

George Street

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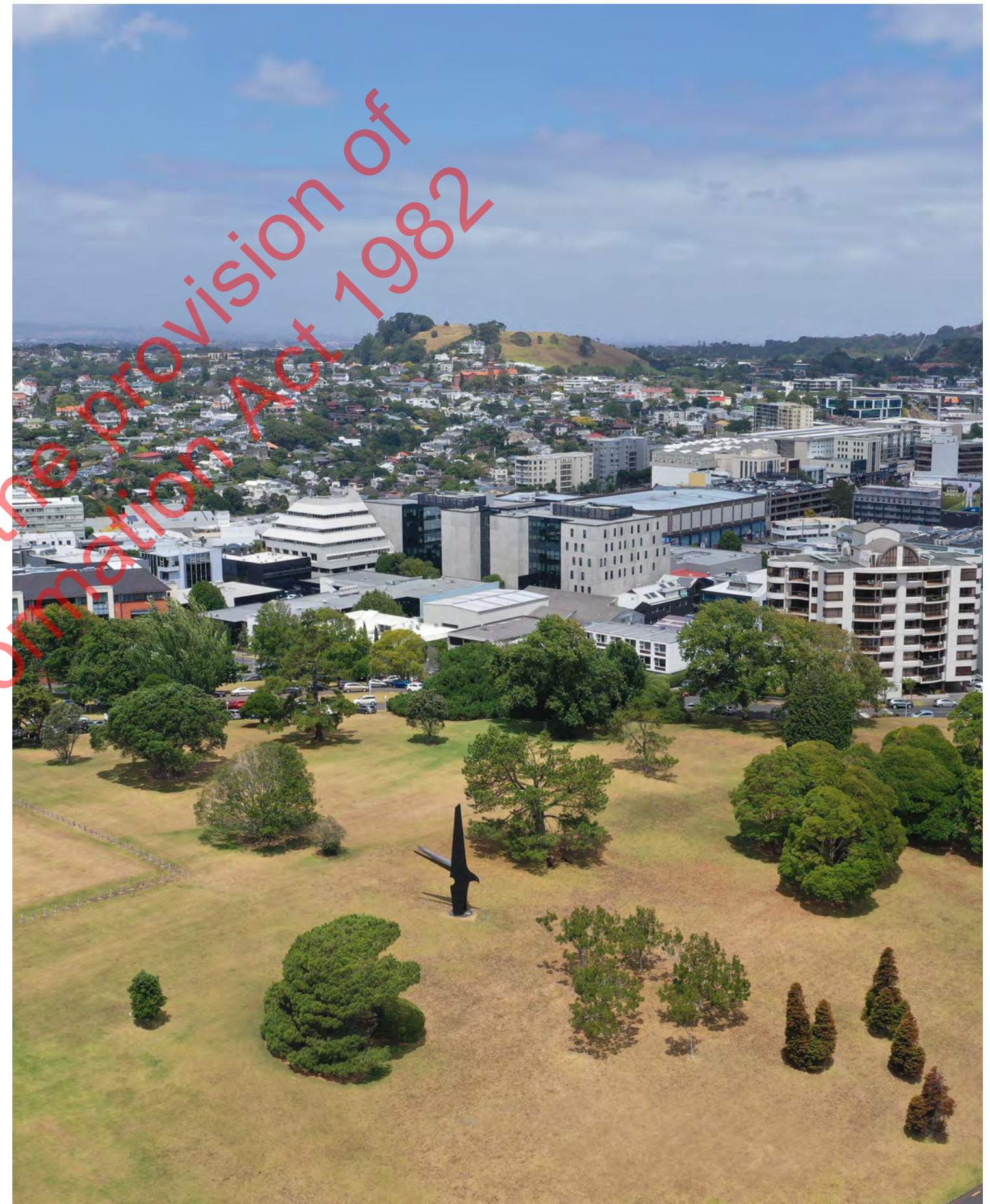


George Street - Introduction

George Street applies to an approximately 7,900m² site between Parnell and Newmarket, with three street frontages: George Street, Morgan Street and Clayton Street.

Project Vision

- A comprehensively designed mixed use, with a high quality built form and high amenity, publicly accessible spaces, including a pedestrian link between Clayton Street and George Street and a pedestrian plaza, both edged by retail and commercial units, creating a community focal point for this northern part of Newmarket.
- Buildings of a height that enables increased residential and commercial capacity, responding to the opportunities offered by access to public transport and other amenities, while being of a design quality and form that integrates them into the surrounding urban context.
- Extending the pedestrian focused Newmarket laneways through to Auckland Domain, providing, for the first time, Newmarket with a 'face' to this significant public open space asset.

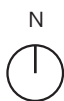


A. Site Analysis

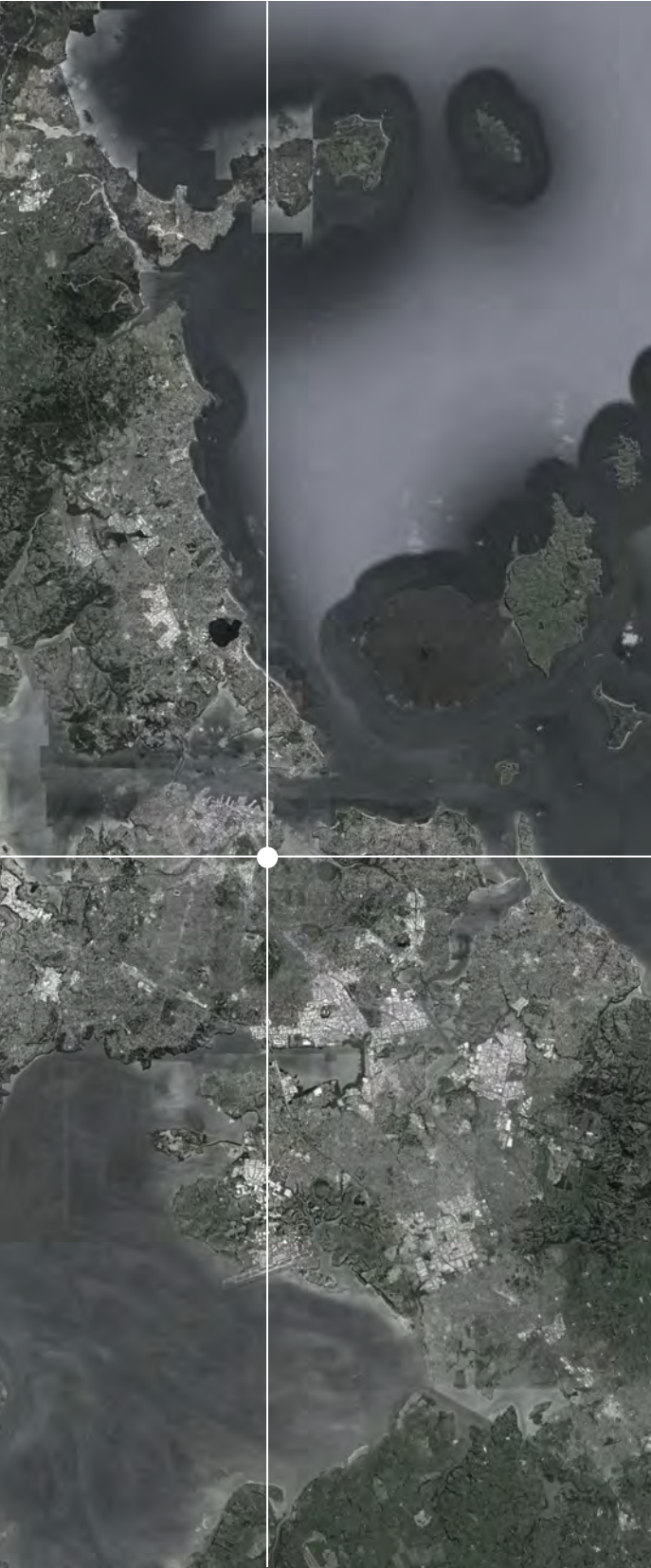
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Location

