



Downtown West

Resource Consent - Summary of Changes
20 November 2024

Key Changes

Tower 1 - Removal of residential from T1

- Increase in office area in T1 .
- Updated lifting strategy and T1 core.
- Change in use from residential to office results in amended floor to floor heights and slight adjustment to chamfer diagonal pitch lines.
- Reduction in plant level and louvres on the facade with removal of residential.

Tower 2 - Central core

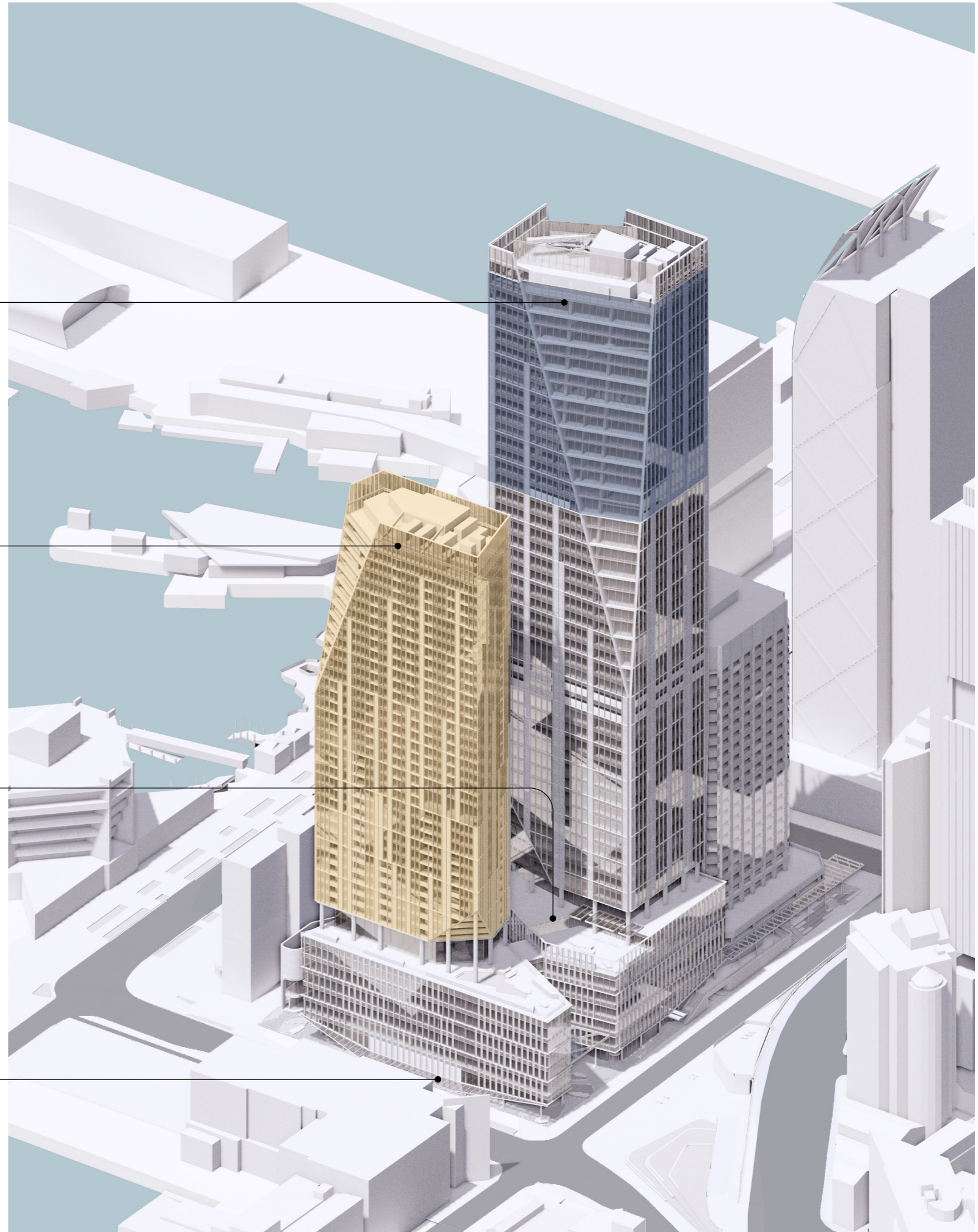
- Reconfigured apartment planning.
- Update to T2 facade to reflect new internal planning (locations of balconies, solid, and glazed panels) overall architectural intent maintained.
- Minor changes to diagonal pitch line of chamfers as a result of apartment planning.

Podiums (Impacts of tower changes)

- Reconfigured T1 office lobby with removal of residential lobby.
- Meeting suites relocated from L02 to L00/L01.
- Minor updates to P1/P2 with new core arrangement.
- Consolidated P2 residential lobby serving entire building and conversion of redundant residential lobby to retail space.
- Relocated P2 office lobby and increase in retail to south of P2.
- Custom Street Stair moved west 4.5m to provide fire egress.
- Additional stairs at Lower Hobson St to provide flood mitigation.
- Adjustments to P1/P2 Ground floor building lines.

Basement (Impacts of tower changes)

- Reconfigured residential stores.
- Reconfigured loading dock.
- Removal of car stackers in B05 with reduction in residential demand.
- Increased office end of trip facilities with new entry to Lower Hobson St added.
- Car access ramp moved north to enable access to enlarged EOT.



Resource Consent Scheme Composition

120,000 Approximate Overall GFA (m2)

62,500 Approximate Office GFA (m2)

51,600 Approximate Residential GFA (m2)

331 Residential Apartments

56 T1 Tower Levels (incl. podium)

45 T2 Tower Levels (incl. podium)

613 Basement Carparks (incl. potential future mechanical stackers)

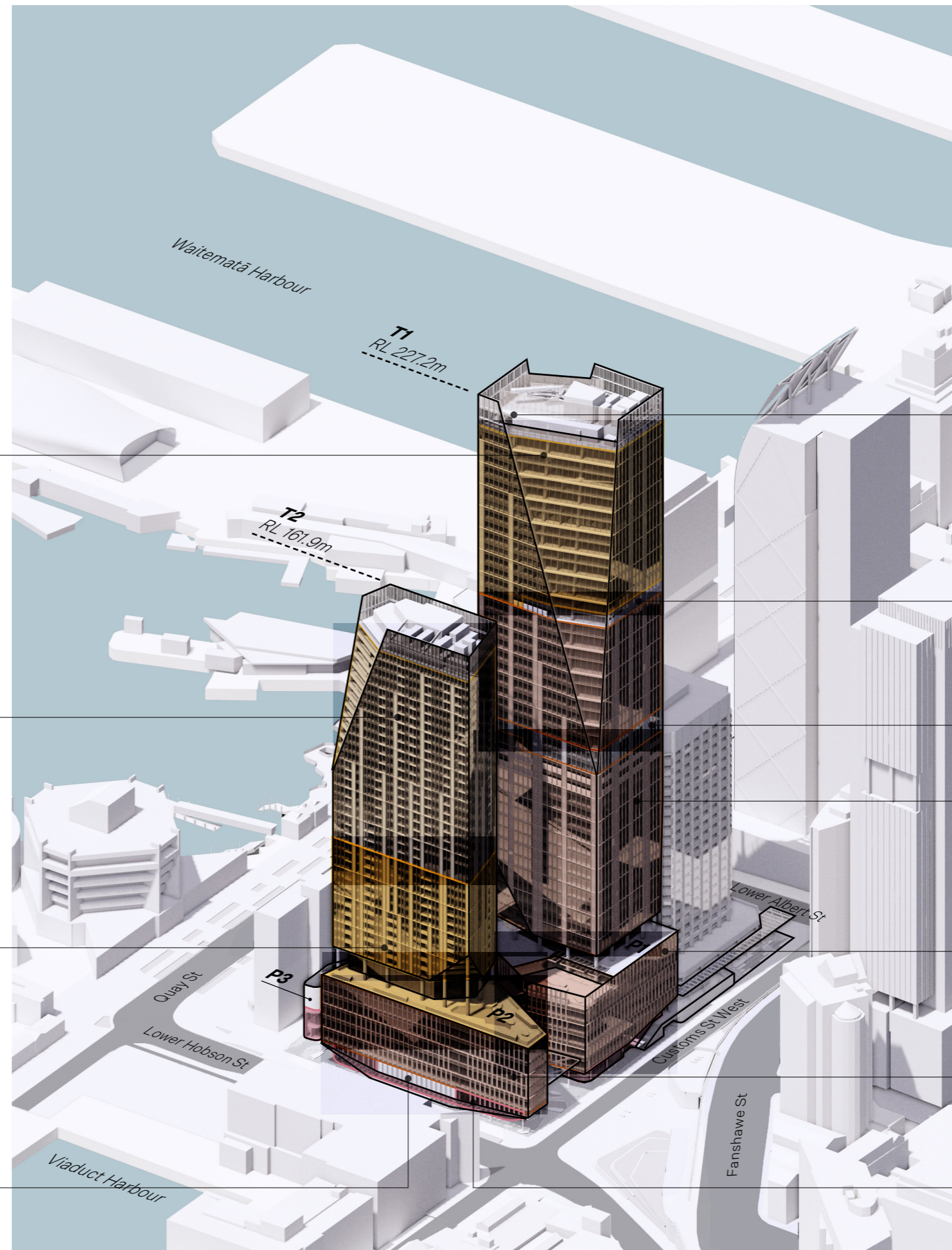
3,300 Approximate new public realm within the site boundary (m2)

