

Commercial Bay

Mixed-Use Development

DESIGN THINKING // MĀORI DESIGN CASE STUDY

City Centre, Auckland



**AUCKLAND
DESIGN MANUAL**
TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURAU

OVERVIEW

The Commercial Bay development demonstrates the value that meaningful engagement with Mana Whenua and application of the Te Aranga Māori design principles can bring to large scale private sector development.

This engagement and approach to the development has influenced and enriched design outcomes, and will provide users with a deeper understanding and connection to place.

When complete, the development will be world class in quality and reflective of the unique identity of Tāmaki Makaurau (Auckland), making an important contribution to Auckland's urban heartland.



KEY PROJECT INFORMATION

PROJECT TYPE
MIXED USE DEVELOPMENT

SITE GFA
65,000m²

ROHE / LOCATION
**AUCKLAND CBD
TĀMAKI MAKĀURAU**

YEAR COMPLETED
UNDER CONSTRUCTION
(Completion 2019)

PROJECT DURATION
6 YEARS

PRICE BAND
\$450 MILLION

CLIENT/DEVELOPER
PRECINCT PROPERTIES

PROJECT MANAGER
RCP

ARCHITECT
**WARREN AND MAHONEY
WOODS BAGOT
NH ARCHITECTURE**

LANDSCAPE ARCHITECT
LANDLAB

MAIN CONTRACTOR
FLETCHER CONSTRUCTION

MANA WHENUA INVOLVED IN PROJECT
**NGĀTI TĀMAOHO
NGĀTI TE ATA WAIOHUA
NGĀTI WHĀTUA ŌRĀKEI
NGĀTI PĀOA
NGAI TAI KI TĀMAKI**

IWI FACILITATOR
DESIGN TRIBE

PROJECT SUMMARY

At the meeting point of the Queen Street valley and Auckland waterfront, Commercial Bay draws together mass public transportation, international quality retail, and workplace environments, underpinned by best practice urban design and sustainability objectives.

The application of the Te Aranga Māori design principles within the design process was a core requirement of Auckland Council in the sale of Queen Elizabeth Square to Precinct Properties. Including Queen Elizabeth Square in the Commercial Bay development area was key to enabling a more fully integrated development, and Precinct Properties embraced this condition.

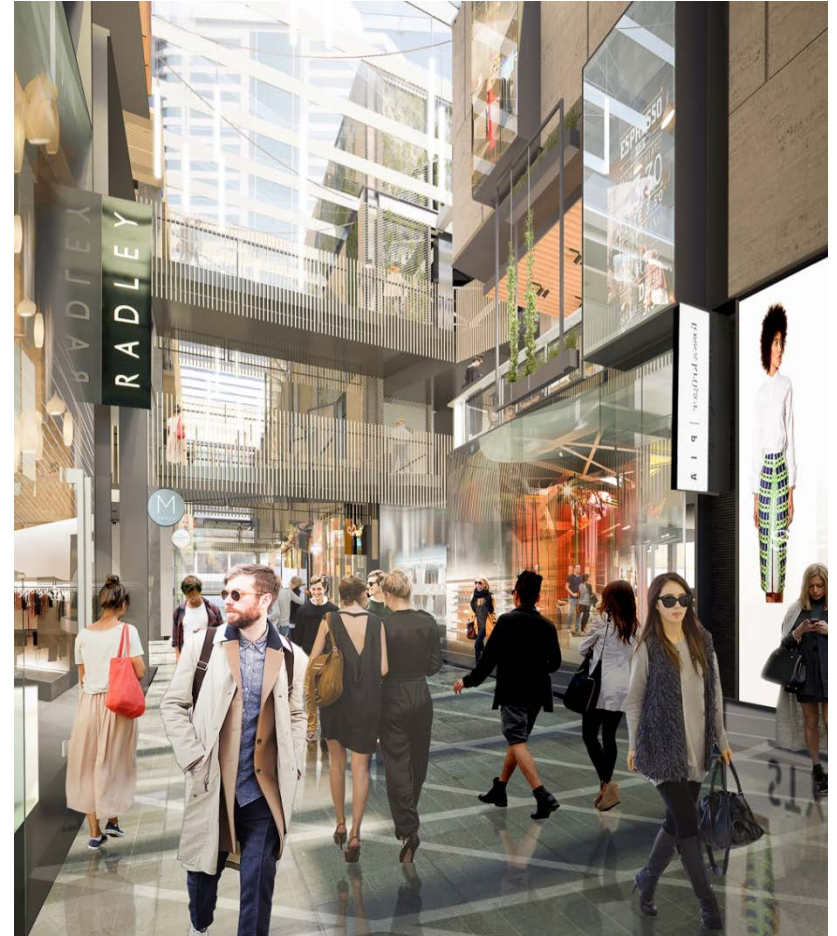
Commercial Bay was considered from the outset as a comprehensive, site wide precinct. The design brief for the Commercial Bay project team was to deliver an urban experience that reflects Auckland's position in the world as a place of cultural richness, desirability, and relevance.