Scale NTS



Auckland



Central Auckland



Newmarket



George Street



Site Plan

Scale 1:1000 @ A3

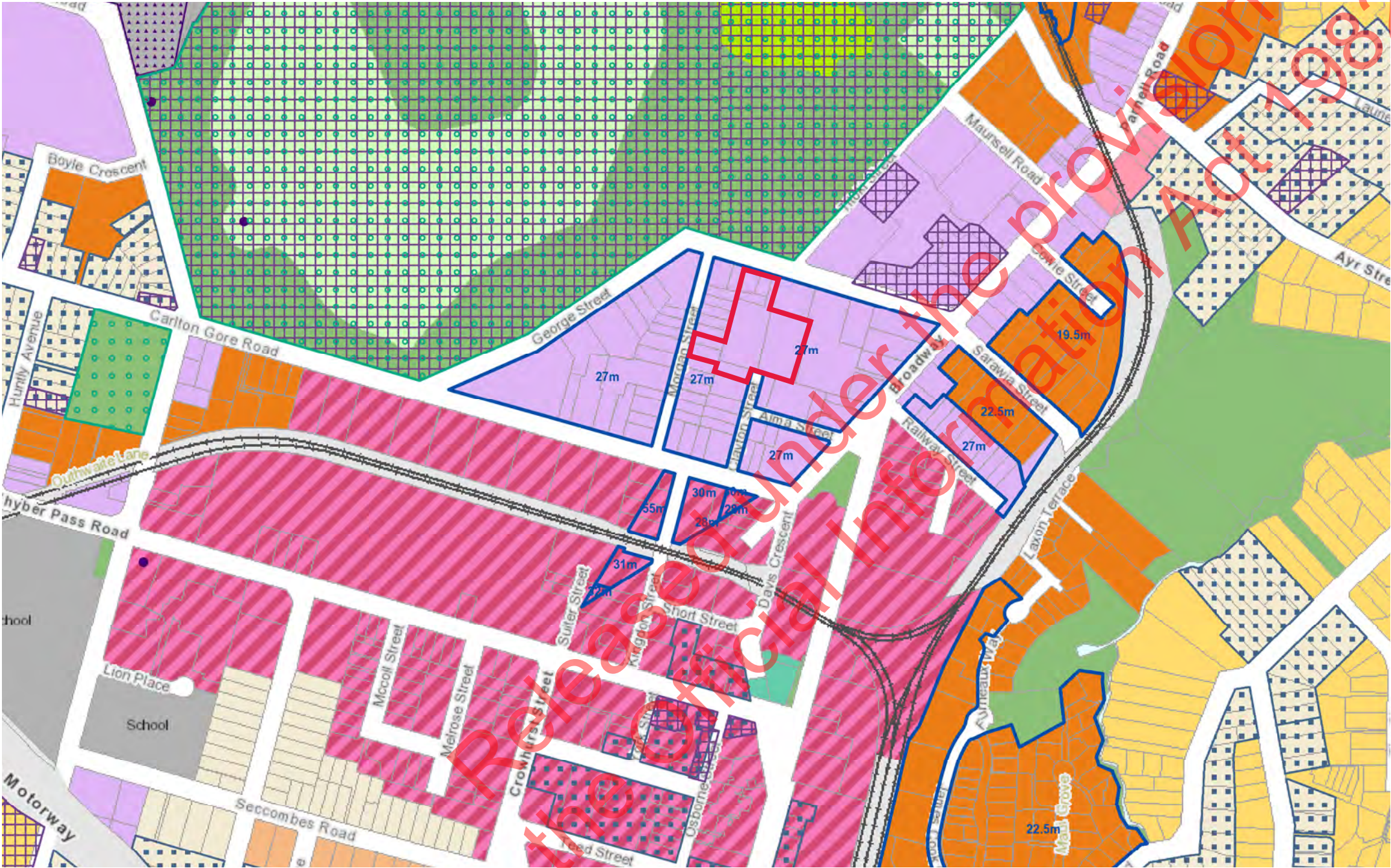


Easements



Zoning and Overlay

Scale 1:8000 @ A3



Quick Reference / Summary

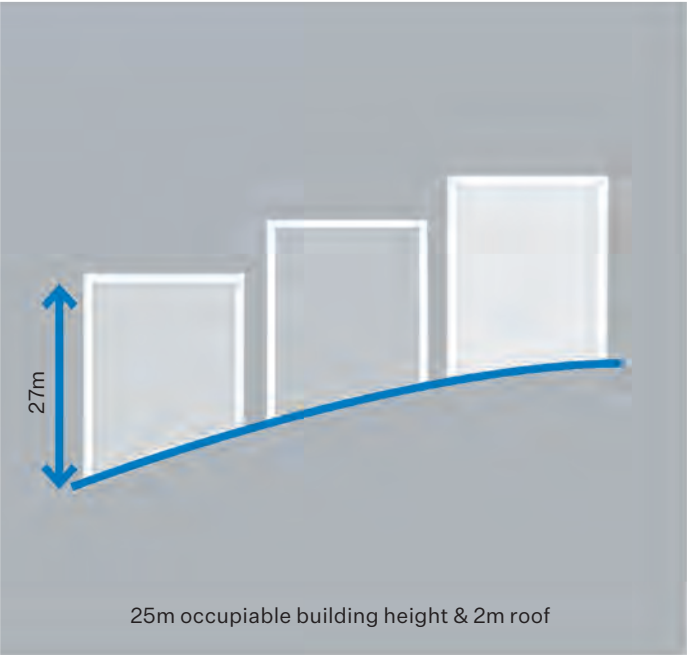
- The site has Business - Mixed Use zoning.
- Adjoining sites have Business - Mixed Use zoning.
- Metropolitan Centre zoning applies to Broadway / Khyber Pass to the south.
- Open Space zoning applies to Pukekawa / The Domain.
- A 27m Height Variation Control applies to the site and other Mixed Use zoned sites, with Height Variation Controls also modifying underlying zone height on other THAB and Metropolitan Centre zoned sites.
- The NZ Foundation for the Blind Building (George St) is subject to an Historic Extent of Place Overlay.
- Historic Heritage Place Overlays apply to the Cricket Stand in Pukekawa / The Domain and to The Domain entry gates on Park Road.
- Pukekawa / The Domain is subject to an Outstanding Natural Features Overlay and Historic Heritage Extent of Place Overlay.
- The closest recorded Sites & Places of Significance to Mana Whenua Overlay is within the Auckland Hospital grounds on Park Road. This is Schedule Item 53 Tokiwhatinui - recorded by Ngati Whatua o Orakei. This is described as 'Waahi whakahirahira, a battle site in the grounds of present day Auckland Hospital.'

* Refer to following pages for Volcanic Viewshaft overlays

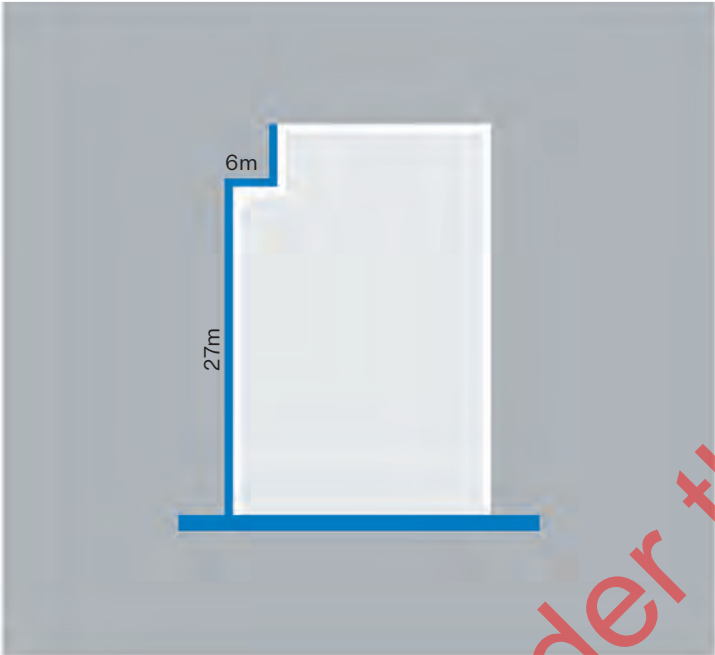
Key

Site	Terraced Housing & Apartments	Single House	Special Purpose Zone	Outstanding Natural Features Overlay
Metropolitan Centre	Mixed Housing Urban	Open Space: Sport & Active Recreation	Historic Heritage Overlay Extent of Place	Height Variation Control Area
Mixed Use	Mixed Housing Suburban	Open Space: Informal Recreation	Historic Heritage Overlay Place	Sites & Places of Significance to Mana Whenua Overlay

Mixed Use Zone: Development Standards



Height Limit



Building Setback

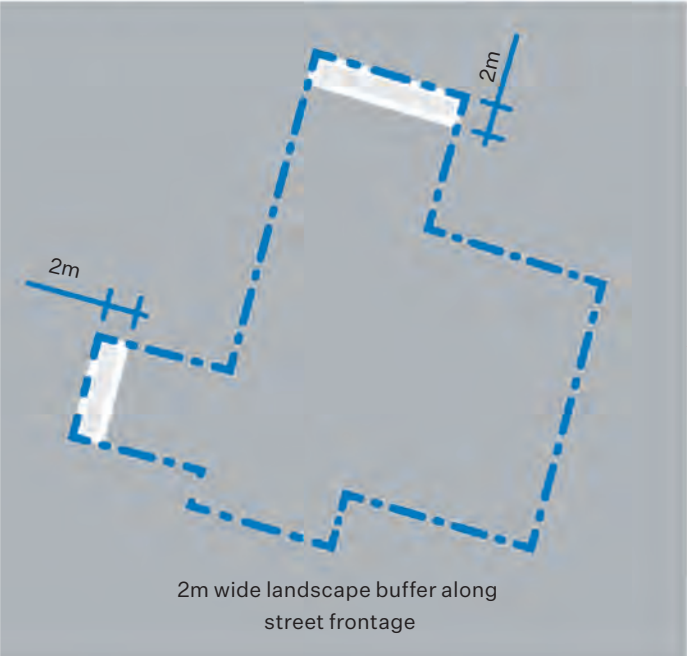


Height in Relation to Boundary

Additional Mixed Use Zone Provisions

- New Buildings: Restricted Discretionary. Assessment against matters including building design and appearance, passive surveillance, CPTED, avoiding views to blank walls and enhancing pedestrian amenity.
- Maximum dimension of building above 27m must not exceed 55m.
- 6m outlook required from residential dwelling's principal living area and 3m from all other habitable rooms.

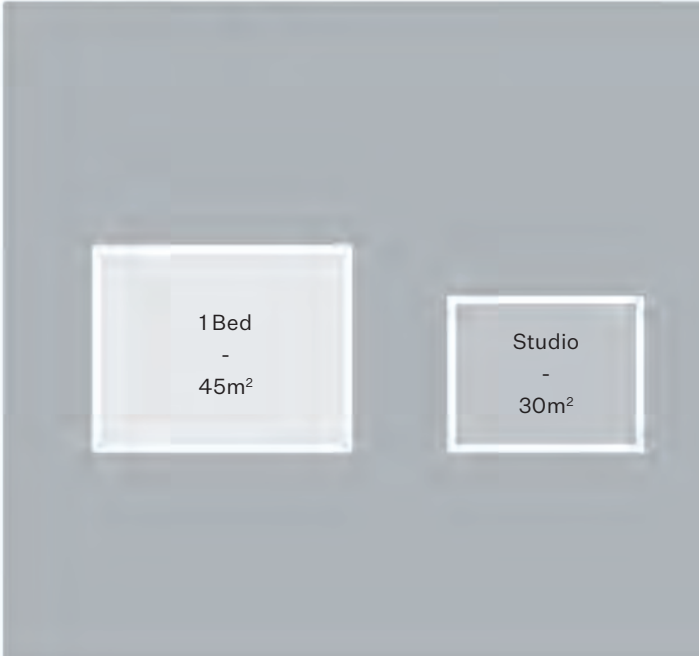
Note: Boundary simplified for diagrammatic purposes



Landscape



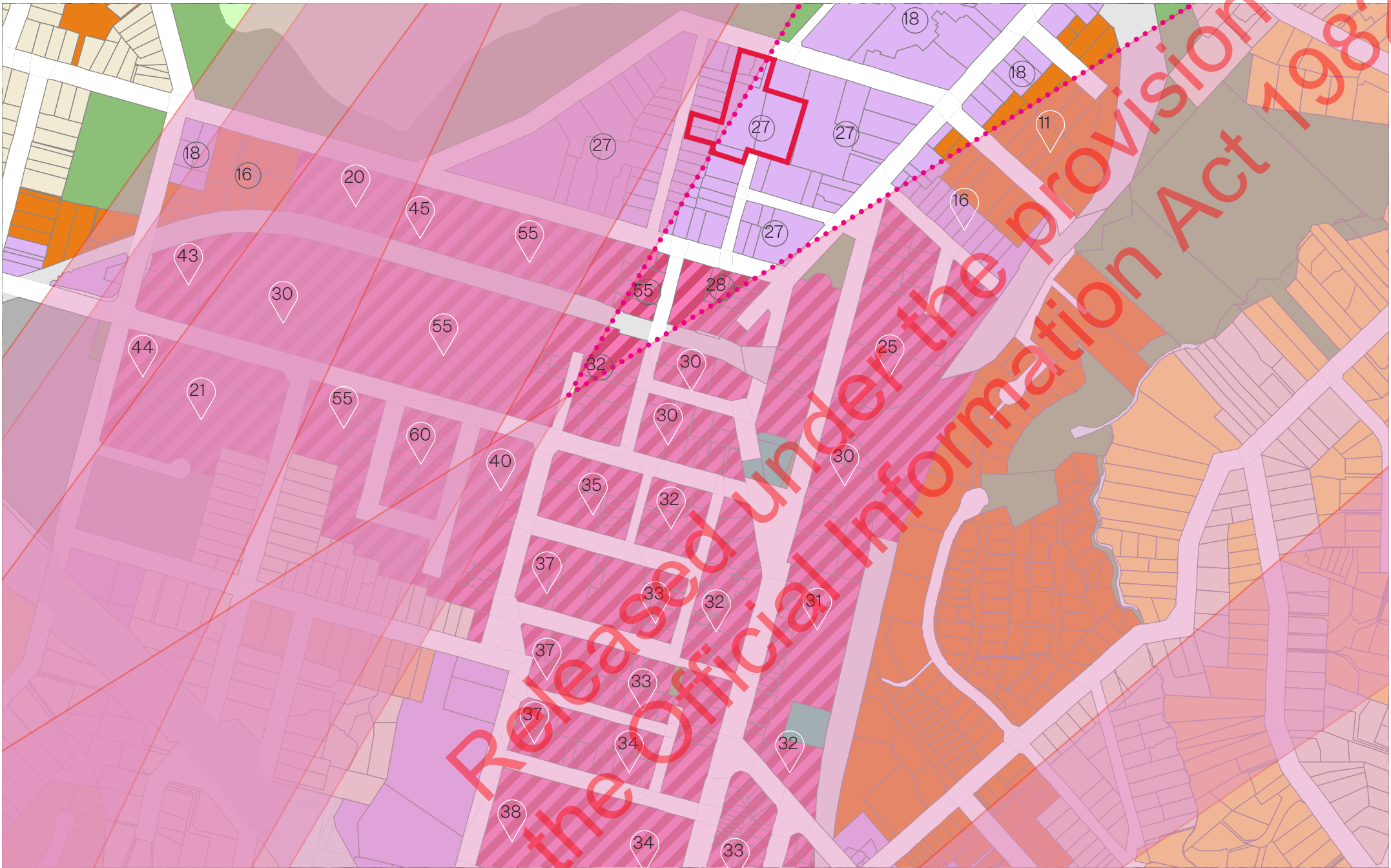
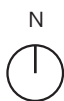
Carparking



