelaide Central Market (pictured right). The design process for Adelaide market is similar to that undertaken for Federal St, albeit on a larger scale. Both projects focus on the below attributes:

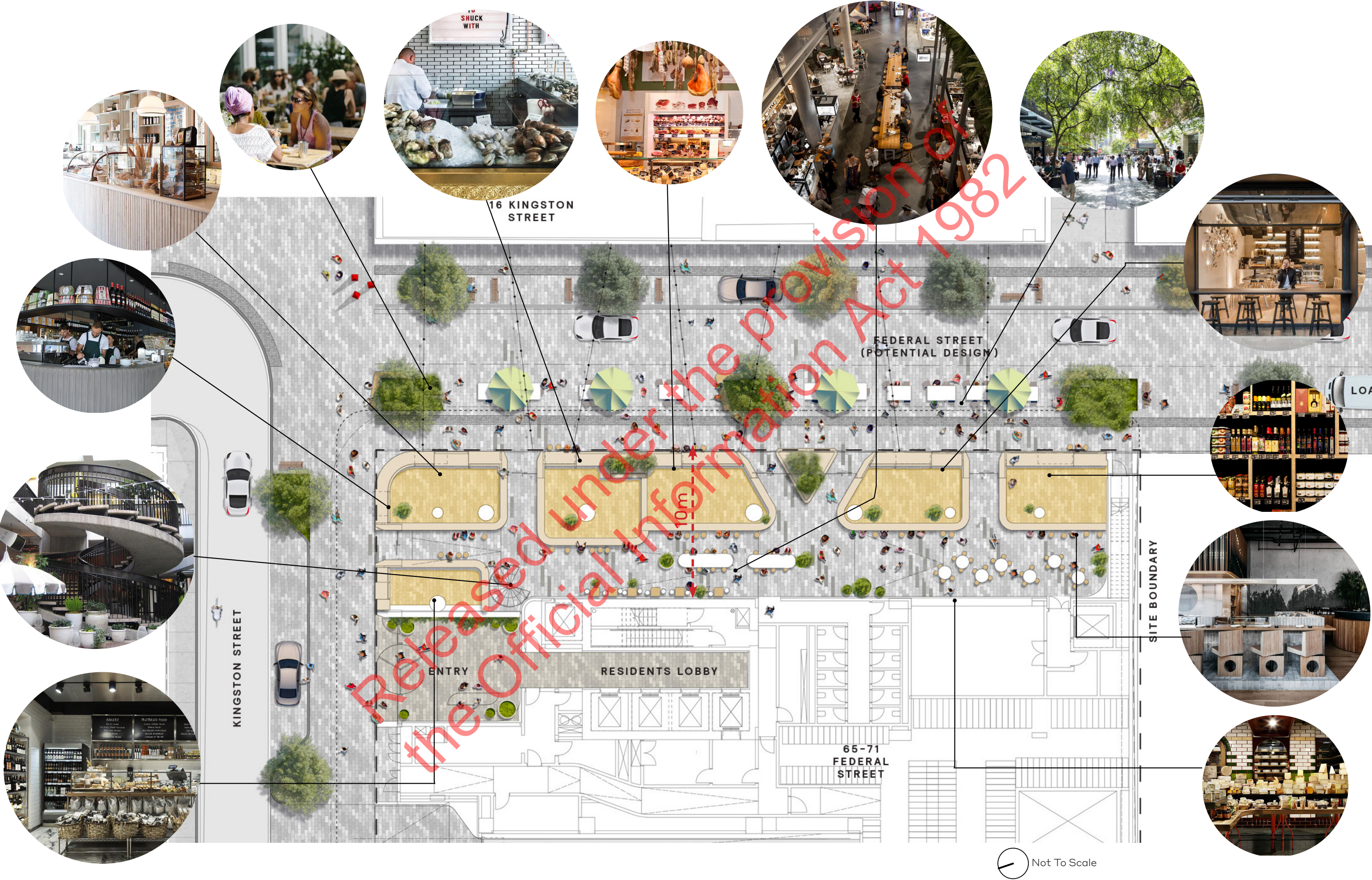
- Create a fine grain experience
 - Find the 'city balance'
 - The creation of a unique experience
- Adelaide central Market is being developed by a local Australian consortium, led by ICD Property Ltd.

(Refer Image Reference page to rear of document)





Visualisation 02 - Proposed View looking at Kingston St elevation to cnr of Federal and Kingston Sts





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Visualisation 03 - Indicative Interior Design of
Ground Floor Marketplace offering

External Dining Zone Exploration

There may be two options that can be explored in collaboration with Auckland City Council regarding the locating of external dining and seating zones serving the proposed marketplace. These options have been explored in the images to the right, benchmarking against existing Auckland City precedents.

Design Intent

To enable (1) an active street frontage enabling a good atmosphere and experience with outdoor dining, and (2) a clear accessible footpath route to facilitate pedestrian movement.

Design Standards

Must provide a clear, consistent accessible route with a defined edge for pedestrian movement and visual impaired users. typically located along the building edge

Option 01 - Locate dining adjacent to vehicle carriageway

Precedent: Elliot Street, Auckland

- Clear accessible footpath route along the building edge.
- Outdoor dining zone off set from the building
- Delineation pavement strip defining the movement / dining zone.
- Active building frontage (inset from boundary)

Option 02 - Locate dining adjacent to shopfronts

Precedent: Federal Street Deli, Auckland

- Provides a active/lively building frontage and outdoor dining zone.
- Good atmosphere and sense of place.
- Outdoor dining encroaching on the accessible route - not defined and consistent which creates problems particularly for visual impaired users.





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Visualisation 04 - Proposed View looking at proposed optimised street upgrade design concept to cnr of Federal and Kingston Sts



"The sun never knew
how great it was until
it hit the side of a
building."

Louis Kahn