Fundamental principles and project strategies that were established early as part of the masterplanning phase (undertaken in 2014) guided the project's design development, including the following key concepts:

- Symbol and Identity
- Inclusiveness
- Culture and Identity
- History and Placemaking

Central to each of these concepts is an acknowledgement of the development site as a place of significance to Mana Whenua and to Auckland - historically, now, and into the future.

An early focus of the project team on forming strong relationships with Mana Whenua has provided a platform from which to apply the Te Aranga Māori design principles, allowing these key concepts to be articulated through design across the development. The benefits of incorporating the Te Aranga Māori design principles as part of a comprehensive design programme are evidenced in the unique and culturally resonant design outcomes.



MANA WHENUA ENGAGEMENT

In 2014 as part of the regulatory requirements following approval of the development Master Plan by Auckland Council, the project team invited Auckland's 19 Mana Whenua groups to participate in the long-term design development process. As a result of this invitation, Ngāti Whātua Ōrākei, Ngai Tai ki Tamaki, Ngāti Paoa, Ngati Te Ata, Ngāti Tamaoho and Ngati Te Ata Waiohū identified that they wished to be involved in the project.

A commitment to bringing Māori design thinking to design of the development was built into the project from inception. An important early design team initiative (involving both local and international design groups) involved a Māori design workshop held at Te Noho Kotahitanga Marae (Unitec Institute of Technology, Auckland), facilitated by a highly experienced Māori design consultant.

This workshop served to ensure Māori design values and principles were at the forefront of the project team's thinking through master planning and concept design phases. This workshop was also the genesis of an engagement framework which resulted in regular and ongoing design hui with Mana Whenua. These hui were open and iterative, allowing Mana Whenua to contribute to design outcomes as project design developed. These design hui were attended by mandated Mana Whenua representatives who became part of the wider design team to provide strategic advice and input as design progressed.

From a project perspective, conscious investment in relationship building upfront with Mana Whenua has added significant value to the project through development of an environment founded in trust and in the acknowledgement of the mana of all groups participating. The strength and success of this relationship has directly enabled collaborative development of the Māori design outcomes for Commercial Bay, through the framework and values provided by the Te Aranga Māori design principles.