T1 Residential levels
37-51
15 Floors
19,000m² GFA
89 Apartments
Amenity at level 37 & 38 (Pool, spa, sauna, gym, dining, kitchen, lounge, & terrace)

T2 High rise Residential Levels
20-41
21,000m² GFA
144 Apartments
Amenity at level 21 (Pool, spa, sauna, gym, dining, kitchen, & lounge)

T2 Low rise Residential Levels 8-19
11,000m² GFA
100 Apartments
Amenity at level 7 (Pool, spa, sauna, gym, dining, kitchen, lounge, & roof terrace)

Plant Level 1



T1 rooftop amenity/tenancy level 52

Plant Level 37

Plant Level 23,24

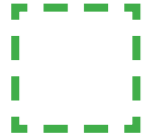
T1 Office Levels 10-23, 25-36
25 Floors
38,000m² GFA
Level 01 Lobby

P1 Office Levels 3-7
5 Floors
12,000m² GFA
Ground Floor Lobby
Level 02 Meeting Suites

P2 Office Levels 2-6
5 Floors
9,000m² GFA
Ground Floor Lobby

P1, P2, P3 Retail and F&B Levels 1-2
2,200m² GFA

Design Update Scheme Composition



Location of changes

120,000 Approximate Overall GFA (m2)

82,100 Approximate Office GFA (m2)

32,800 Approximate Residential GFA (m2)

247 Residential Apartments

56 T1 Tower Levels (incl. podium)

45 T2 Tower Levels (incl. podium)

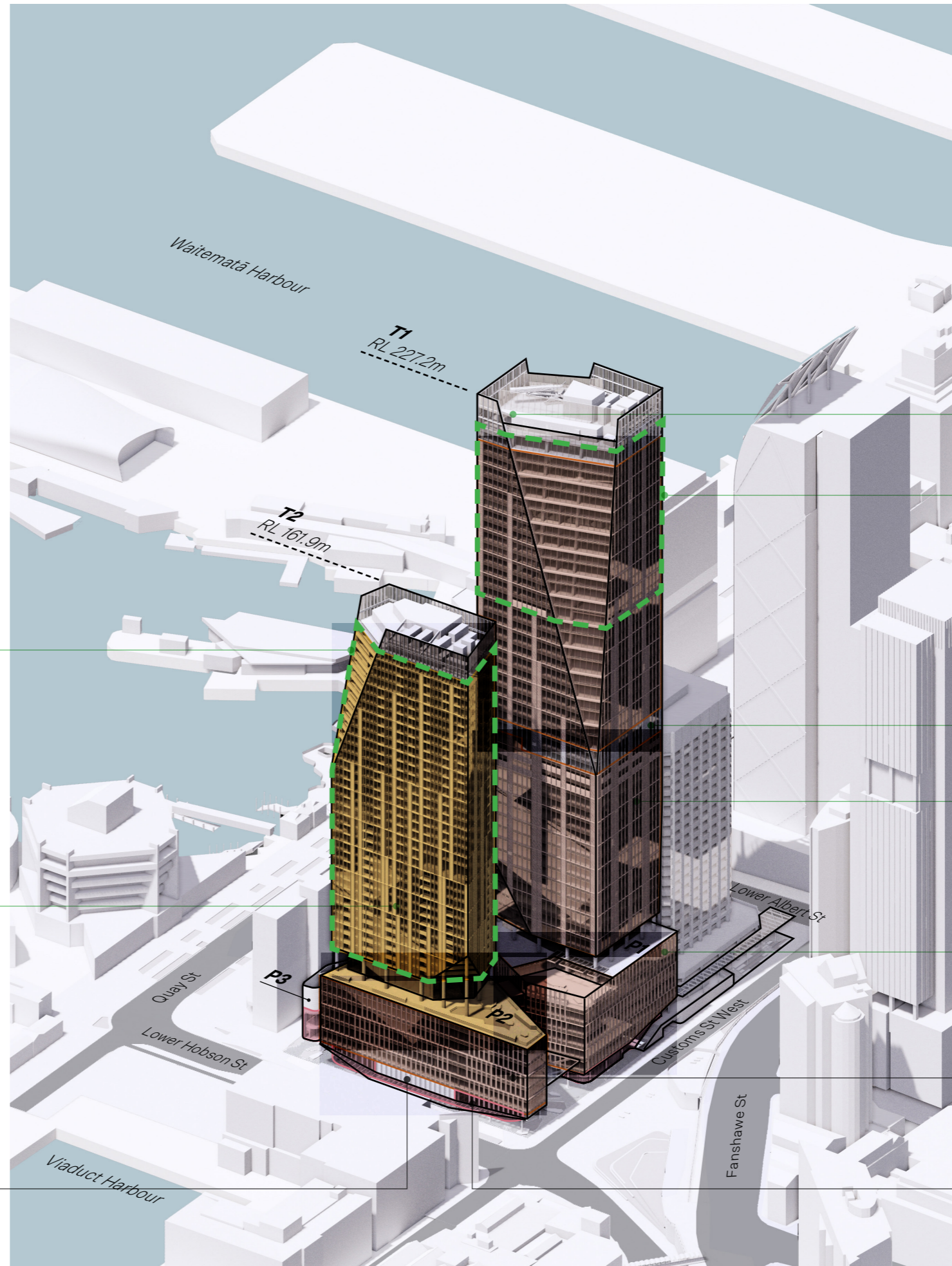
540 Basement Carparks (incl. potential future mechanical stackers)

3,300 Approximate new public realm within the site boundary (m2)

Two T2 residential offerings consolidated into single offering

T2 Residential Single Offering Levels 8-41
32,800m² GFA
247 Apartments
Amenity at level 7 (Pool, spa, sauna, gym, dining, kitchen, lounge, & roof terrace)

Plant Level 1



T1 rooftop amenity/tenancy level 51

Residential component removed from T1 / replaced with office

Plant Level 21,22, 50

T1 Office Levels 9-20, 23-49
39 Floors
59,300m² GFA
Level 01 Lobby

P1 Office Levels 3-7
5 Floors
13,800m² GFA
Ground Floor Lobby
Level 00/01 Meeting Suites

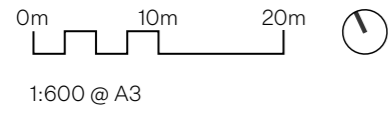
P2 Office Levels 2-6
5 Floors
9,000m² GFA
Ground Floor Lobby

P1, P2, P3 Retail and F&B Levels 1-2
2,200m² GFA



Lower Ground Plane

RC Submission
August 2024

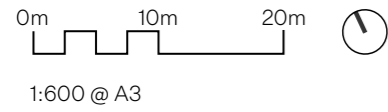


- Commercial Lobby
- Residential Lobby
- Retail / F&B
- Accessible Lift
- Vehicular Access
- Cycle Access
- Primary Building Entrance
- Secondary Building Entrance



Lower Ground Plane

Design Update
December 2024



- Commercial Lobby
- Residential Lobby
- Retail / F&B
- Accessible Lift
- Vehicular Access
- Cycle Access
- Primary Building Entrance
- Secondary Building Entrance

T2 changed from side core to centre core, residential lobbies combined into one.

Car access ramp moved north to enable access to enlarged EOT.

Office lobby moved north to new core location.

P2 building line moved west increasing laneway width.