Minimum Dwelling Size

Volcanic Viewshafts / Maximum Permitted Heights

Scale NTS

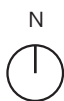


- Volcanic viewshafts pass over the majority of Newmarket, with the exception of a slice of land in the northern part of Newmarket, including part of the site.
- The interplay of the volcanic viewshafts and the Height Variation Controls modifies the underlying zone's permitted height on most sites in the wider Newmarket area.
 - For Metropolitan Centre zoned sites, the volcanic viewshafts are lower than the zone's 72.5m standard permitted height, reducing maximum permitted heights to a range from 20m - 60m.
 - For Mixed Use zoned sites, including the subject site, in the Height Variation Control area (refer plan on previous page), the 27m permitted height is unaffected by the volcanic viewshafts, as these pass over at a higher height.
 - The volcanic viewshaft over the subject site's north-western corner is at approximately 34m and at its south-western corner at approximately 49m.
 - While all Metropolitan Centre zoned sites are affected by the volcanic viewshafts, there is a central grouping of sites in the Carlton Gore Road and Khyber Pass Road area, including the University of Auckland campus, where permitted heights range from 45m - 60m, a potential 13 - 18 storeys.

Key
 Site
 Volcanic Viewshaft
 Area Outside Volcanic Viewshafts
 Zone Permitted Height Constrained by Viewshaft (M)
 Height Variation Control Area or Zone Standard Height Area Unconstrained by Viewshaft (M)

Neighbourhood Context

Scale NTS












 Subject Site

Land Uses

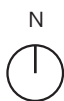
-  Mixed Use
-  Office
-  Retail
-  Tertiary Campuses
-  Hospital / Healthcare
-  Residential (Apartments / Terraces)
-  Residential (Mixed Detached)

Key Features

-  Auckland War Memorial Museum
-  Parnell Library
-  Parnell Lawn Tennis Club
-  ACG Parnell College & Primary
-  Auckland Grammar & St Peters
-  Rail Stations
-  Rail Line
-  Bus Routes
-  Auckland Domain

Streets and Connections

Scale NTS



Key

- | | | | |
|--|--------------|--|--|
| | Site | | Auckland Council laneways precincts |
| | Motorway | | Auckland Council laneways |
| | Key arterial | | Potential extension to laneways system |



Osbourne Street



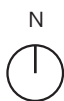
Osbourne Street Laneway



Auckland Council Newmarket Laneways Plan


Pedestrian Network

Scale NTS



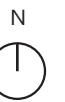
Key

— Pedestrian Links

 Train Station

Key Development Sites

Scale NTS



2 Westfield 277-309 Broadway

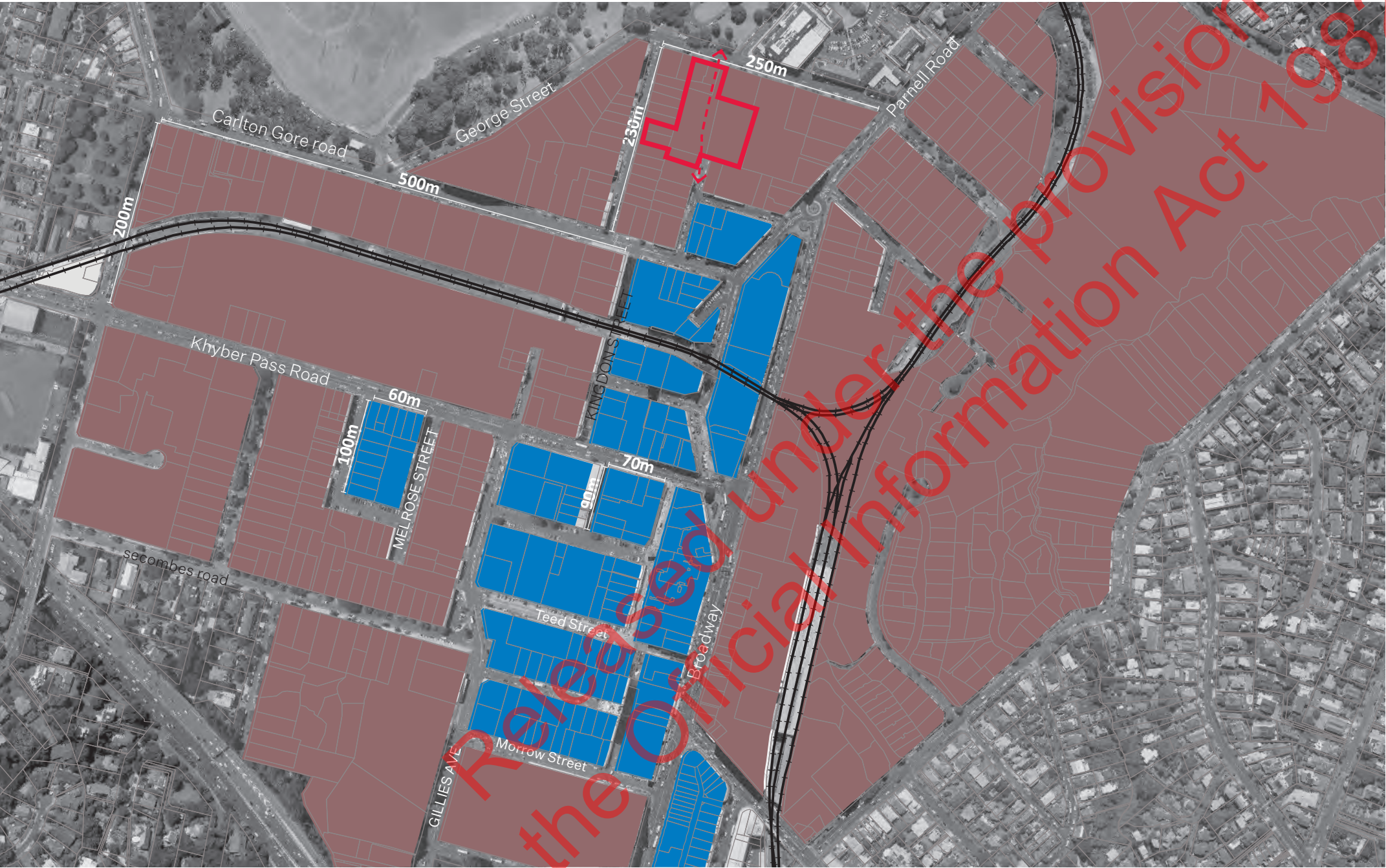


8 Mercury Energy Head Office



10 Nuffield Residences

Block Sizes



Newmarket’s laneways are edged by small blocks, maximizing pedestrian connectivity and mixed-use opportunities.

The site is on a large block just to the north of the grouping of small blocks. There is poor formal connectivity through the block. However, pedestrians frequent/use the site’s existing north-south vehicle link to walk between George Street and Clayton Street, south through into Newmarket.

Key

Site

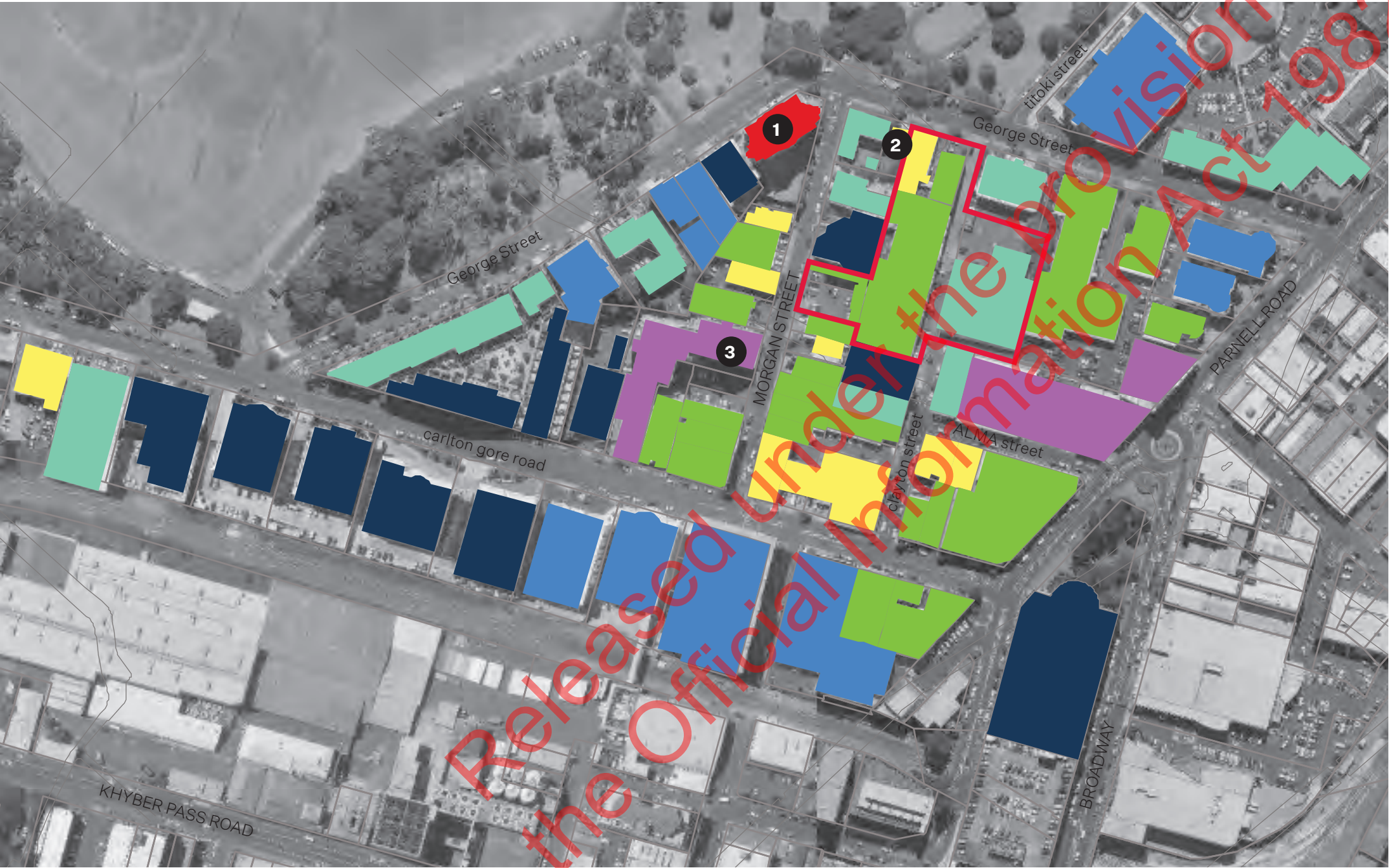
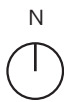
Large Blocks with Poor Permeability

Existing Driveway through the Site

Small Blocks with Good Permeability

Existing Building Heights

Scale NTS



Key

 Site	 1 Storeys / 5M	 3 Storeys / 12M	 5 Storeys / 20M	 8 Storeys / 27M
	 2 Storeys / 8M	 4 Storeys / 16M	 6 Storeys / 24M	



1 27 George Street: Parkwood Residences



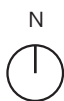
2 31 George Street



3 10 Morgan Street

Edge Conditions & Pedestrian Amenity

Scale NTS



- George Street**
High landscaped amenity - Opposite the expansive green space of Pukekawa / The Domain. Notable presence of street trees, grass berms, and front yard landscaping (with building setbacks).
- Morgan Street**
Generally lower pedestrian amenity street, due to prevalence of street edge carparking, number of vehicle crossings, inconsistent built edge (building setbacks) and narrow footpaths. Steep slope, falling to the south.
- Clayton Street**
Narrow footpaths, but 'hard' urban edge due to buildings directly adjoining footpath.
- Carlton Gore Road**
A quality, urban pedestrian environment at its eastern end due to street tree planting, buildings adjoining footpath and active ground floor uses. At its western end, an office park of setback buildings behind port cocheres and landscape strips erodes this environment.