MANA WHENUA LANDSCAPE

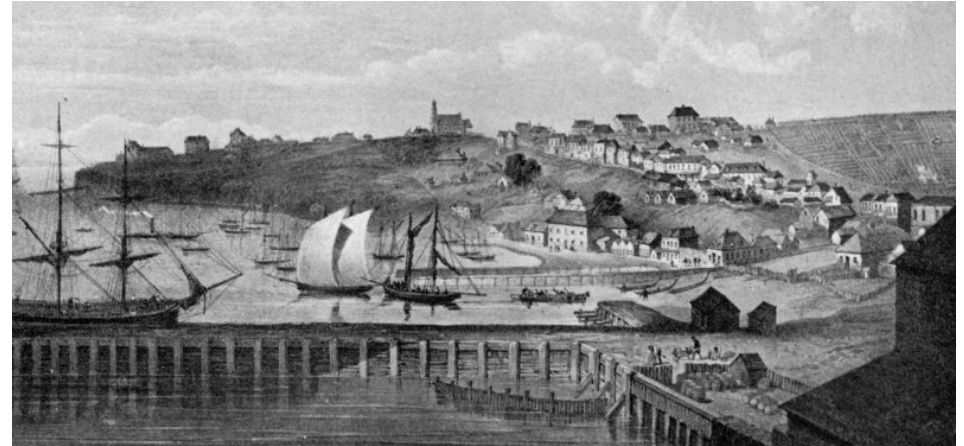
Commercial Bay is positioned at the heart of Auckland's CBD and occupies an important location near the meeting point of the original shoreline of Waitematā (the Waitematā Harbour) and the terminal point of Te Wai Horotiu.

Te Wai Horotiu was an important source of resource, food and water for both local Māori kainga (settlements) and the earliest of European settlers of Auckland. Te Wai Horotiu has long since been piped and undergrounded, however the waters still flow and discharge in the area of the Ferry Building.

The Waitematā is an important cultural marker for Auckland's iwi and hapū. The natural series of bays along the historic CBD waterfront were punctuated by coastal headlands, many of which provided sites for Pā (fortified settlements), allowing safe refuge and monitoring of the waters of Waitematā below.

Traditionally the area that Commercial Bay is being developed on was well known by Mana Whenua, highly valued for settlement and resource gathering. With the arrival of the colonial administration in 1840 to the present day, this area has been viewed as the logical place for Auckland's business centre, and was named "Commercial Bay" accordingly.

These landscape references and visual links to other important cultural landscape markers have directly influenced design outcomes.



A range of features within the Waitematā Mana Whenua landscape – Commercial Bay

WHAKAPAPA: NAMES AND NAMING

Commercial Bay recognises and celebrates the significance of local Māori names within the development as a way of referencing the culture and heritage within the Mana Whenua landscape, and for establishing a sense of place.

Mana Whenua have gifted names for key features of the development. These names seek to capture and express the intent of Commercial Bay – celebrating the site's heritage and future use as a vibrant, welcoming place for all to enjoy as a place for business, trade, hospitality and entertainment.

Entry Thresholds that are reflective of four of the moana (bodies of water) of Auckland:

Northern entry – **Waitematā**

Eastern entry – **Tikapa**

Southern entry – **Manukau**

Western entry – **Kaipara**

The East-West Laneway:

Ngā Tai e whā - This name reflects the coming together of the four waters (as represented by the names given to the four entry thresholds), and also the reaching out to the four corners of Tāmaki Makaurau. This name may change in the future at the request of Mana Whenua.

Civic Steps:

Te Reo Pōwhiri – This name reflects the importance of the traditional processes of welcoming visiting groups, this name contributes a uniquely Māori element to this section of Commercial Bay. Referencing the open, hospitable and welcoming nature of Māori and New Zealand cultures, this name has been provided by Mana Whenua to mark this major threshold connecting to adjacent public space and facilities,

MAHI TOI CREATIVE FEATURES

The creative expression of narratives provided by Mana Whenua has been achieved through collaboration between the project team and Mana Whenua.

Key features include:

East-West Laneway

A key structural element of the design which runs through the centre of the site. Open to the public 24/7, the laneway will be a significant pedestrian thoroughfare connecting Lower Queen Street and Lower Albert Street. Stone paving material will follow a pattern and incorporate whakatauki (traditional saying/parable) provided by Mana Whenua to mark and reinforce selected entrance thresholds.

Detailed design of these thresholds will respond to the Tikapa (eastern entry) and Kaipara (western entry) narratives provided to support the layered Mana Whenua history of the site. It is expected that locally sourced stone (from the wider Auckland region) will be utilised in selected areas throughout the lane to express indigenous materials.