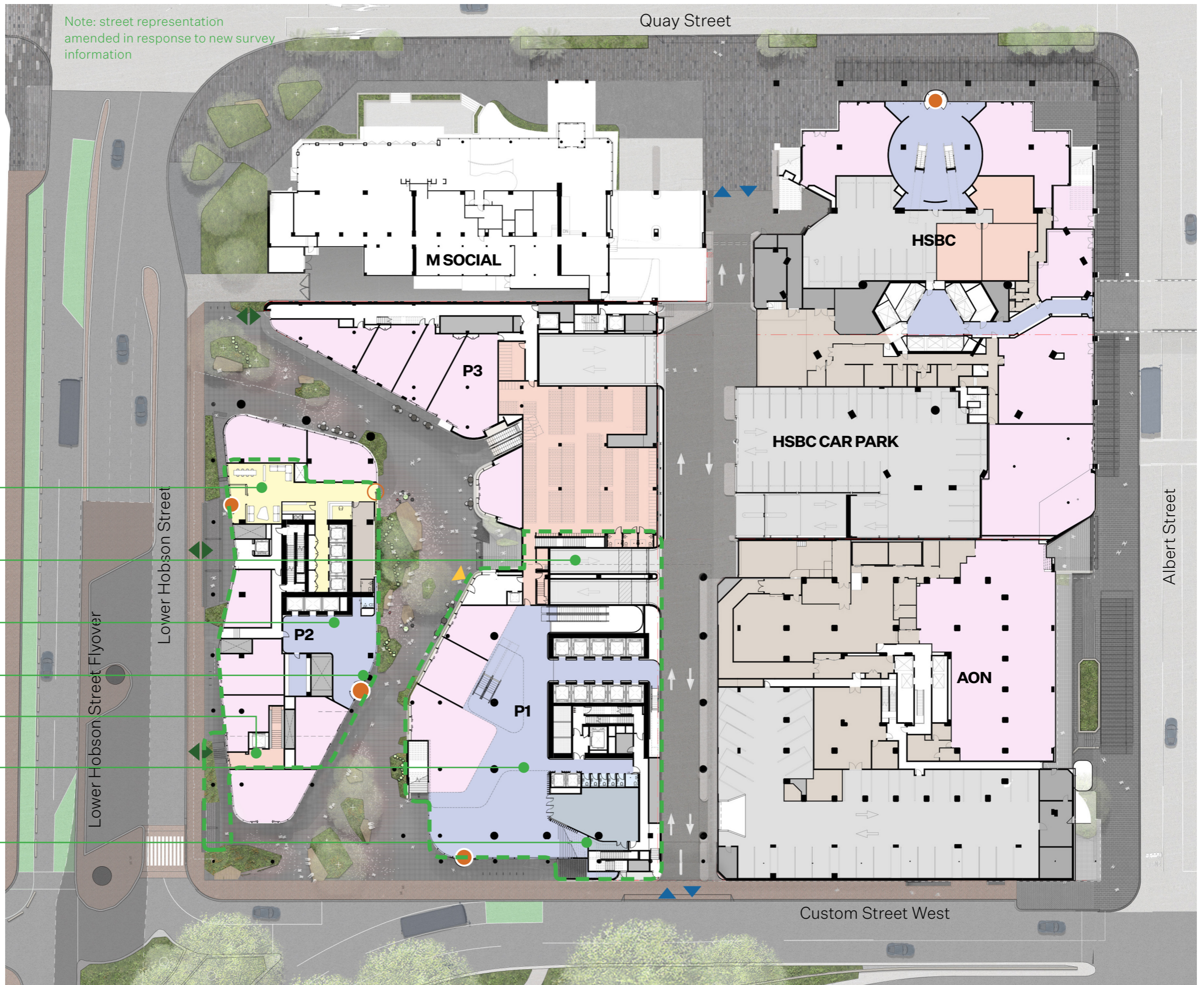
New EOT entry point and stair to mitigate flooding.

Office lobby expanded on ground floor to allow for double deck lifting and retail spaces reconfigured.

T1 residential lobby removed / meeting suites relocated. Custom St stair moved 4.5m west to allow fire egress to street.



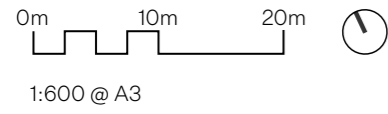
Location of changes



Note: street representation amended in response to new survey information

Upper Ground Plane

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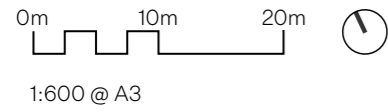


- Commercial Lobby
- Residential Lobby
- Retail / F&B
- WC
- Accessible Lift
- Vehicular Access
- Cycle Access
- Primary Building Entrance
- Secondary Building Entrance



Upper Ground Plane

Design Update
December 2024



- Commercial Lobby
- Residential Lobby
- Retail / F&B
- WC
- Accessible Lift
- Vehicular Access
- Cycle Access
- Primary Building Entrance
- Secondary Building Entrance

P2 changes described on Lower Ground Plan

P1 building line adjusted to provide access to enlarged EOT.

Retail unit removed

Office lobby reconfigured to allow for double deck lifting.


T1 residential lobby removed / meeting suites relocated

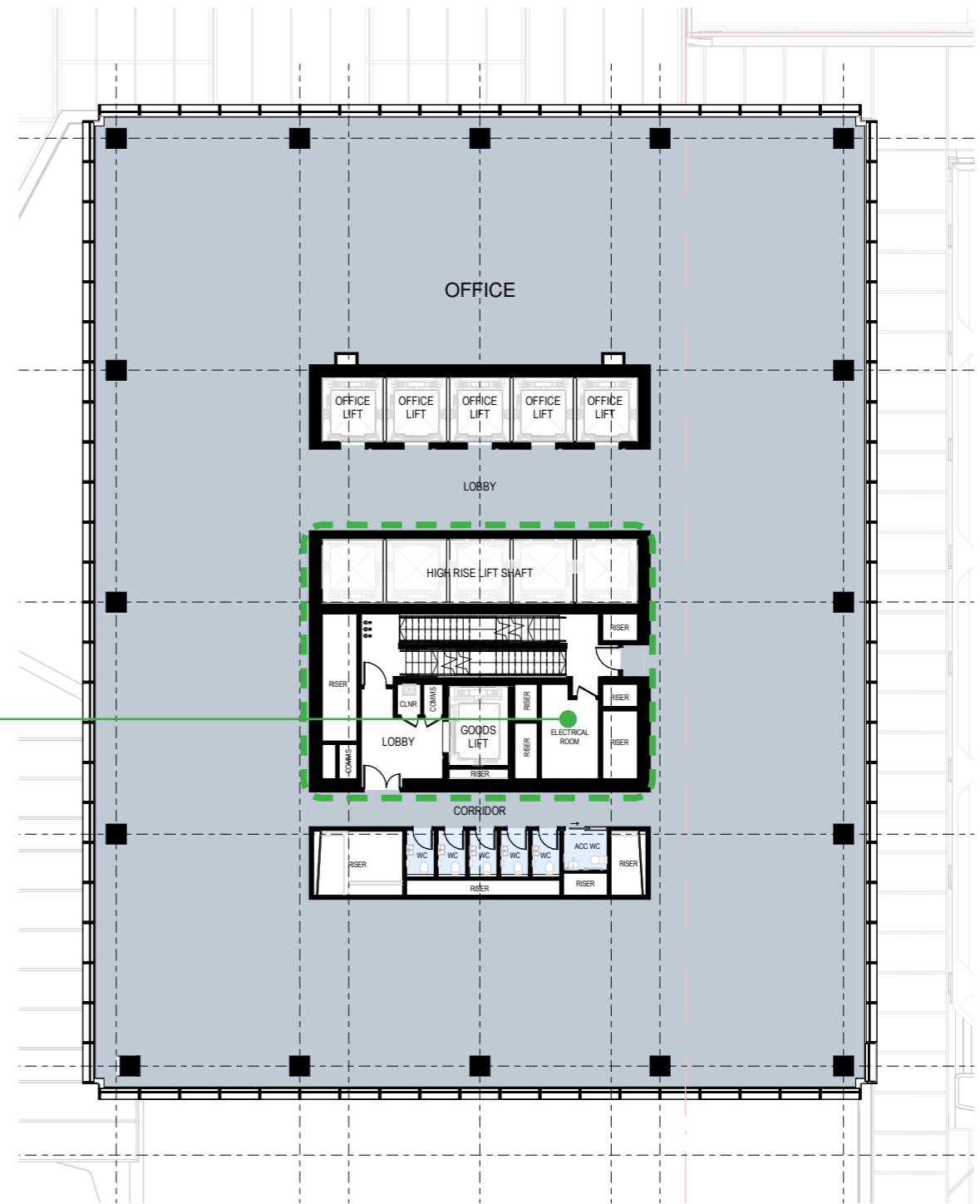
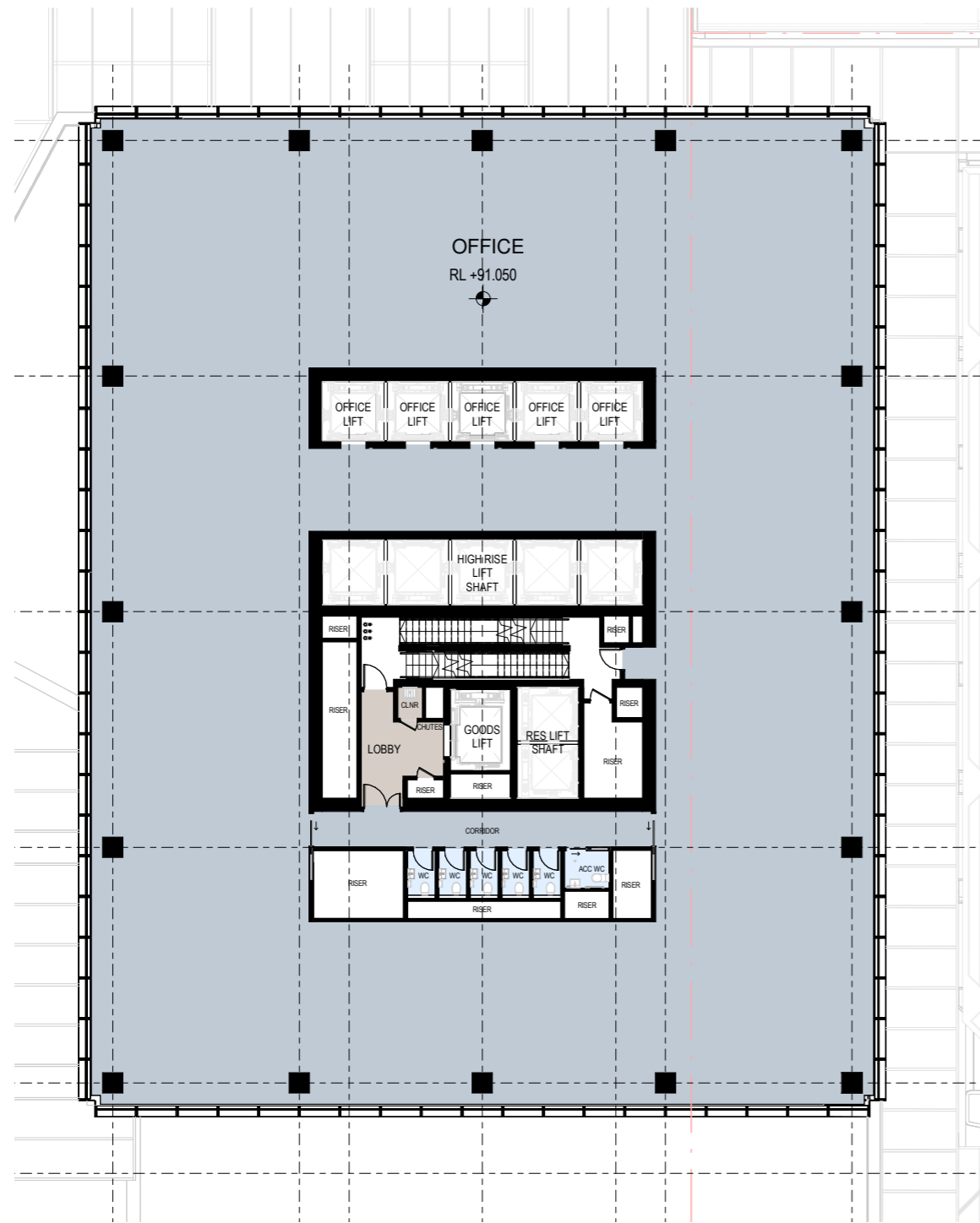