Key

- | | | | |
|------------------------------------|------------------------------|------------------------|-------------|
| Site | Building Adjoins Street Edge | Front Yard Car Parking | Street Berm |
| Building Set Back from Street Edge | Front Yard Landscaping | Street Tree | |

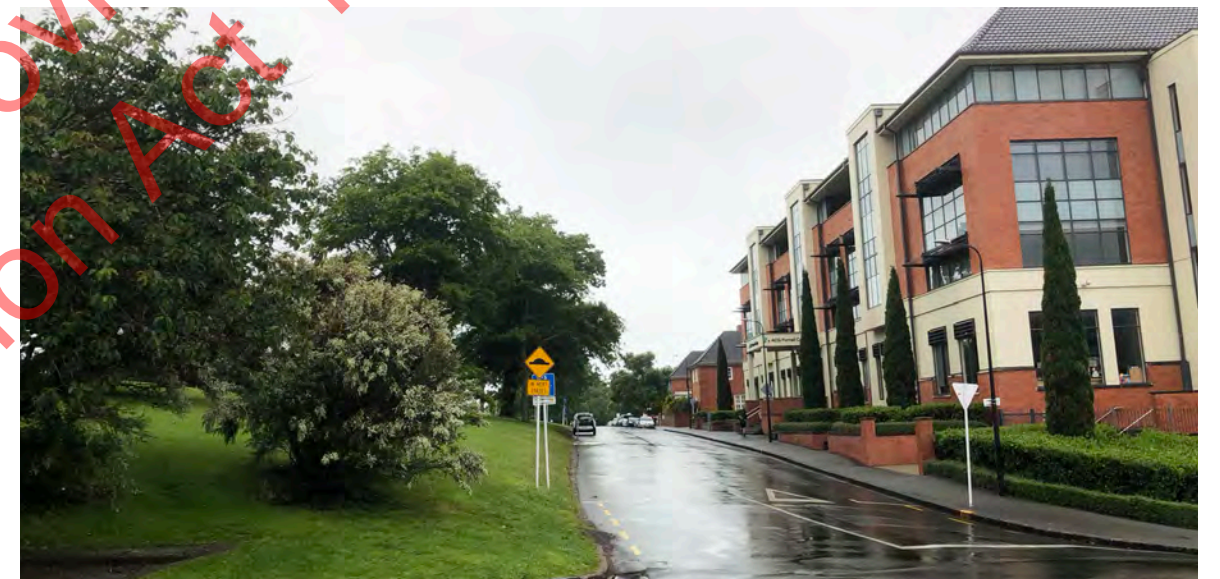
Streetscape Character - George Street

- George Street is 20m wide. It has a landscaped, open feel, due to an open interface with Pukekawa / The Domain at its north-western end (opposite the site). There is a good level of street and front yard landscaping, often accompanied by setback of buildings.
- Built form and land use: Towards the eastern end of George Street, there

are low-rise office park type buildings and retail in the New Zealand Institute for the Blind buildings. There is an apartment building and terrace precinct, looking out to Pukekawa / The Domain, at the street's western end.



1. The view west along George Street. The site is on the left and Pukekawa / The Domain on the right



2. Facing towards Titoki Street from the site, with ACG Parnell College on the right



3. Looking east down George Street with ACG Primary



4. Looking west up George Street



5. The western half of George Street, with the Parkwood Residences on the left

Streetscape Character - Morgan Street

- 12m wide street. Low quality pedestrian environment due to narrow footpaths, street frontage carparking and the number of vehicle crossings.
- Built form and land use: Range of types and forms, from villas re-purposed to commercial use, office/warehouse buildings, wholesale

retail, and 1980s/90s 5-6 storey office blocks. There is a marked change in scale between buildings along the street.

- The Parkwood Residences apartment building overlooks the street.
- Inconsistent character due to range of building setbacks and edge conditions.



1. Looking North up Morgan Street towards the Parkwood Residences.



2. 19 Morgan Street office building, which adjoins the site.



3. 10 Morgan Street office building.



4. 3 Morgan Street car mechanics.



5. Entrance to Parkwood Residences carparking on Morgan Street.



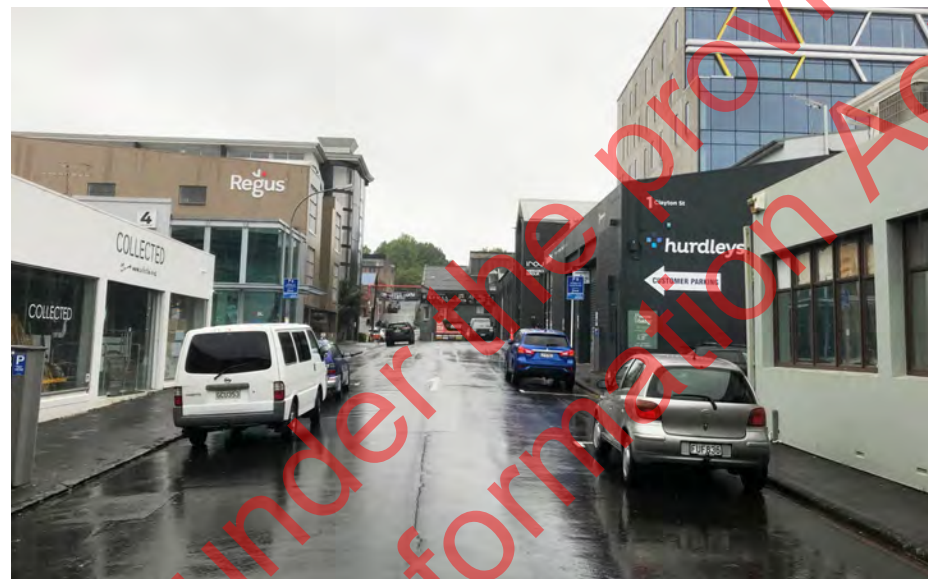
6. 9 Morgan Street.

Streetscape Character - Clayton Street

- 12m wide street: similar width to Newmarket laneways.
- Low quality existing pedestrian amenity due to narrow footpaths.
- Green canopies of Domain trees are visible to the north, looking through the site along its existing driveway.
- The Mansons TCLM Ltd Mercury Energy head office building on Alma Street is a notable new presence on the street.
- Building form and land use: Retail in re-purposed buildings, warehousing, and some residential.



1. Clayton Street - retail use.



2. The view north along Clayton Street.



3. Clayton Street footpaths.



4. Southern facade of 8 Clayton Street apartment building adjacent to the site.



5. Northern facade of 8 Clayton Street apartment building adjacent to the site.



6. Looking south from the site down Clayton Street.

Existing Character - The Site



1. Looking south to the site from George Street, with the new Mercury Energy head office in the background.



2. Moving south through the site along the existing driveway between George Street and Clayton Street. Carlton Gore Road and Newmarket are visible in the background.



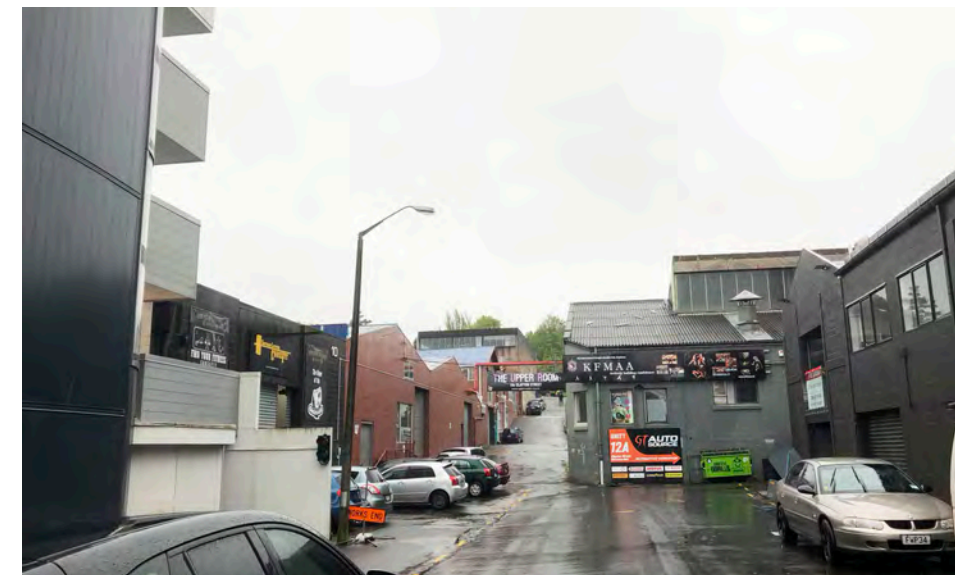
4. The site entrance on Morgan Street. The office building on the left is 19 Morgan Street.



3. The existing Level changes at the northern part of the site. The building at the right of the picture is the ACG Primary School.



5. A gym within a re-used warehouse building at the southern end of the site (10 Clayton Street), with an adjoining apartment building (8 Clayton Street).



6. Looking north up through the driveway through the centre of the site, at the end of Clayton Street.

Existing Character - Mercury Energy Building



1. The front facade of the Mercury Energy building (33 Broadway and 10 Alma Street) on Davis Crescent.



2. The Mercury Energy building at the top right of the photo, as viewed from the southern end of Clayton Street.



3. The Mercury Energy building at the top left of the photo, as viewed looking south along the site's existing driveway.



4. Easement area in favour of 47 George Street, at the southern end of the site, with the Mercury Energy Building on the right.



5. Western and northern elevations of the Mercury Energy Building.



6. Western and northern elevations of the Mercury Building, as viewed from the Morgan Street entrance to the site.

The Site

Scale 1:1000 @ A3



- 1 ACG Parnell College
- 2 ACG Parnell Primary
- 3 Parkwood Residences
- 4 New Mercury Energy Head Office (now constructed)

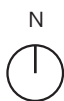
Key

- Overland Flow Paths 3Ha & above
- Overland Flow Paths 2,000m² to 4,000m²
- Overland Flow Paths 4,000m² to 3Ha

Note: The RL values that appear in the plan above are based on the height Datum 'Auckland 1946' and differ from the RL values shown elsewhere in the document which are based on New Zealand Vertical Datum 2016 (NZVD 2016).

Opportunities and Challenges

Scale NTS



Connections

Creation of a strong north-south, publicly accessible link between George Street and Clayton Street, increasing permeability between Pukekawa / The Domain to Newmarket, with secondary links through to Morgan Street .

Landscape and Sense of Space

Bringing the 'green' of Pukekawa / The Domain into the site and creating a soft, green edge to George Street.