Civic Steps

These will act as the primary entry and 'front door' to the Commercial Bay retail environment. Access will be from the Lower Queen Street civic space and it is intended that this feature will be able to function as a key gathering and meeting space. A repeating motif pattern will be applied to the Civic Step risers and timber soffits to capture and visibly express narratives provided by Mana Whenua.



MAHI TOI CREATIVE FEATURES

Canopy and Skylight Frits

A repeated patterning treatment will be applied to these elements to express Mana Whenua narratives.

Commissioned Artwork

A suspended commissioned artwork of scale, mana and mass/presence is to be located in the double height volume within the building envelope above Te Reo Pōwhiri. The project team is committed to collaboratively develop the brief and scope for this artwork with Mana Whenua, who will be involved in the review and selection of proposals and in the selection of the successful artist(s) to undertake this artwork.

The Commercial Tower

The Tower is the major vertical element of Commercial Bay and has been designed to provide a new and highly visible feature for the Auckland CBD skyline. The Tower's external diagrid structural form reflects the traditional Patiki (flounder) weaving pattern that will be widely visible from across the City. It is intended that lighting of the northern façade may further enhance the articulation and visibility of this pattern.

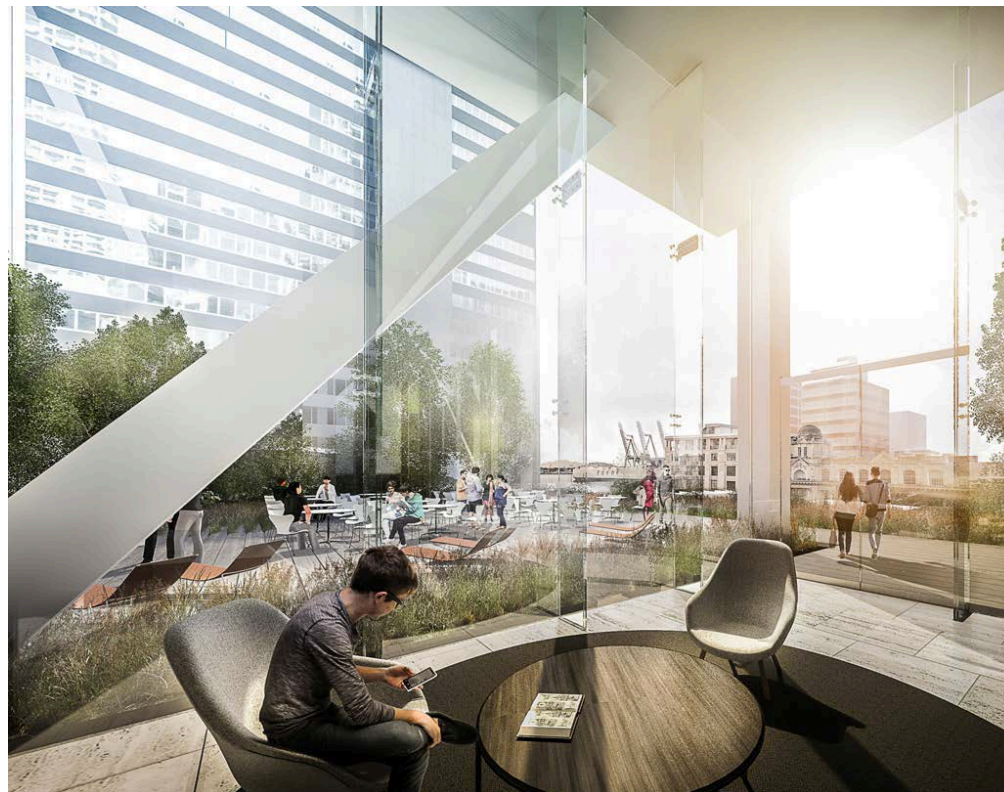


TAIAO THE NATURAL ENVIRONMENT

The identification and inclusion of natural landscape elements and materials within Commercial Bay is a key driver of the project design. Commercial Bay's landscape strategy is based on interwoven layers of landscape and cultural design which reflect the geology, ecology and Mana Whenua narratives of the site and broader context.