Location of changes



T1 Typical Plan Comparison

 Location of changes





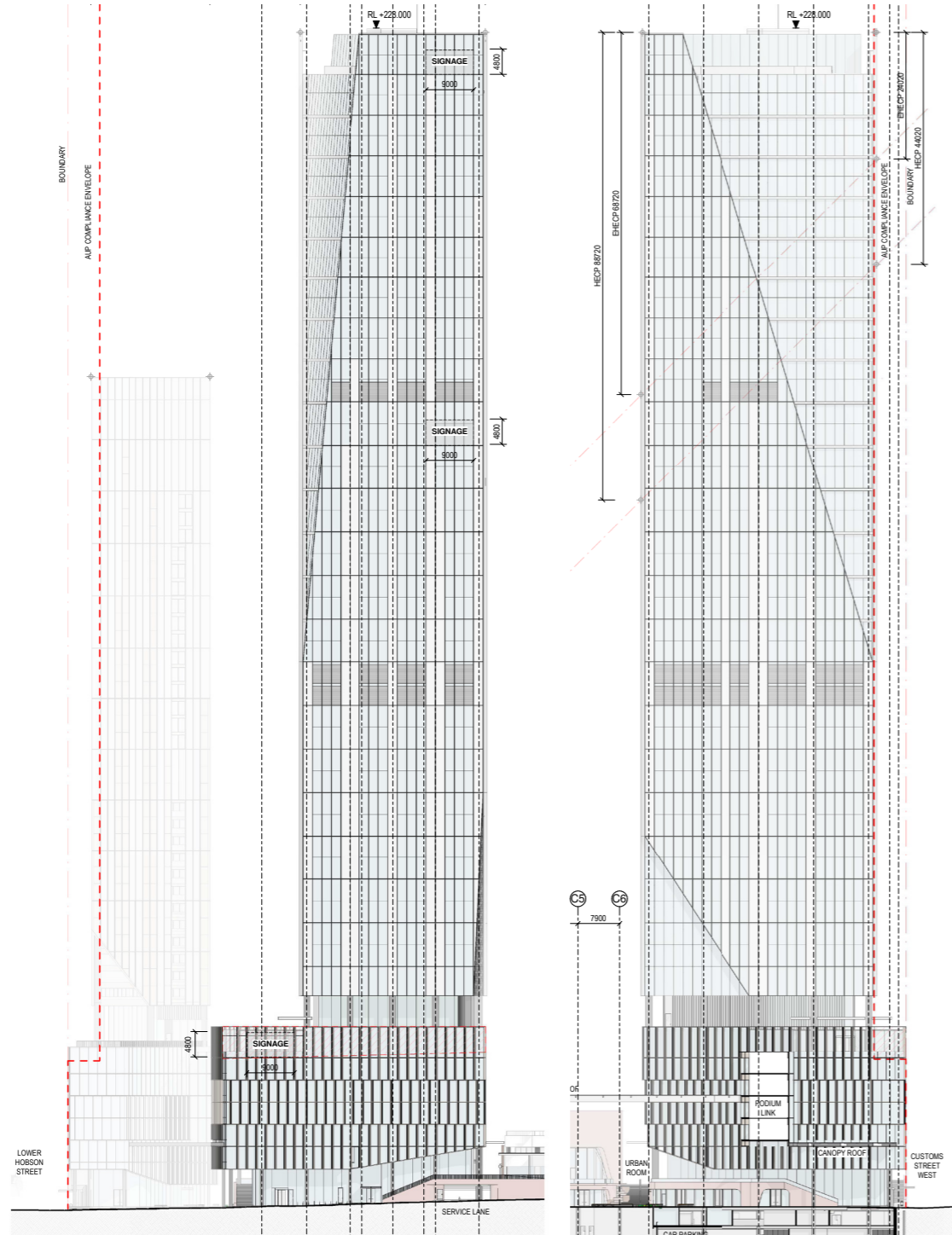
Reconfigured T1 core with removal of residential lifts.

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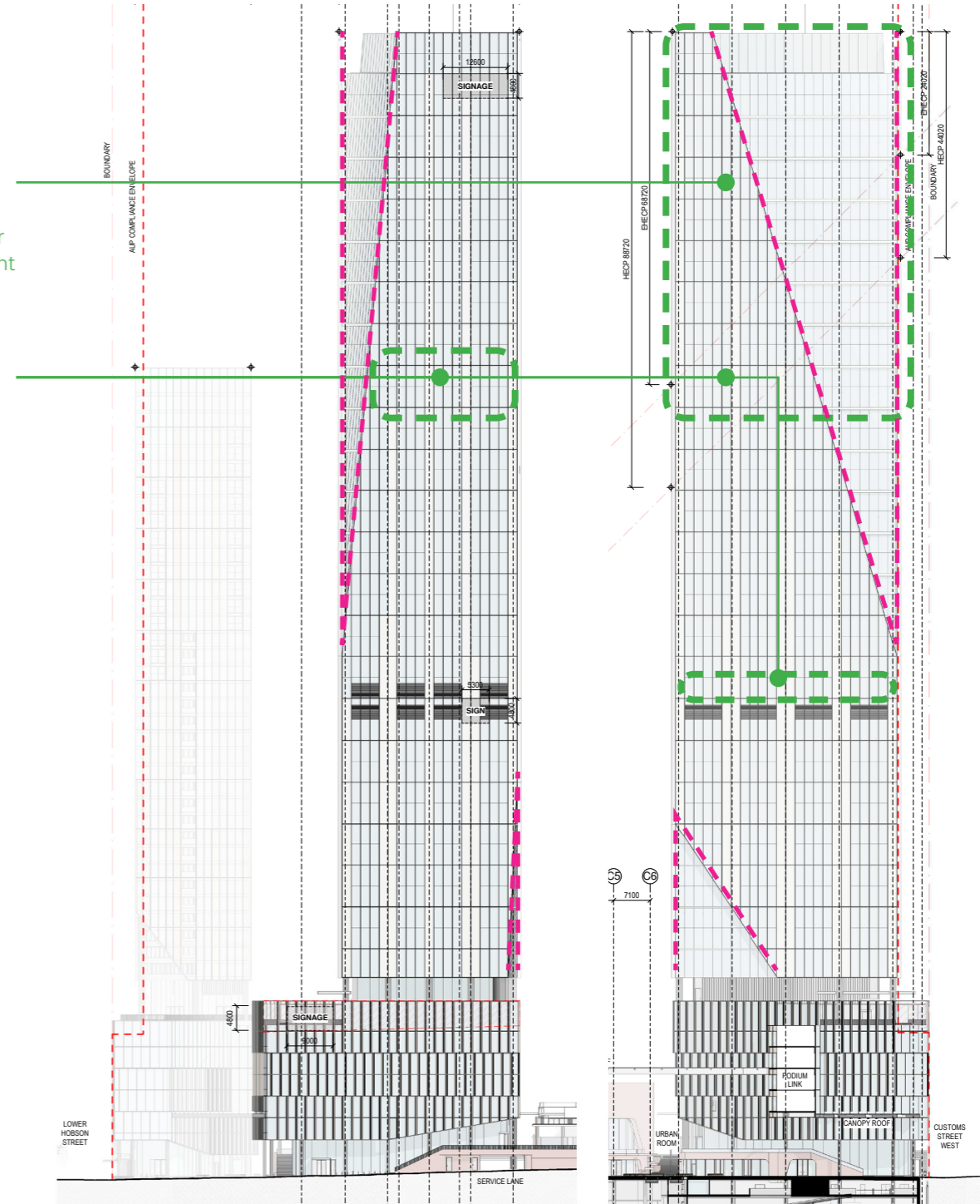
T1 Facade Elevation Comparison

 Location of changes
 Previous Chamfer Extents



Change in use from residential to office results in amended floor to floor heights and slight adjustment to chamfer diagonal pitch lines.