Nodes

Providing an open space focal point within the site and new node of activity / destination within northern Newmarket.

Volcanic Viewshaft

Keeping height under the volcanic viewshaft.

Accommodating Height

Provision of additional height in the south-east corner of the site, where it can be accommodated clear of viewshafts and pulled back from the George Street frontage.

Topography

Addressing the challenge of providing a legible north-south connection over a 10m vertical difference across the site.

Site Climatic Conditions

Responding to the southerly orientation and 'harder edge' of Clayton Street.

Adjoining Development

Acknowledging interface conditions to buildings that look over the site.

Providing for Access Easement

Providing for access easements in favour of adjoining sites.

Note: The RL values that appear in the plan above are based on the height Datumn 'Auckland 1946' and differ from the RL values shown elsewhere in the document which are based on New Zealand Vertical Datum 2016 (NZVD 2016).

B. Concept Design and Masterplan

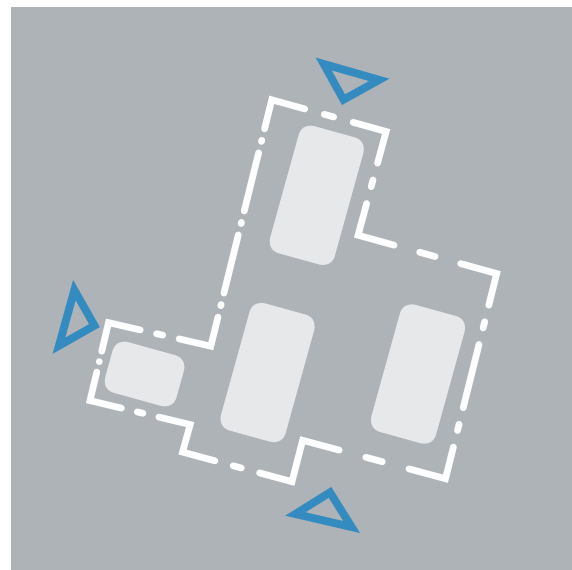
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Guiding Principles and Design Strategies

Mātauranga and tikanga have been established as the overarching principles which underpin the engagement, processes, and design outcomes of the Masterplan. Over time it is envisaged these principles will guide eventual implementation. They do not exist in isolation, instead exist as part of a holistic system of values, with universal appeal and wide-ranging relevance, enabling design thinking and outcomes which are authentic and contextual.

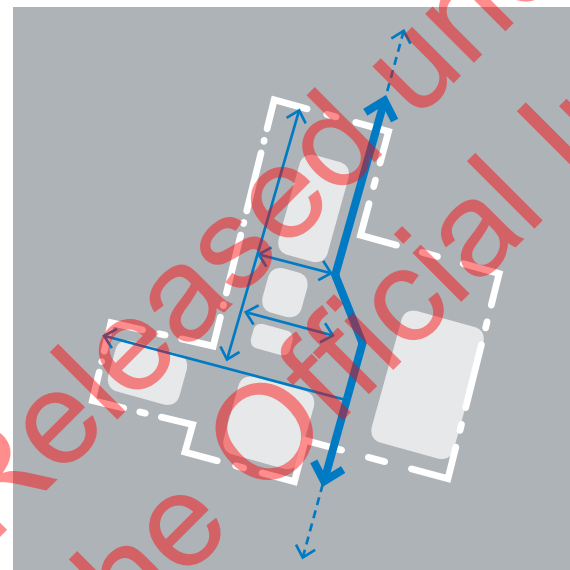
Particular emphasis has been placed on the design strategies which enable the integration of the development into the surrounding environment and an approach which carefully considers how the development will be experienced by the public. The development is conceived as a mixed-use destination that includes residential, retail and commercial components distributed across the site. Multiple blocks, function and activity are defined within a cohesive framework defined by the key design strategies to generate a unified urban solution.

Design Strategies



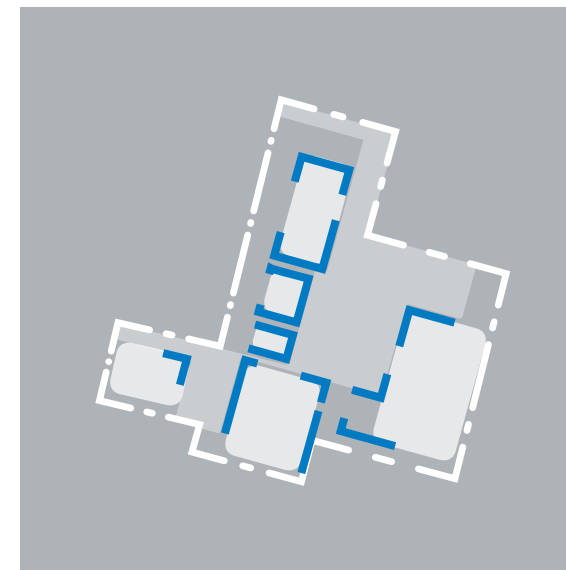
Legibility

Perimeter arrival points into the development are clearly visible from the three main streets bounding the site. They are characterised by a sense of openness, approachability and clarity which combine to provide ease of orientation.



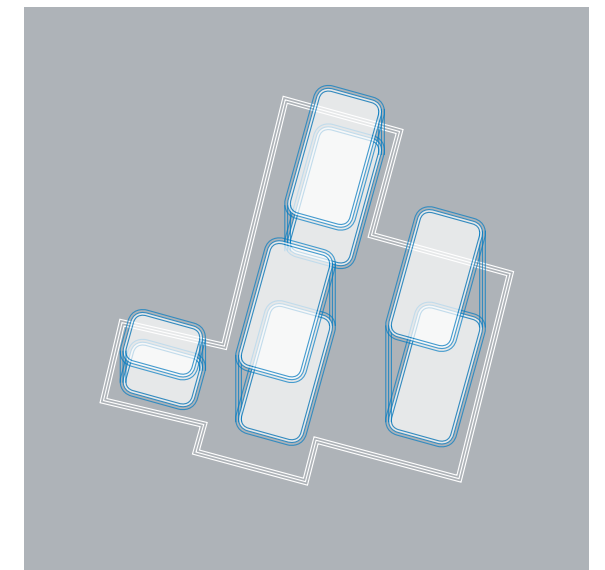
Connectivity & Permeability

A primary north-south pedestrian route connects George Street and Parnell with Clayton Street, the wider Newmarket area and the Laneway system beyond. A connection is also achieved to Morgan Street, along with the potential for other on-site pedestrian routes.



Activity

The irregular perimeter geometry of the site maximises the opportunities for activity across the site.



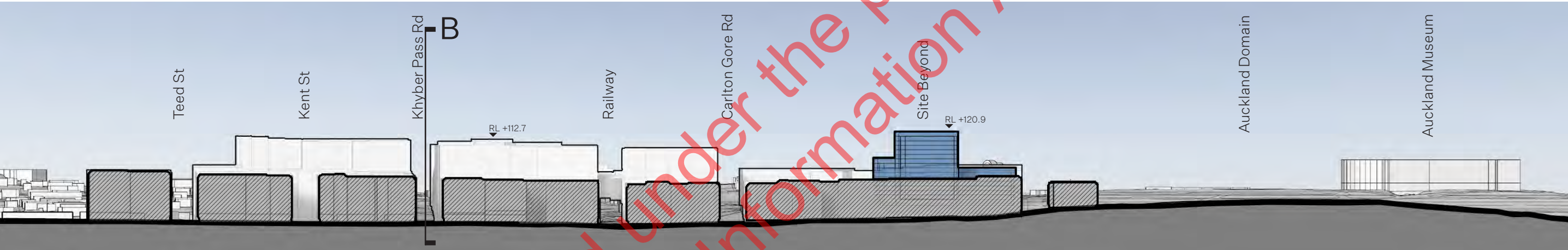
Scale, Mass and Form

The plan form of the three main towers remains consistent but the height is characterised by a cascading effect which provides a variety of scale appropriate to its urban context.

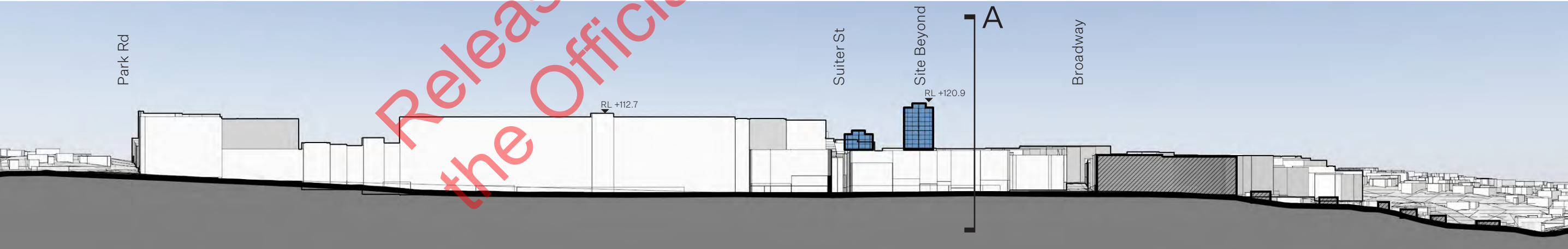
Design Strategies - Height



Location Plan



Concept Design Within Current Maximum Height Limits - Section A



Concept Design Within Current Maximum Height Limits - Section B

Masterplan - Roof Plan

Key

- ⓧ Apartment Towers
- ① Ramp to Basement
- ② Pedestrian Access
- ③ Vehicle Drop Off
- ④ Vehicle Entry
- ⑤ Vehicle Exit
- ⑥ Escalator to Plaza
- ⑦ Plaza
- ⑧ Landscape

