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## Appendix B

### Architectural Plans

APRIL 2022

# Hamilton Harbour KSD-2

## Development Application Package

### Commercial Office Development

Corner of Kingsford Smith Drive and Northshore Way

13.04.2022





Context Site Plan

COX



## 12 Hercules Street Hamilton : KSD-2.0

### Commercial Development on Corner Kingsford Smith Drive & Northshore Way (Hamilton Harbour Master Plan Stage 5)

#### Urban Context

The site for “KSD-2.0” is the fifth and final portion of the Hamilton Harbour development which was originally master planned by COX in 2008. Although the components, sizes and arrangements of buildings has evolved in the subsequent years, the fundamentals of the original vision remain strongly in place, including the integrated internal ‘retail street’ which anchors a vibrant and active mixed-use high-density precinct in the true sense of the term. The Hamilton Harbour precinct is currently home to over 600 residential apartments, a 5-level commercial building and a significant offering of retail space which includes medical, dental, food and beverage and a ‘Woolworths Metro’ supermarket.

The location for the development is extremely prominent, occupying the north-facing portion of the precinct and having effectively 3 x street frontages: Hercules Street, Northshore Way and Kingsford Smith Drive (KSD). In terms of primary identity, the building has the ability to address the key corner of Northshore Way and KSD as a strong identifying gateway marker signifying the most prominent entry point to the entire North Shore master planned precinct. Due to it’s height of 13 x Commercial storeys, the building will be highly visible from the KSD approach to the City and become a landmark which strongly signifies arrival at North Shore. The building will afford to its tenants stunning views in nearly all directions.

The south face of the new development engages with the existing Hamilton Harbour precinct by opening up its ground plane to allow pedestrians to circulate through a new retail ground plane, completing the original vision for an integrated and fully activated hub. It is envisaged that the retail opportunities indicated will become food and beverage offerings, taking advantage of the increased population that the new development will bring, plus the benign and attractive outlook onto Hercules Street Park immediately to the north with their street-facing expansive terraces. The development strives to fully activate the key frontages of Northshore Way and Hercules Street by placing a transparent and fully glazed entrance lobby to that edge, also visible from KSD.

#### Architectural Form and Materiality

The ground plane is enriched with a series of fluid ‘thru-ways’ that can connect pedestrians in multiple directions across the site making it entirely permeable from the direction of the existing Hamilton Harbour precinct, Hercules Street, and Northshore Way thereby promoting positive context engagement. The food and beverage tenancies are envisaged as highly glazed and transparent soft-edged ‘pods’ which are recessed and shaded below the lofted L1. These tenancies will enjoy expansive exclusive-use terraces for alfresco dining, engaging directly with the street and the broader landscape.

The building scale and bulk is effectively broken down into a series of elements that read independently of each other but as a part of a compositional whole. The ‘tower’ form is positioned purposefully to address the key corner of KSD and Northshore Way, and fully sleeves the podium carpark behind such that it is effectively hidden altogether from view. The proposal avoids the typical ‘wedding cake’ approach of tower form sitting on a podium and instead expresses the tower form coming to ground strongly and emphatically, recognising the primacy of the Kingsford Smith Drive corner address.

The carpark podium itself, where it’s not practical to sleeve, is heavily screened with a variegated mixture of bronze metallic bladed battens, plus integrated sub-tropical planting which will be selected to both climb and cascade vertically. The podium has a series of radiused or ‘rumbled’ corners where the space-planning makes it inefficient to occupy. This provides a fluid and sculptural nature to the building forms, softening impacts and allowing more receding views of edges, blurring outlines as they approach the key corners. On the north-facing edge of the podium top is positioned a generous external terrace with integrated pergola overlooking the nearby Hercules Street Park. The podium top is paved to its full extent for use by tenants and fringed with integrated planting.

The commercial tower plates are glazed on all sides due to the centre-core nature of the plan layout which is a positive result both aesthetically and in terms of CPTED and overlooking options and opportunities to the broader precinct. The plates are gently ‘cranked’ to recognise the sweeping curvature of the Northshore Way as it swings around to meet KSD, providing a natural articulation of the form and greatly reducing its perceived length. At the internal junction of the two ‘wings’ of the main plate is recessed deliberately to provide a logical knuckle that houses more integrated planting facing north. Where the plate engages with the expressed podium form there is a purposeful recessed waistline or shadow line to enable the two forms to ‘float’ away from each other.