Reduction in plant levels and louvres on the facade with removal of residential



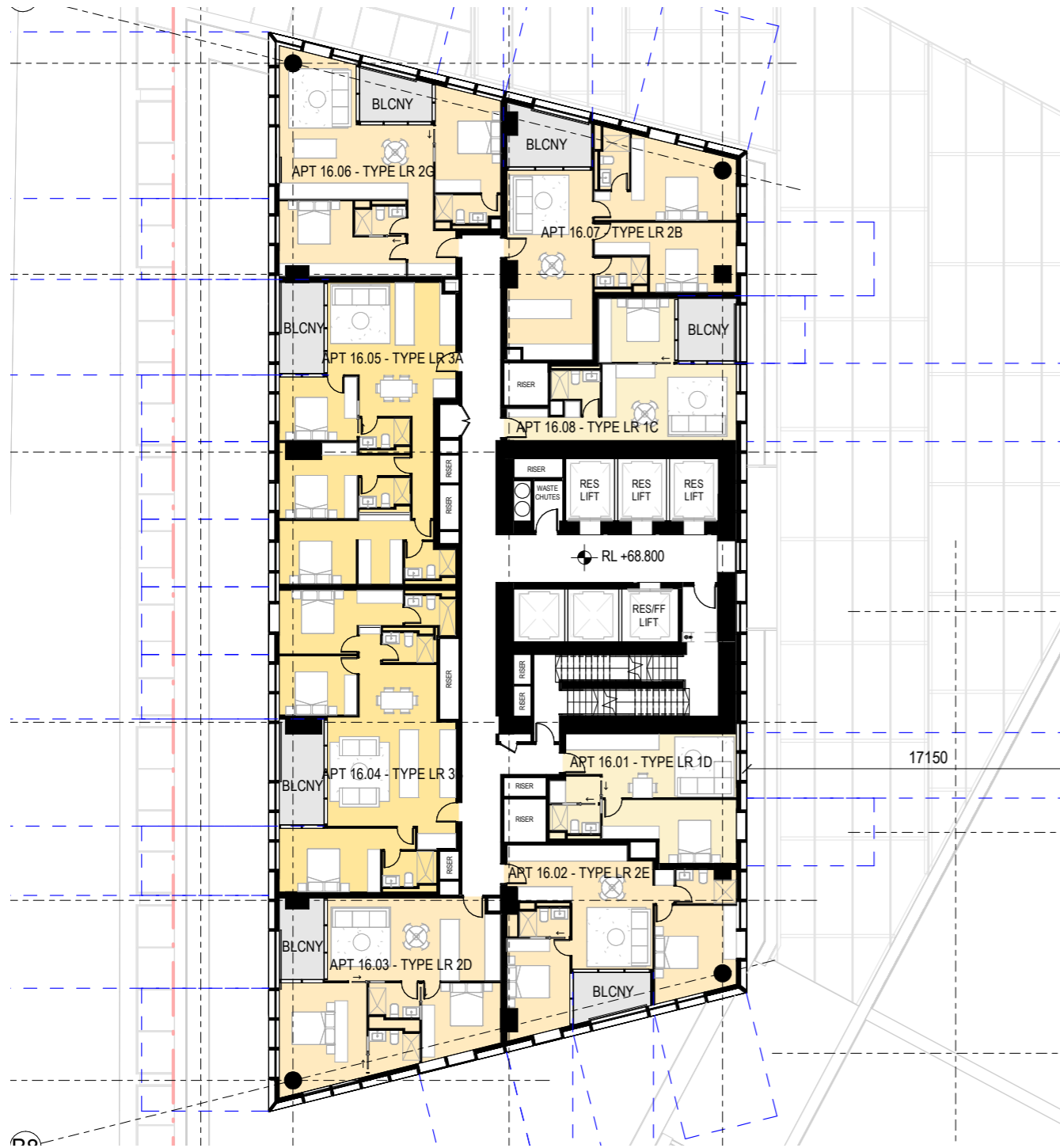
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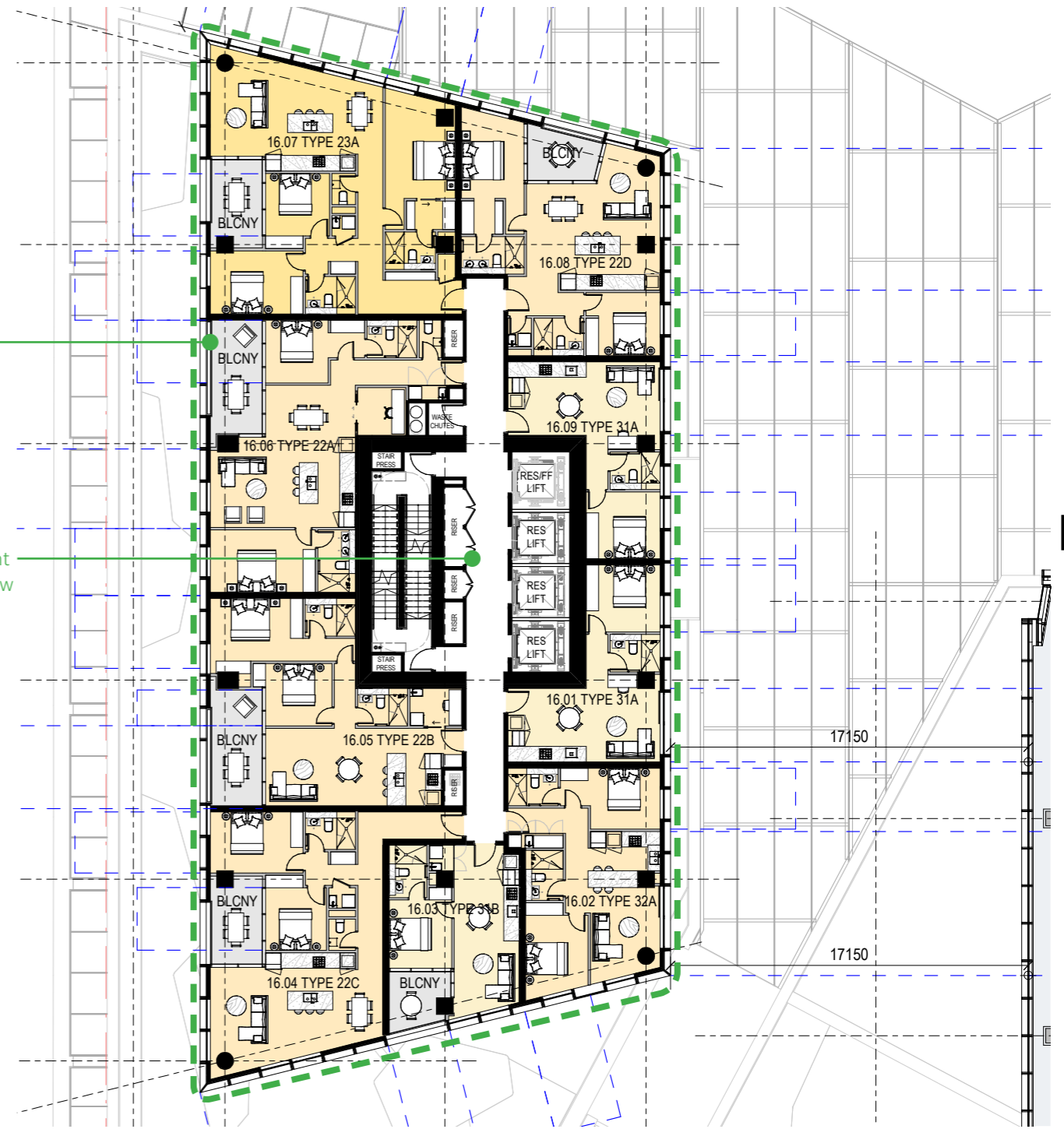
T2 Typical Plan Comparison

Location of changes



Update to facade to reflect new internal planning.



Reconfigured apartment planning adjusted to new core location.