Landscape design elements include:

- Preferential use of native vegetation throughout the development that reflects local biodiversity (where it will be able to thrive and be healthy long term). Commercial Bay incorporates substantial areas of integrated planting, including building facades and suspended over laneways.
- The **Sky Terrace/Sky Garden** (located outside Sky Lobby on level 6 of Commercial Tower) is a key landscape design feature of Commercial Bay. An urban rooftop space that promotes views out to Rangitoto and the Waitematā, the terrace provides ample space for planting and the opportunity to connect the development with the wider cultural and natural landscape. The elevation of the terrace allows users with a unique experience of the city's contemporary meeting point with the Waitematā.



MAURI TU ENVIRONMENTAL HEALTH

Commercial Bay incorporates sustainability features and has been designed to achieve a 5-Star Greenstar rating (tower).

The following elements are included in the design to minimise environmental impacts of the development and ongoing operation:

- Re-use of existing materials from demolition wherever possible
- Rainwater harvesting for cooling tower makeup
- Low VOC coatings and finishes
- Cycle parking and end-of-trip facilities
- Low water and energy use systems, fittings and fixtures
- Sustainably sourced timber
- Use of locally sourced materials



AHI KĀ THE LIVING PRESENCE

Commercial Bay has been guided by the commitment of the project team to a design programme and approach which celebrates the culture of this place and its people - Auckland.

Commercial Bay's project team has worked in collaboration with Mana Whenua to encourage the coming together and welcoming of people through development form and design elements. The Civic Steps are a space within Commercial Bay designed specifically to reflect traditional rituals of welcome and exchange to take place, and this space could be made available for Mana Whenua for this function in the future should they choose.

Strong relationships formed with Mana Whenua have established a means and frame for an ongoing programme of participation post development, which will be designed and agreed collaboratively.



LESSONS LEARNT

Mana Whenua engagement

Investing in a robust and meaningful Mana Whenua engagement programme with adequate resourcing has undoubtedly provided an improved design outcome. There have been issues around the ability of Mana Whenua to meet project timelines, and this has at times put the design programme at risk. Improved communication by the project team around key milestone dates would have assisted in mitigating this risk.

Communications, recording and reporting

A careful approach to ensuring a steady and timely flow of communication to Mana Whenua has been maintained by the project team. This includes clear minute taking from all hui, timely circulation of hui minutes, and the iterative development of the Commercial Bay Te Aranga Māori Design Values and Principles Matrix after each hui. This approach ensured that all participants were clear on where things were at all times.

Involving a Māori design facilitator

The project team has identified many benefits from having a Māori design facilitator on board. The Māori design facilitator provided the project team with an early, meaningful and evidenced understanding of the values underpinning the Te Aranga Māori design principles. The facilitator has guided the project team at Mana Whenua hui, has been helpful in resolving issues arising, and in providing guidance procedurally. Further value has come from ensuring engagement has built progressively on agreed design decisions through the design process, and the project team openly acknowledge that involvement has led directly to a richer realisation of design opportunities.

Value of Te Aranga Māori design principles

Meaningful engagement with Mana Whenua and application of the Te Aranga Māori design principles have influenced and enriched design outcomes, and will provide users of the development with a deeper understanding and connection to place. Following this experience, the project team is committed to including the Te Aranga Māori design principles in design processes with future developments.





The Auckland Design Manual is a fantastic free resource that's been created to help you through your design concept and development phase. It's a practical guide that sits alongside the Unitary Plan. If the Unitary Plan is your rule book, think of the Design Manual as your how to guide - helping you to visualise what you can build in Auckland.

The Design Manual will help you to avoid expensive mistakes by giving you the information you need up front, so that you are well-informed and know how to ask the right questions.

The Design Manual can support you at the following key stages in your development process:

- Inspiration for what you could build on your site
- Understanding the rules
- Writing your brief
- Developing a design
- Hiring your design and build team

Go to aucklanddesignmanual.co.nz to find out more