The formal composition is completed by the incorporation of a generous roof terrace at the top of the tower form facing KSD and Northshore Way. The terrace is largely open but has an expressed shaded ‘brim’ at its circumference which provides a wind-foil but also a definitive signature to finish the composition and a highly visible landmark from both directions of approach along KSD.

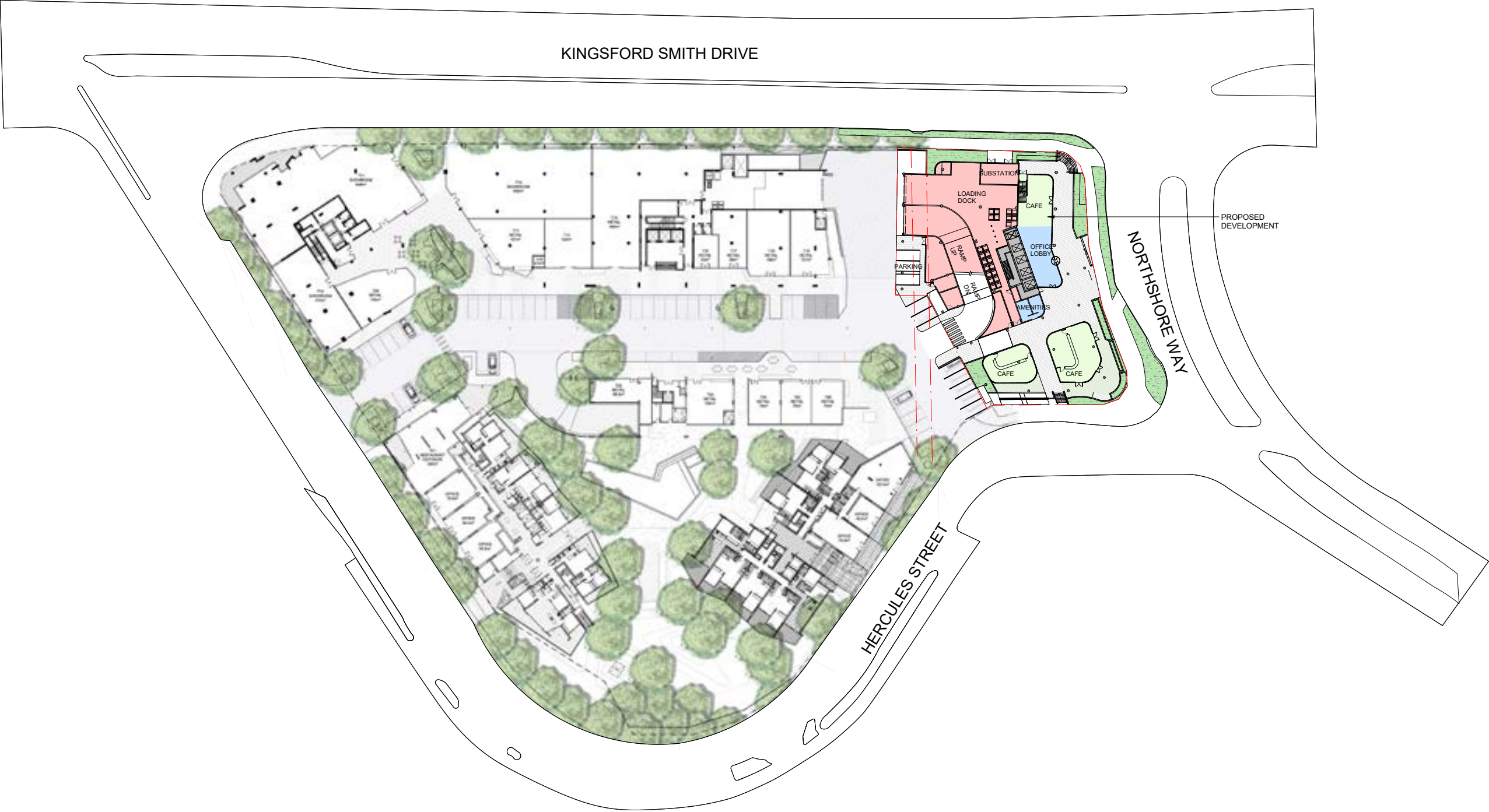
The materials palette is a muted blend of variegated bronze and softer tones which will provide a serene and dignified commercial persona commensurate with the headquarters of a tier-1 blue chip tenant. All materials will be of a high-grade commercial quality providing longevity and durability. This will carry through to small scale elements such as the horizontal sunblades on the façade and the cantilevered street awnings. The proposal represents a significant investment in quality and the long-term aspirations of not only the Hamilton Harbour precinct, but the Northshore precinct more generally.