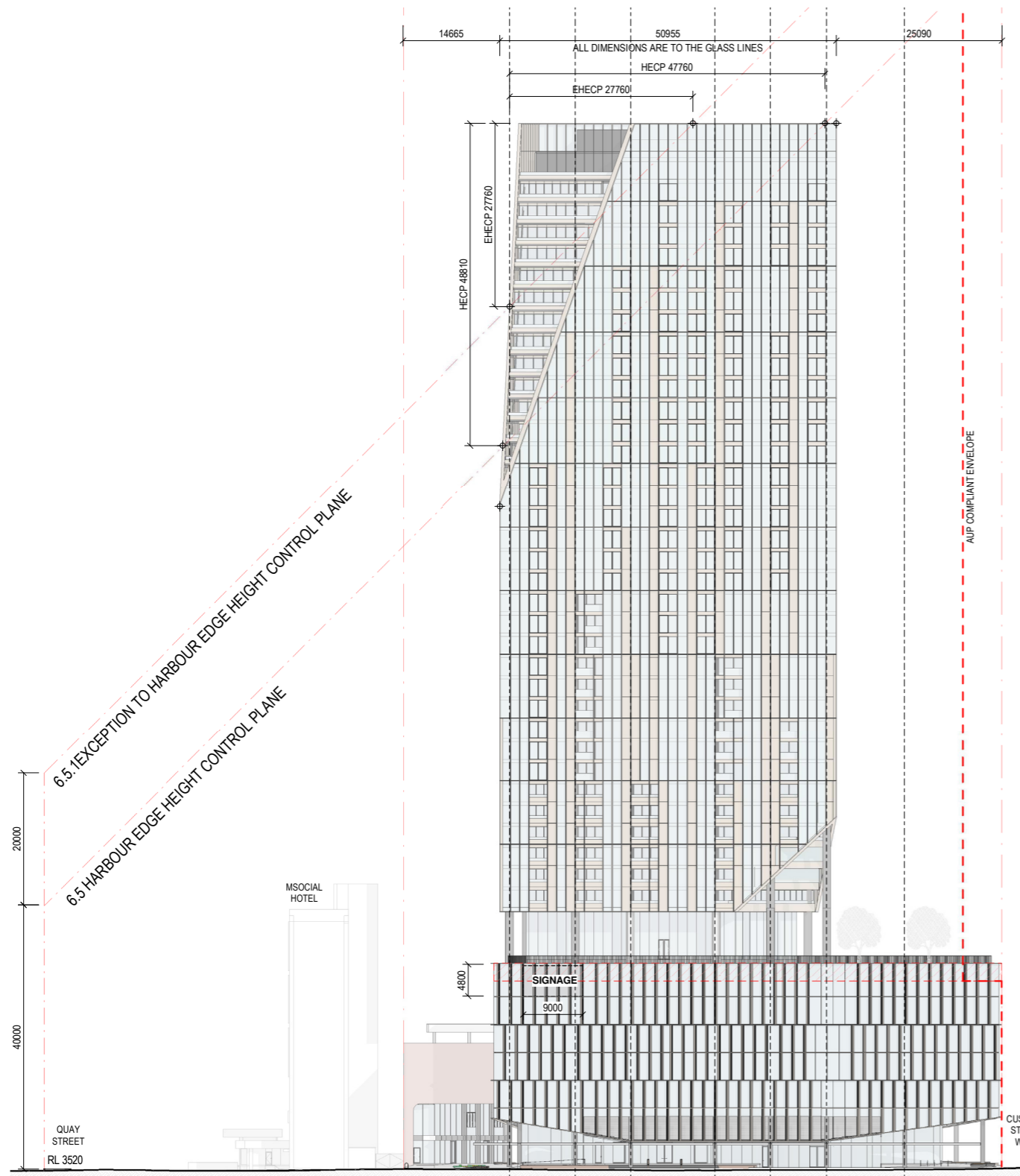


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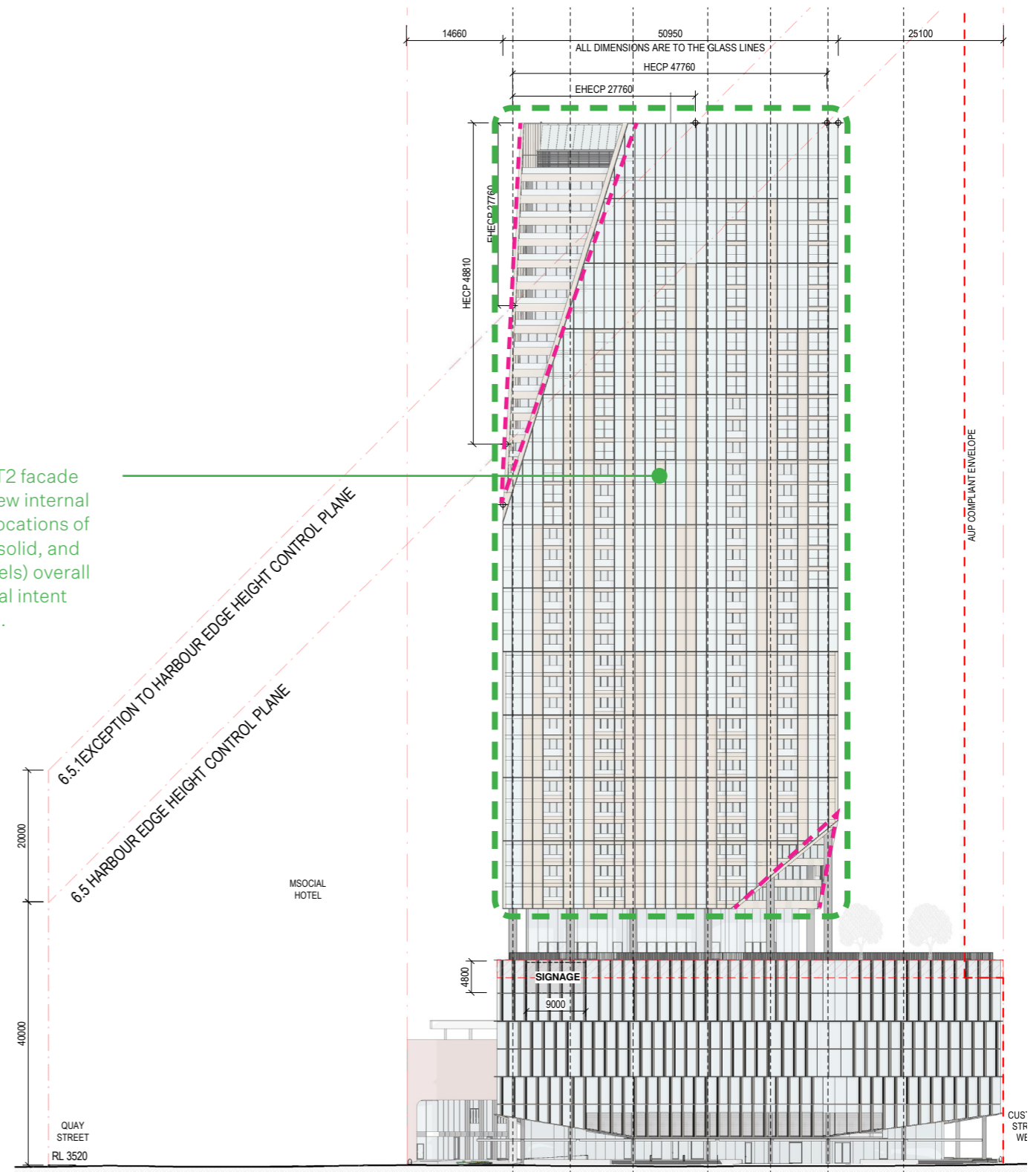
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T2 Facade Elevation Comparison

-  Location of changes
-  Previous Chamfer Extents



Update to T2 facade to reflect new internal planning (locations of balconies, solid, and glazed panels) overall architectural intent maintained.