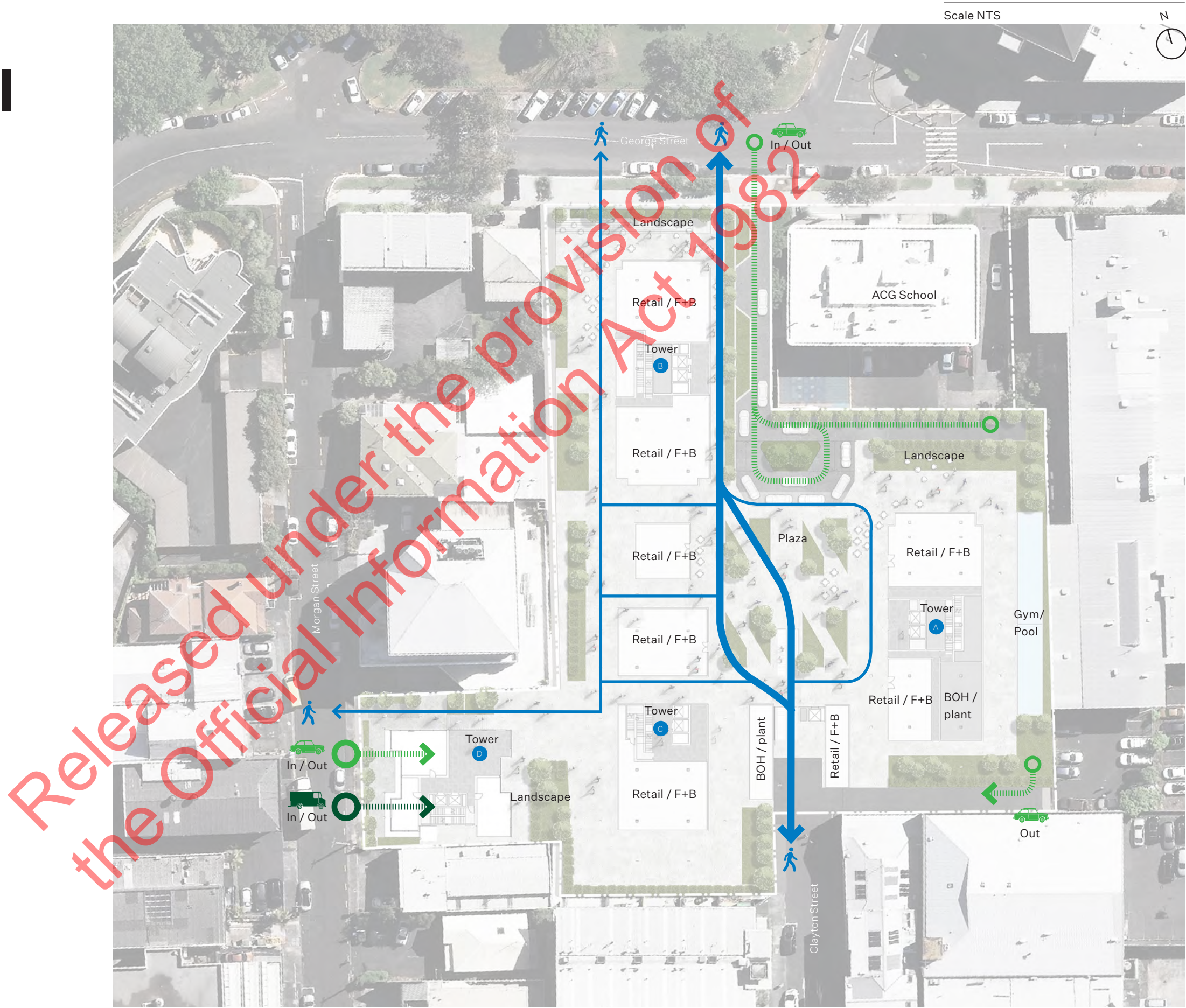
Note: All building heights measured from northern facade.
RL datums shown here are based on New Zealand Vertical Datum 2016 (NZVD 2016)



Masterplan - Ground Level Circulation

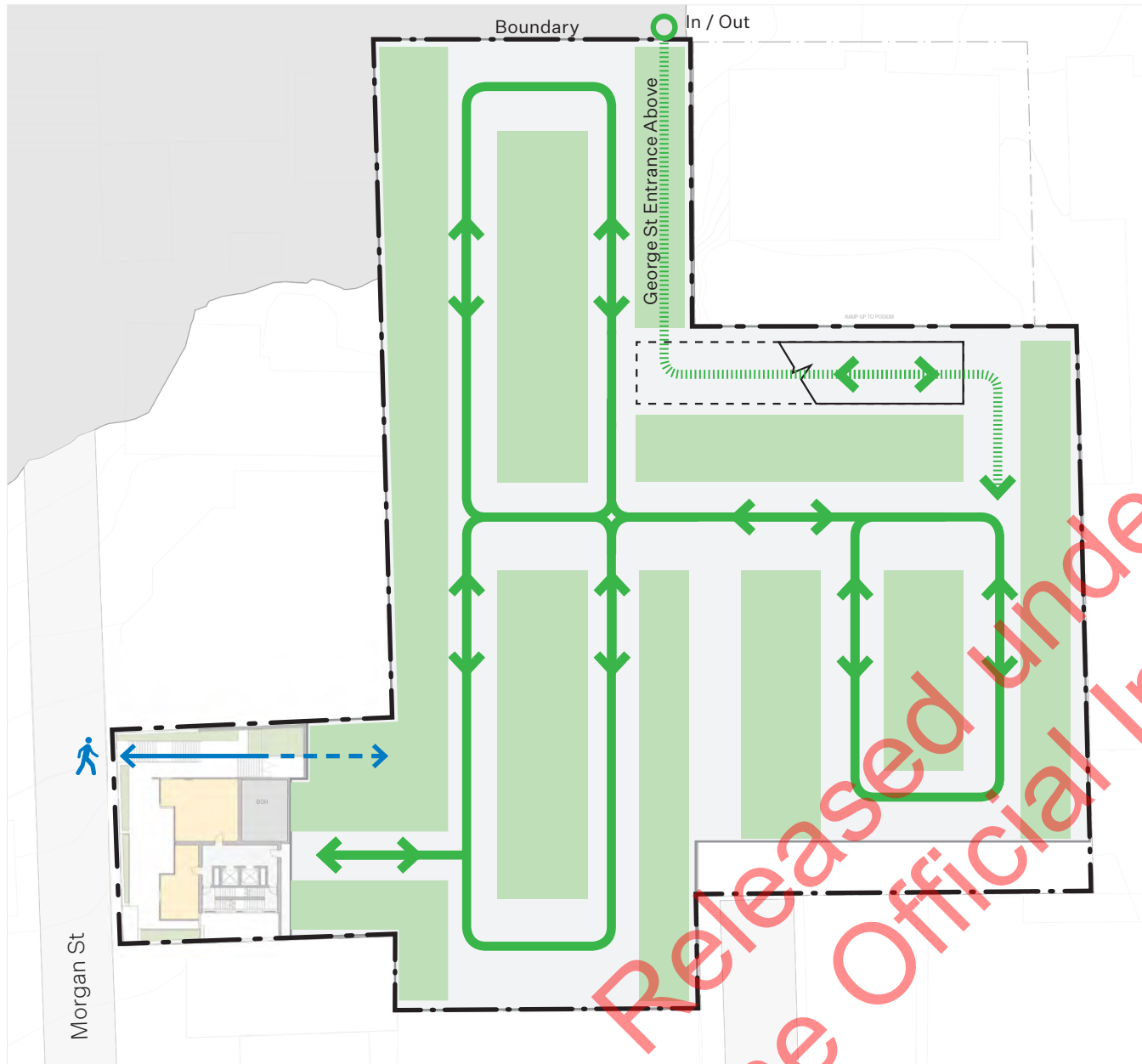
Key

Apartment Towers

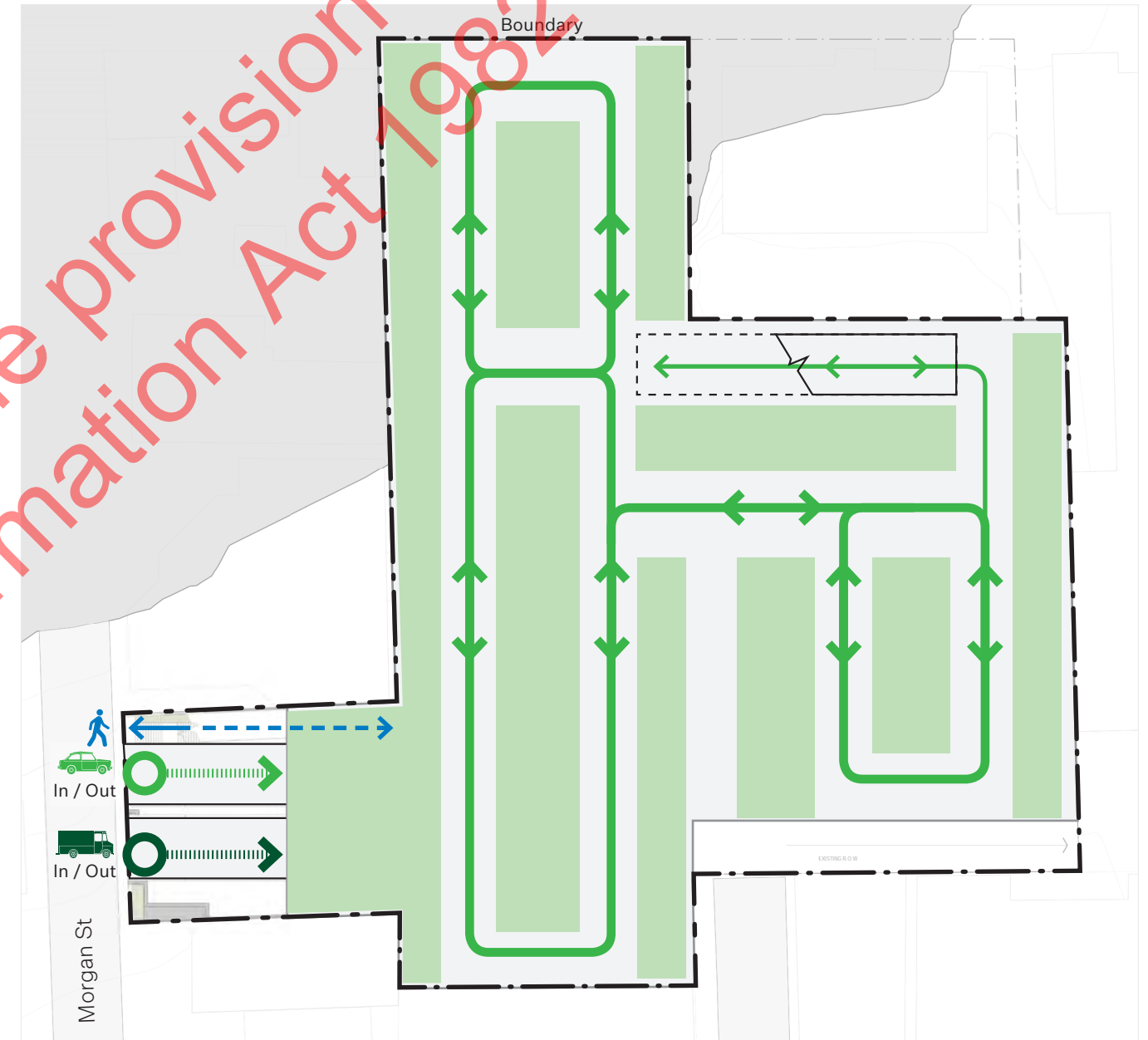
Primary Access for Vehicles

Basement Levels Circulation








Scale 1:750 @ A3



Level B1 Basement Floor Plan (Clayton St)