#### Vehicular Interface

The development offers 170 car parks, partly in a single level of basement but also in 4 x levels of podium carpark which is sleeved by commercial space to the KSD frontage and otherwise enveloped in bronze batten screening with integrated planting. The end-of-trip facility for cyclists and others is located on B1 and accessible by a shuttle lift direct to the lobby. The development is conveniently accessed for both cars and service vehicles via the existing internal retail street which is an important positive aspect, removing the risks that a new cross-over to Hercules Street could bring. This is being facilitated by a ‘car park space swap’ to allow a driveway access off the internal retail street and into the new basement. The existing cars that are required to be relocated to allow the new driveway access will be reinstated in an under-cover portion of the new development podium immediately adjacent.

Refuse, loading and other service vehicles are efficiently and discretely accommodated via the existing shared service court on site and into a dedicated loading dock secured by roller doors. A full traffic engineering report has been prepared covering all details included separately.

Site Plan

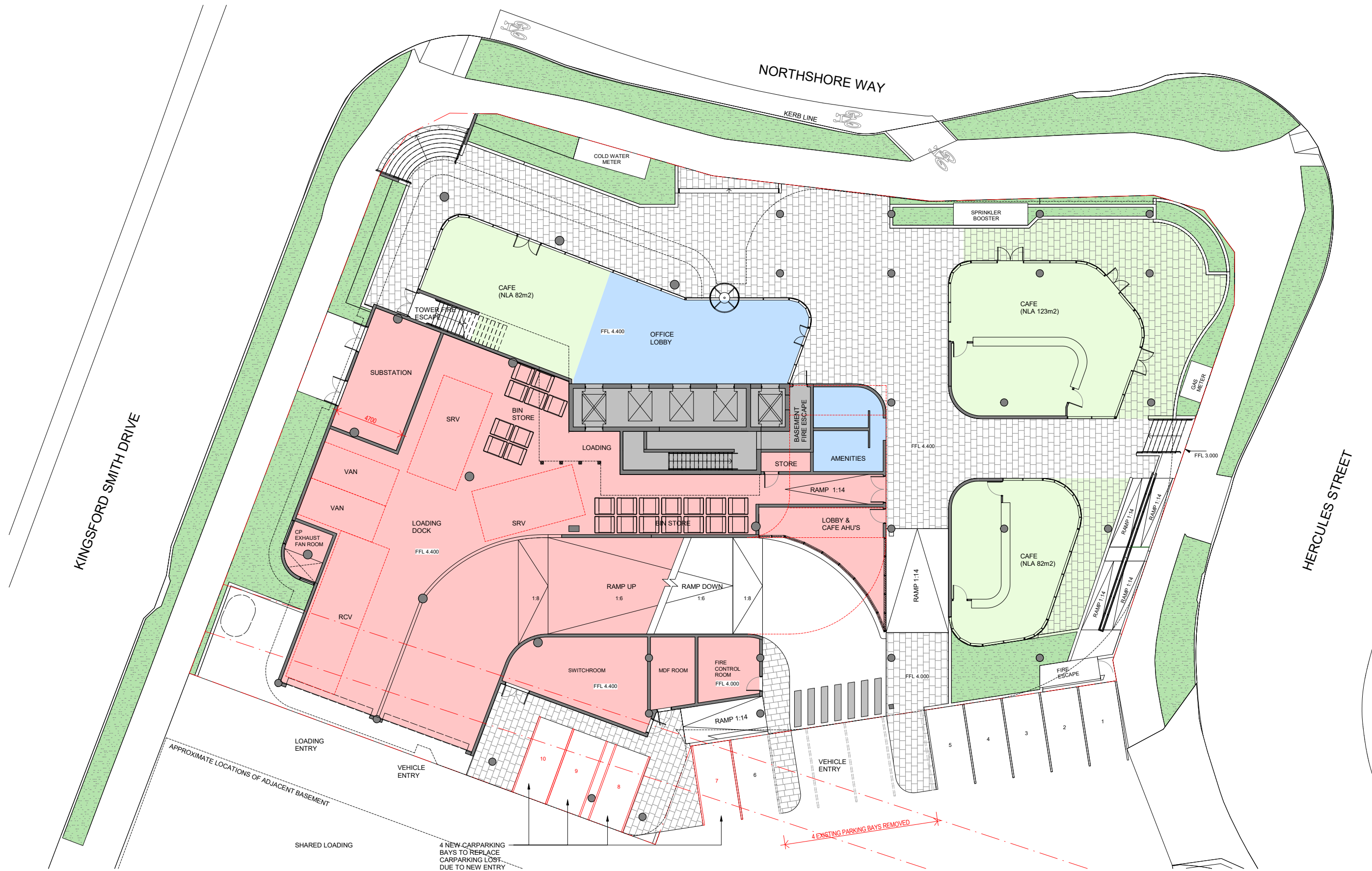


Basement

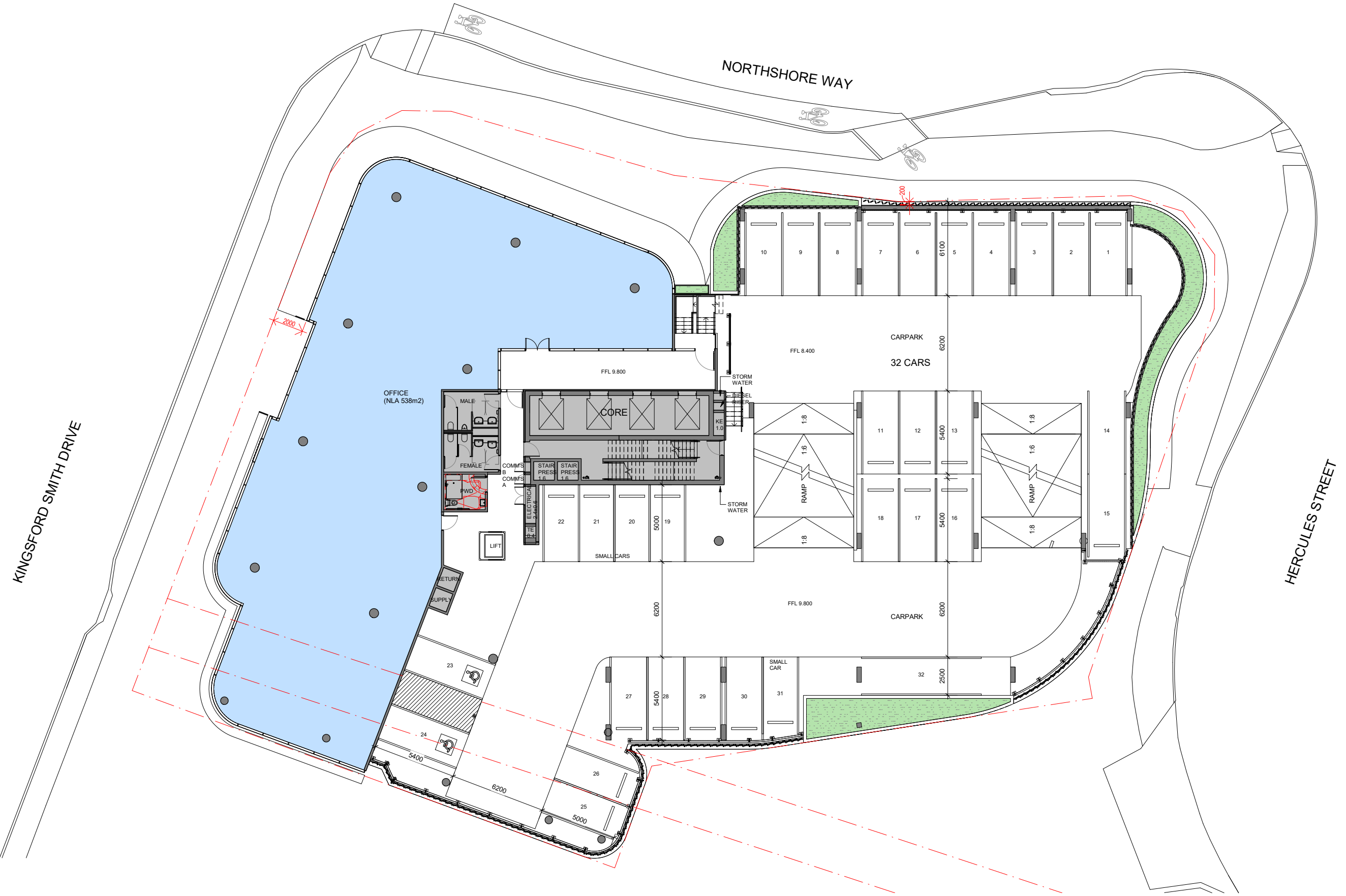




Ground Floor