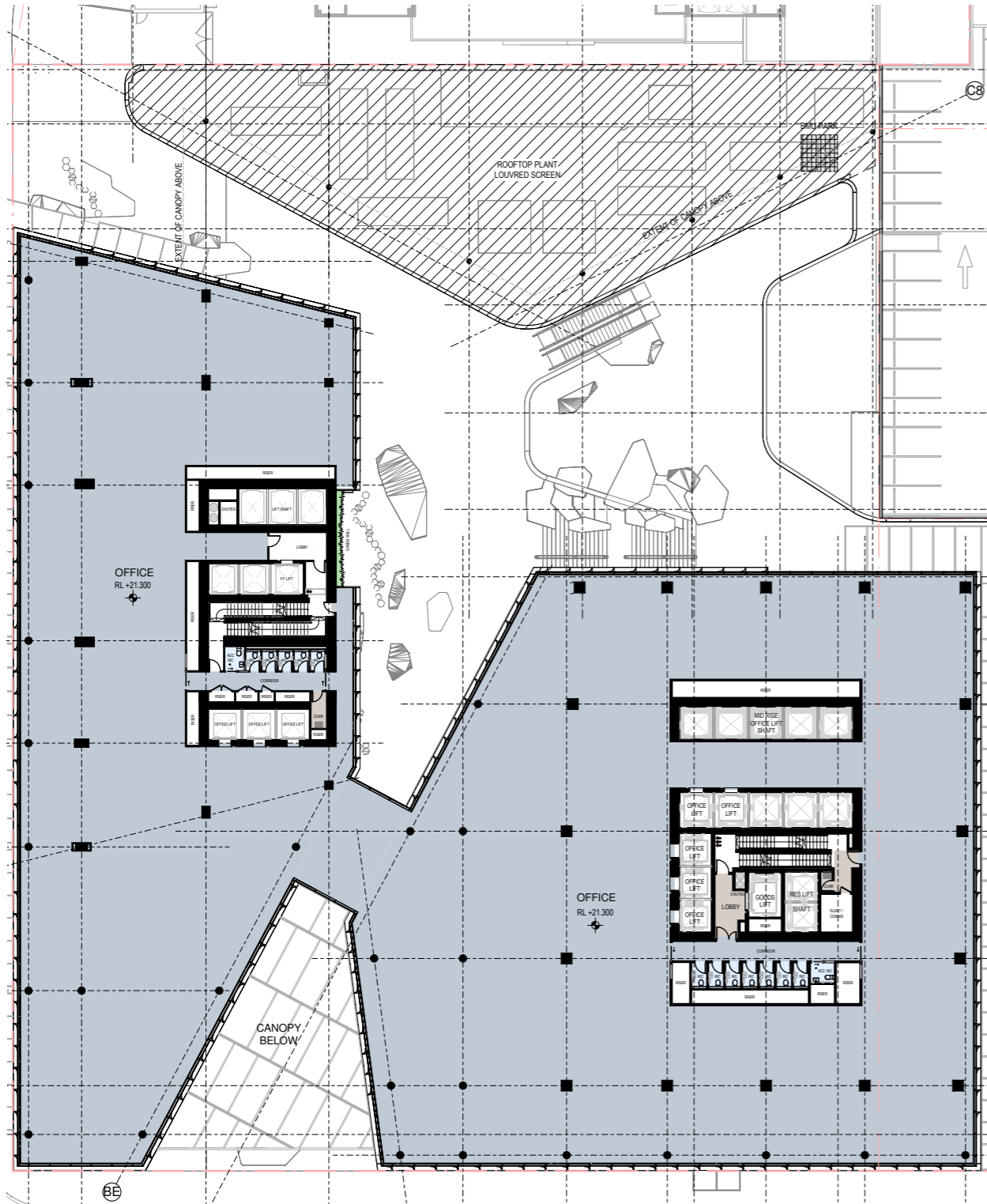
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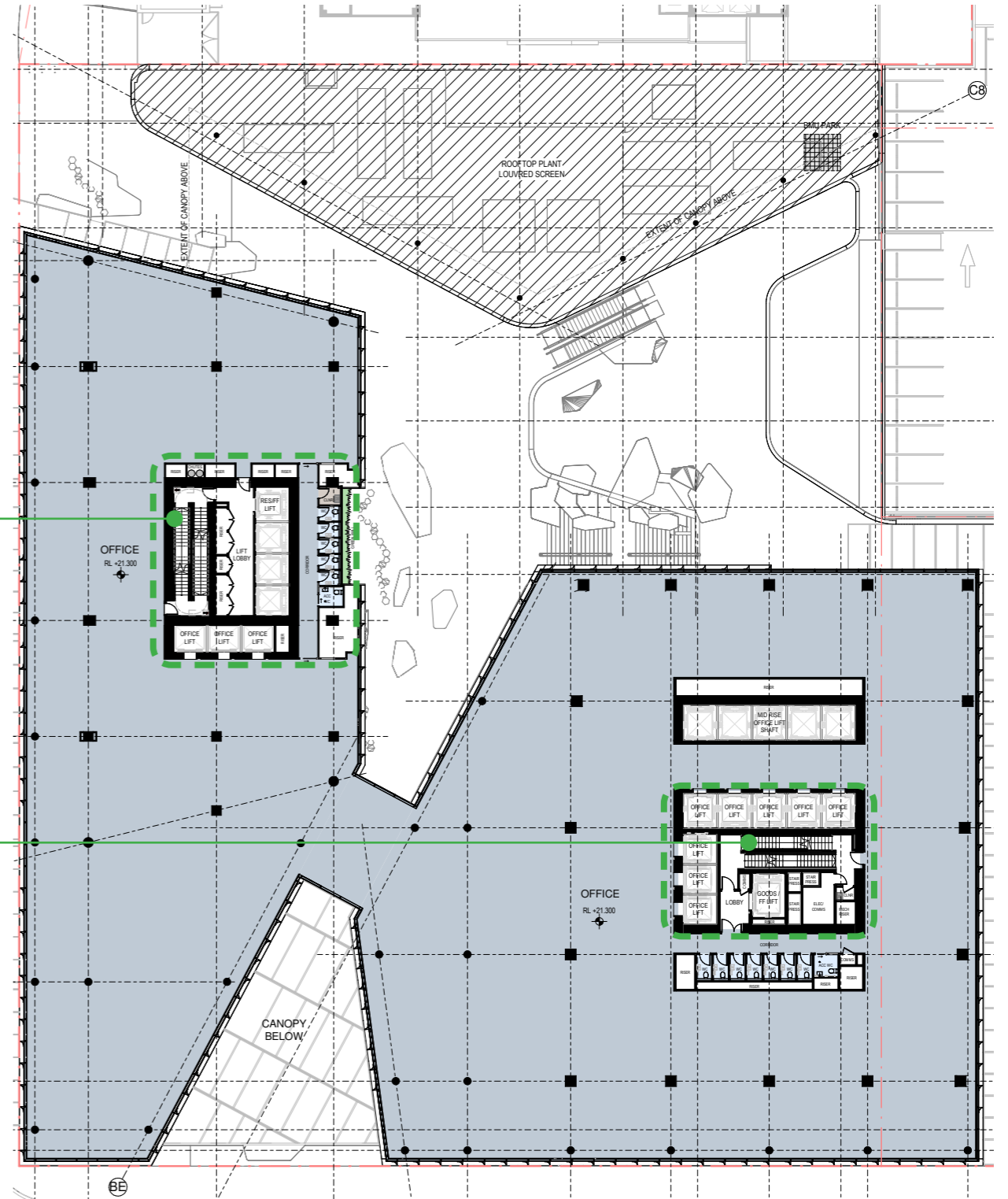
Podium Plan Comparison

 Location of changes



New location of T2/P2 core with minor updates to internal planning of office space.

Reconfigured T1/P1 core with removal of residential lifts.