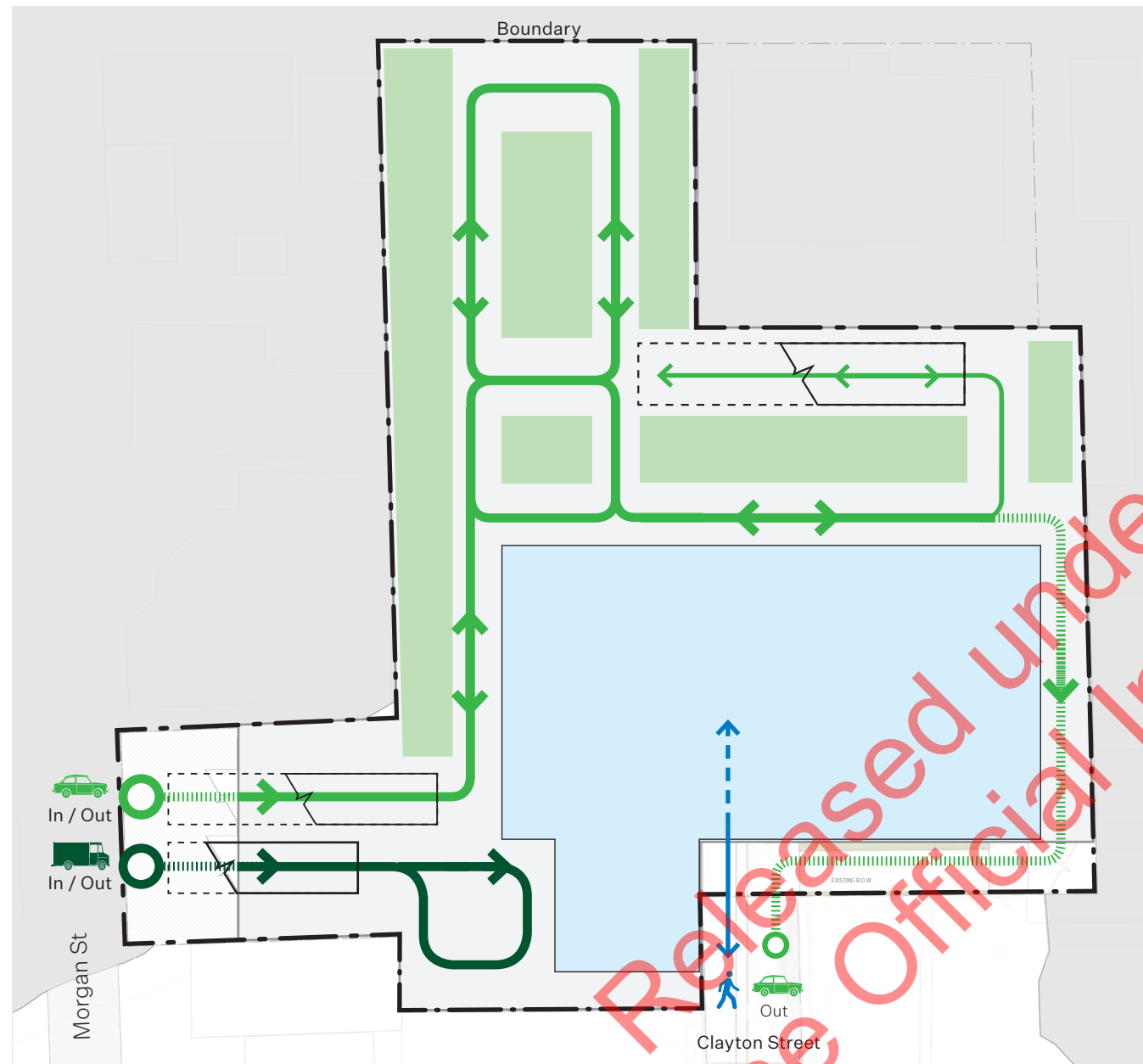


Level B2 Basement Floor Plan (Morgan St)

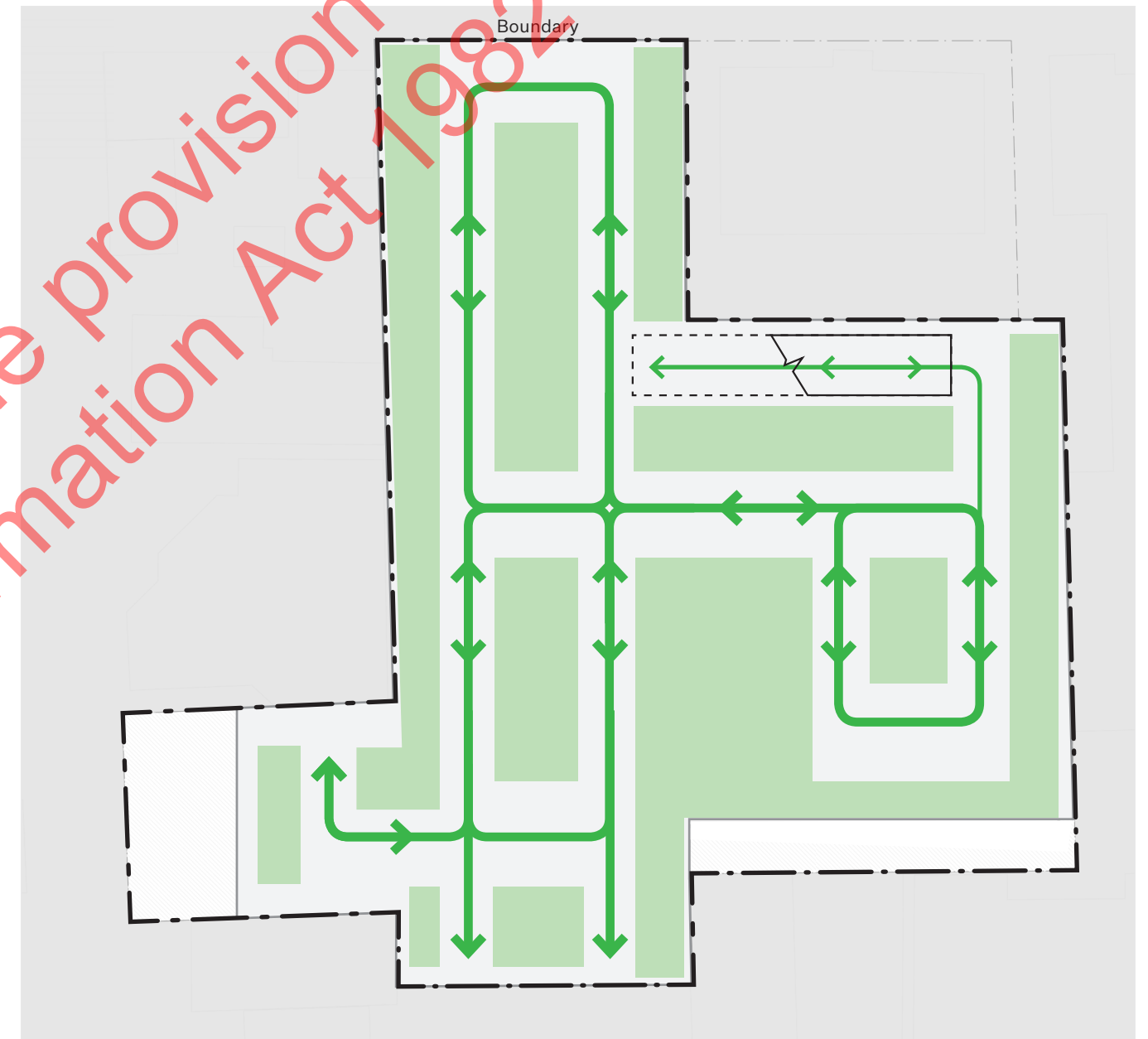
- | | | | |
|---|-------------------------------------|---|--|
|  | Primary Access for Vehicles |  | Pedestrian Access from Clayton St to Plaza |
|  | Secondary Access for Vehicles |  | Supermarket |
|  | Primary Access for Services Vehicle |  | BOH/Carparking |
|  | Basement Vehicle Circulation | | |

Basement Levels Circulation

Scale 1:750 @ A3



Level B3 Basement Floor Plan (Clayton St)



Level B4 Basement Floor Plan

- Primary Access for Vehicles
- Secondary Access for Vehicles
- Primary Access for Services Vehicle
- Basement Vehicle Circulation
- Pedestrian Access from Clayton St to Plaza
- Supermarket
- BOH/Carparking

Plan at Typical Level

Key

⊗

Apartment Towers

■

Apartments

■

Plaza

Note: All building heights measured from northern facade.
RL datums shown here are based on New Zealand Vertical Datum 2016 (NZVD 2016)

Scale 1:500 @A3

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RL +67.70

RL +64.70

RL +61.69

RL +59.70

RL +57.70

A

B

C

D

WARREN AND MAHONEY

B&A

LA4

RDT

Typical Floor Plan for Tower A, B and C




Scale 1:250 @A3

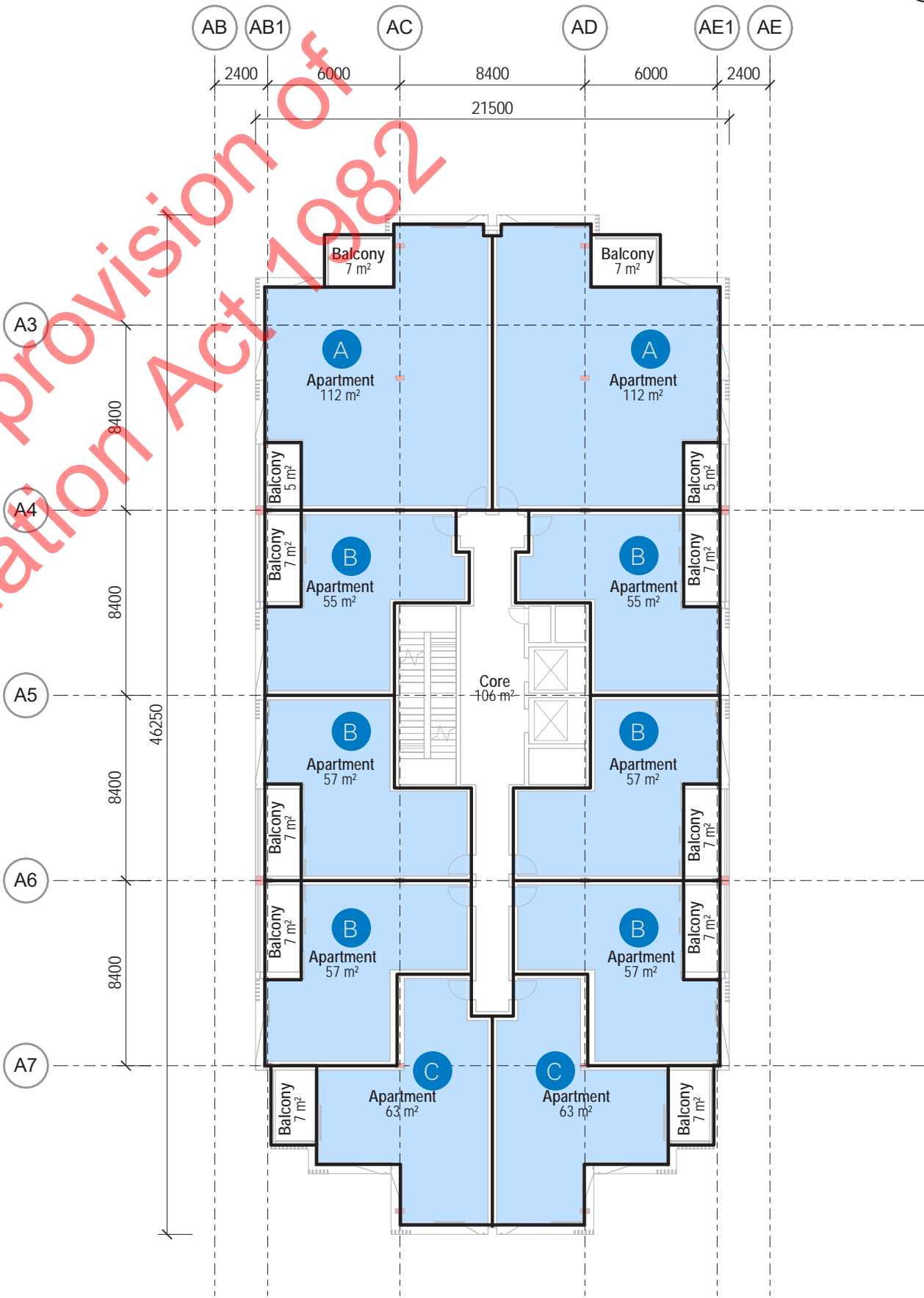


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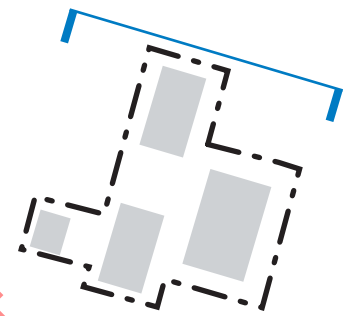
 Apartment Type

Apartment Metrics - Tower A, B & C

Apartment Types	Bedrooms	Area (m²)	Count
 A	3	112	2
 B	1	55 - 57	6
 C	1	63	2
Total	-	-	10