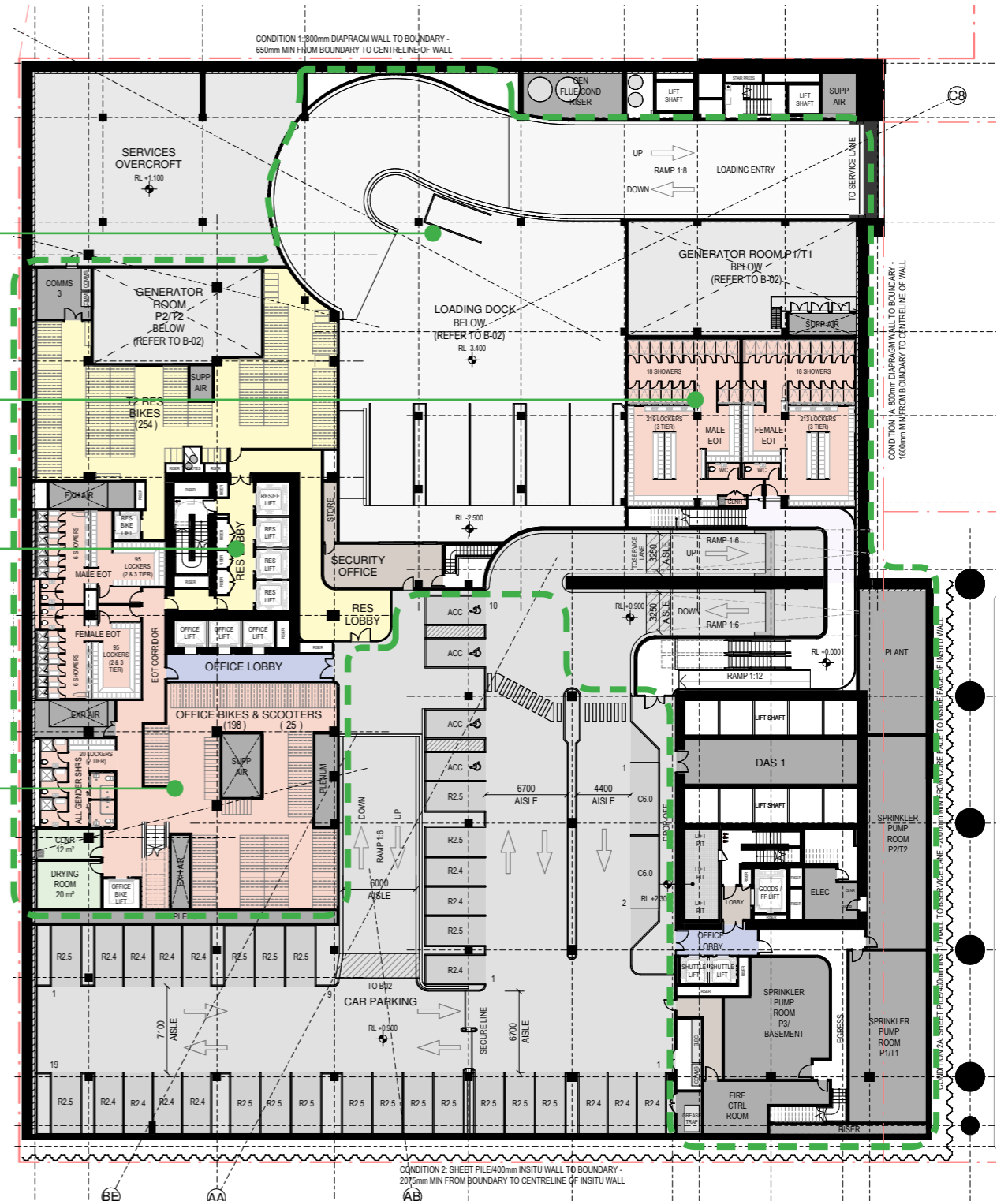
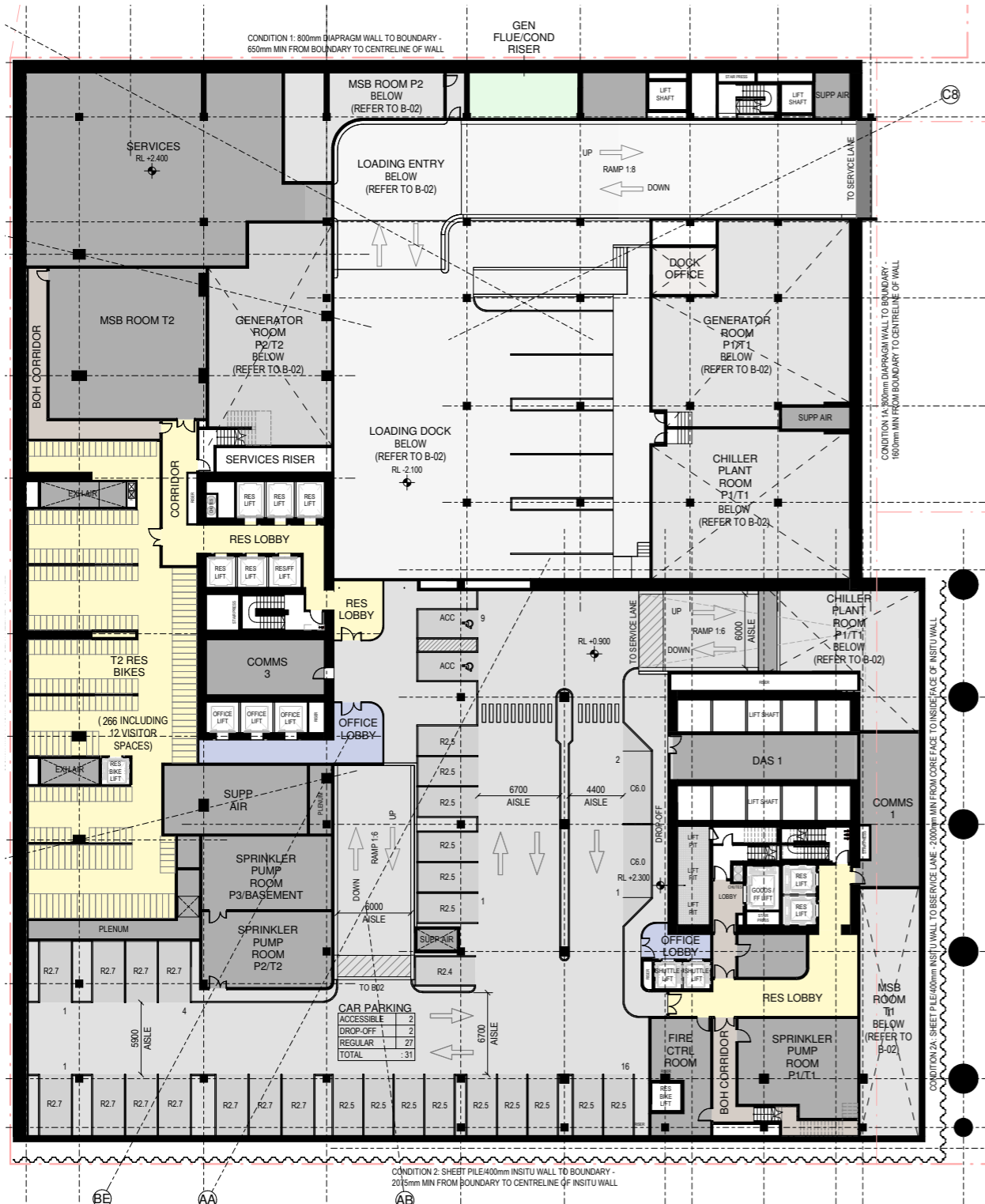
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Basement 1 Plan Comparison

Location of changes



Updated loading dock layout.

Increased office end of trip facilities.

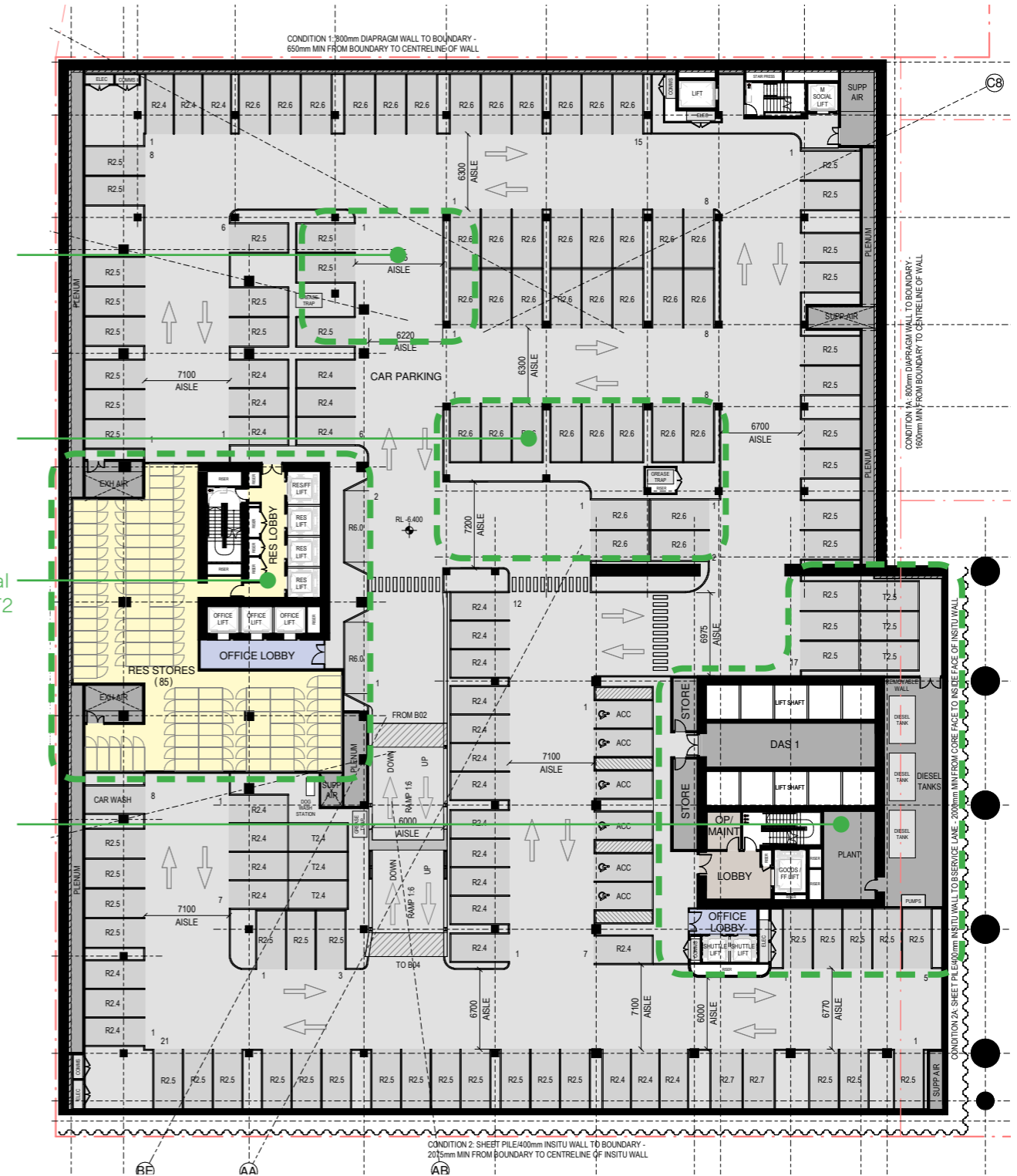
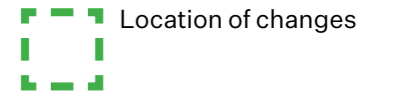
Reconfigured residential bikes/stores with new T2 core location.

Increased office end of trip facilities.

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Basement Typical Plan Comparison



Updated carparking layout due to new T2 core

Updated carparking layout due to new T2 core

Reconfigured residential bikes/stores with new T2 core location.

Reconfigured T1/P1 core with removal of residential lifts.

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