North Elevation - George Street

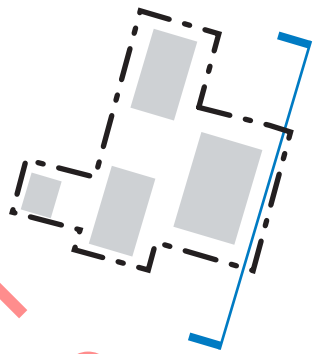


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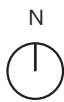


Note: All building heights measured from northern facade.
RL datums shown here are based on New Zealand Vertical
Datum 2016 (NZVD 2016)

East Elevation



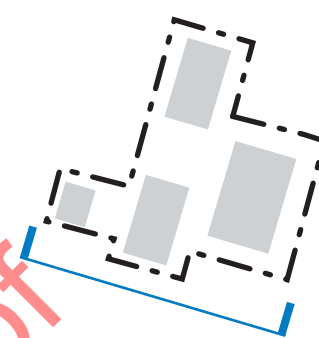
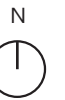
Scale 1:500 @A3



Note: All building heights measured from northern facade.
RL datums shown here are based on New Zealand Vertical Datum 2016 (NZVD 2016)

South Elevation - Clayton Street

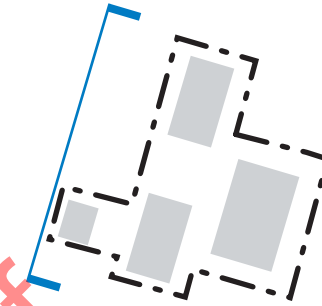
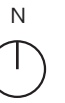
Scale 1:500 @A3



Note: All building heights measured from northern facade.
RL datums shown here are based on New Zealand Vertical Datum 2016 (NZVD 2016)

West Elevation - Morgan Street

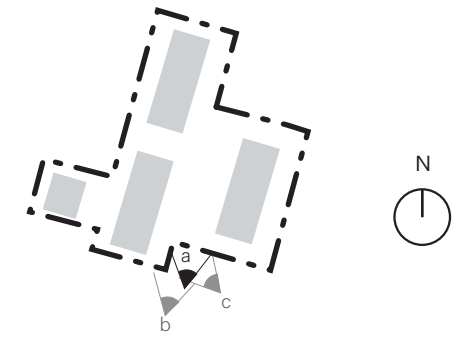
Scale 1:500 @A3



Note: All building heights measured from northern facade.
RL datums shown here are based on New Zealand Vertical
Datum 2016 (NZVD 2016)

Perspectives - Clayton Street Entrance

Concept Design: view from Clayton street entrance



a



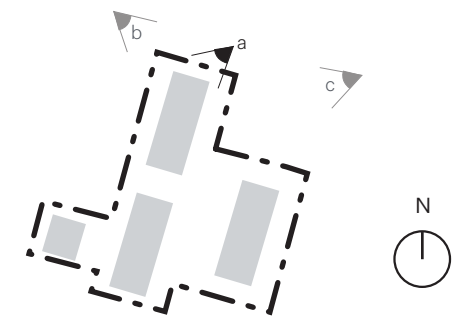
b



c

Perspectives - George Street Entrance

Concept design: view from George Street entrance towards plaza and Tower B

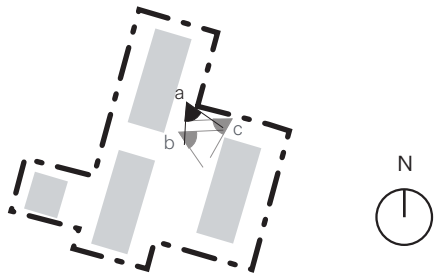


a

c

Perspectives - Plaza

Concept Design: view from George Street entrance towards plaza and Tower A and C



a



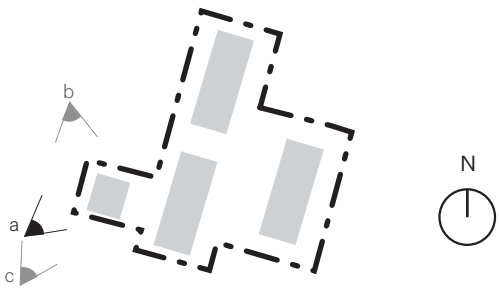
b



c

Perspectives - Morgan Street Entrance

Concept Design: view from Morgan Street towards Tower D



a



b



c

Concept Development Schedule

Level	Carpark/BOH GFA m²	Retail GFA m²	Supermarket GFA m²	Residential GFA m²	Total GFA m²	Carpark Numbers
B4	6,514	-	-	-	6,514	110
B3	4,444	-	2,000	-	6,444	50
B2	6,453	-	-	-	6,453	133
B1	6,698	-	-	-	6,698	171
Ground	570	1,297	-	849	2,716	-
L1	-	-	-	2,738	2,738	-
L2	-	-	-	2,738	2,738	-
L3	-	-	-	2,738	2,738	-
L4	-	-	-	2,738	2,738	-
L5	-	-	-	2,738	2,738	-
L6	-	-	-	2,738	2,738	-
L7	-	-	-	2,344	2,344	-
L8	-	-	-	1,943	1,943	-
L9	-	-	-	1,370	1,370	-
L10	-	-	-	795	795	-
L11	-	-	-	795	795	-
L12	-	-	-	795	795	-
L13	-	-	-	795	795	-
L14	-	-	-	795	795	-
L15	-	-	-	401	401	-
Total GFAm²	24,679	1,297	2,000	27,310	55,286	464

Total GFA

55,286 M²

Site Area

7,873 M²

FAR

7.40

Number of Towers

4

Number of Apartments

324

Height Above Ground

Tower A 63.7m
Tower B 29.8m
Tower C 44.2m
Tower D 43.6m



Residential
27,310 m² / 49%



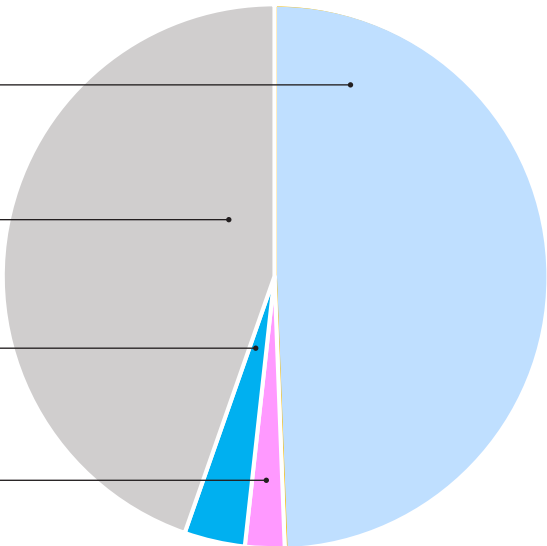
Carpark
24,679 m² / 44%



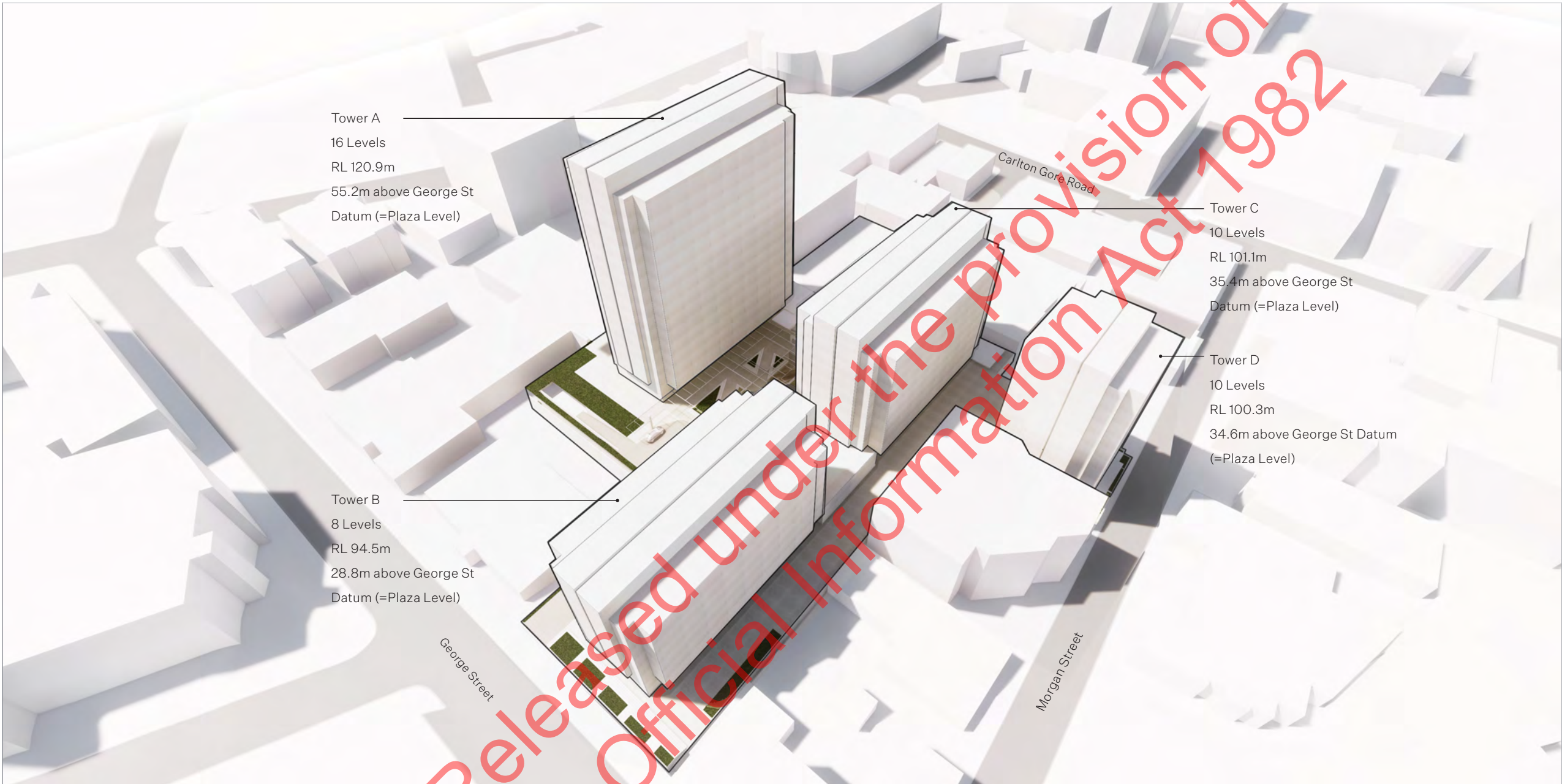
Supermarket
2,000m² / 3%



Food& Beverage & Retail
1,297m² / 2%



Concept Design Development Summary



Apartment Towers	Apartment GFA (m²)*	Apartment NFA (m²)*	Average Efficiency**	Apartments	Height above Ground (m)	Height above Plaza (m)
Tower A	11,677	9,966	85.3%	144	63.7	55.2
Tower B	5,298	4,454	84.1%	62	29.8	28.8
Tower C	6,879	5,832	84.8%	82	44.2	35.4
Tower D	3,456	2,590	74.9%	36	43.6	34.6
Total	27,310	22,842	83.6%	324	-	-

Notes:
Apartment NFA - measured to centre line of exterior wall, structure and centre line inter-tenancy wall.
Areas are measured from Concept Design plans and need to be verified by a qualified cadastral surveyor.
+/- 5% to 7.5% margin to be assumed on all areas as wall buildups are estimated thicknesses only.