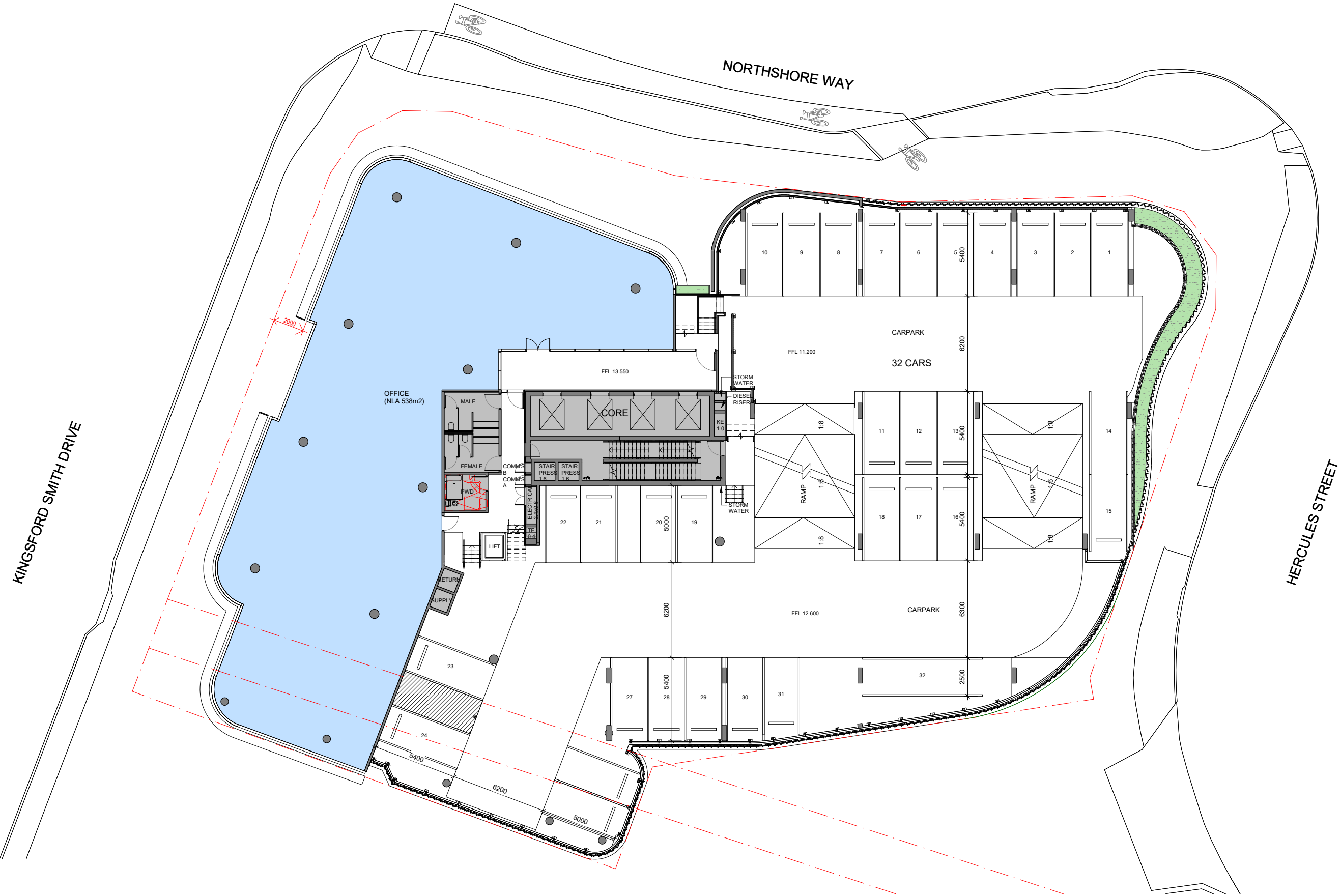


Level 1 / Carpark 1

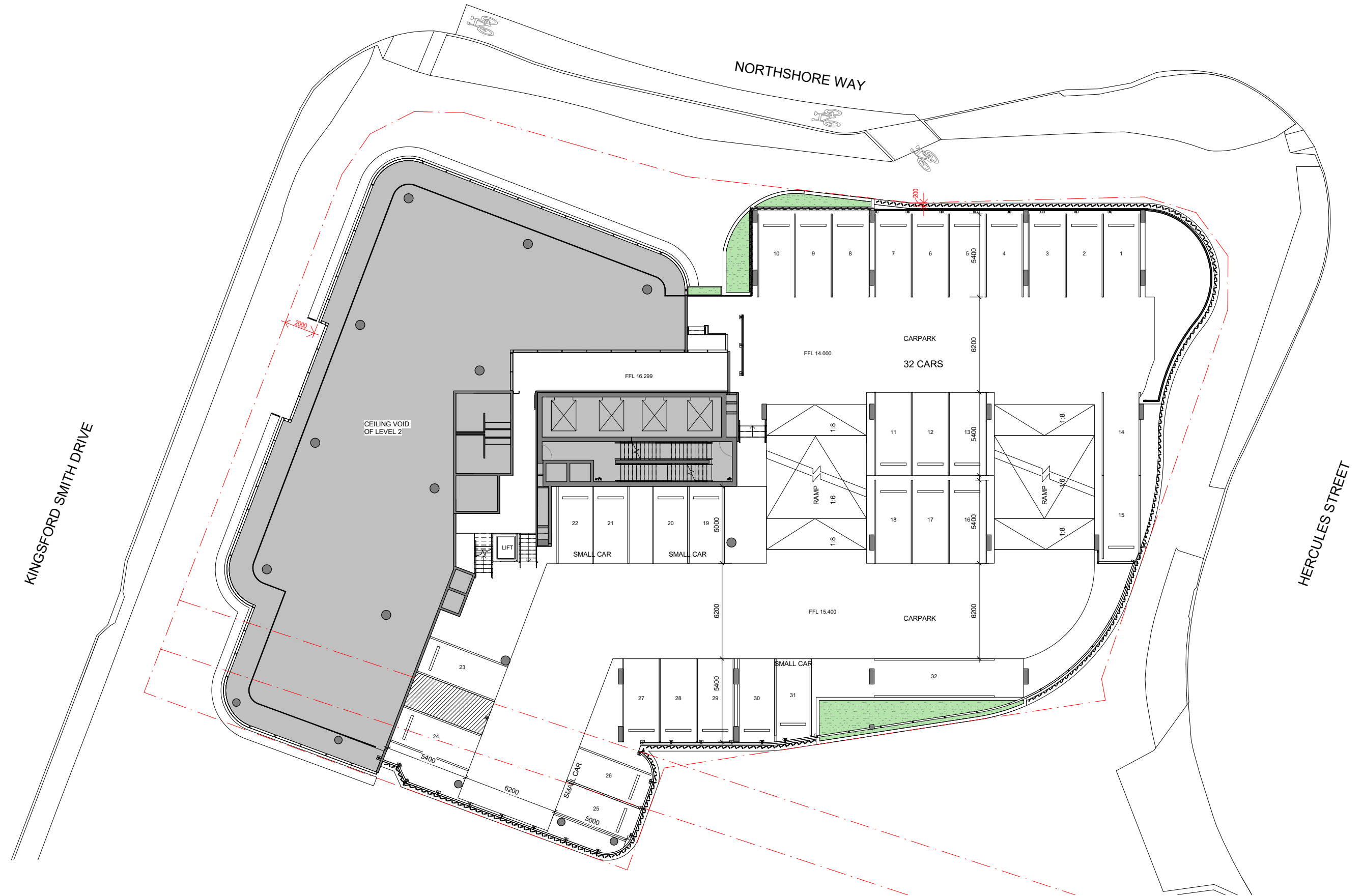




Level 2 / Carpark 2

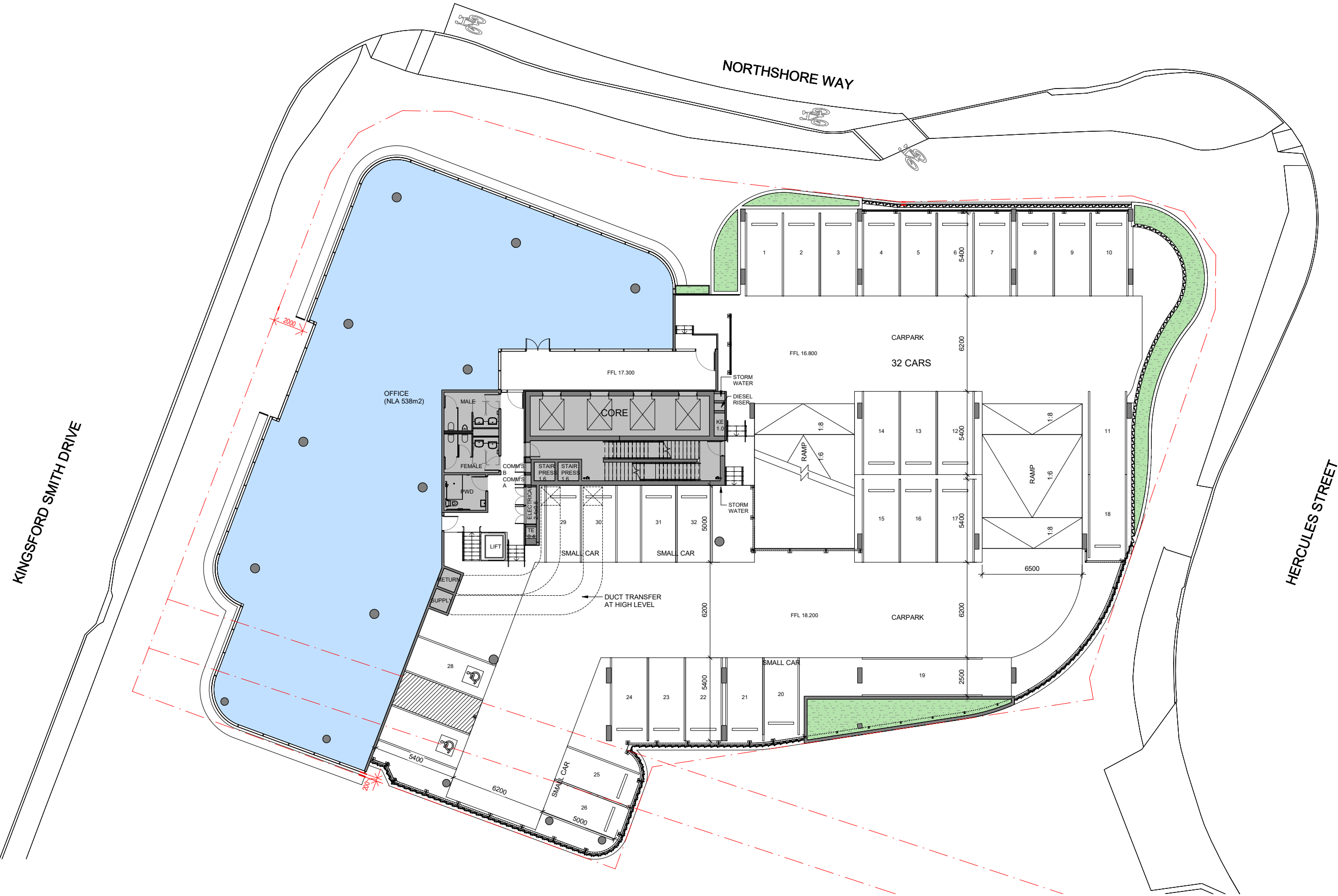


# Carpark 3





Level 3 / Carpark 4

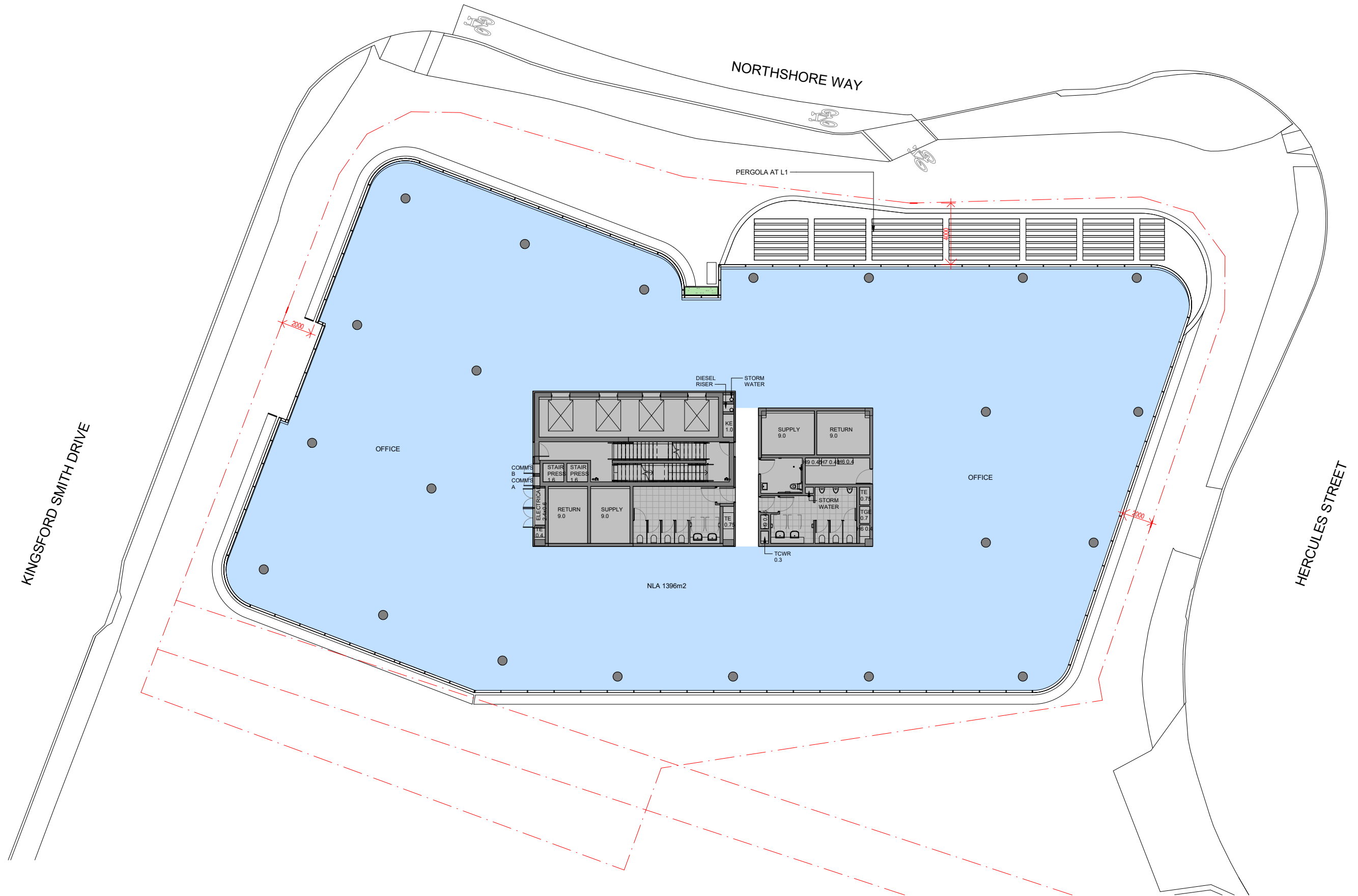


Level 4

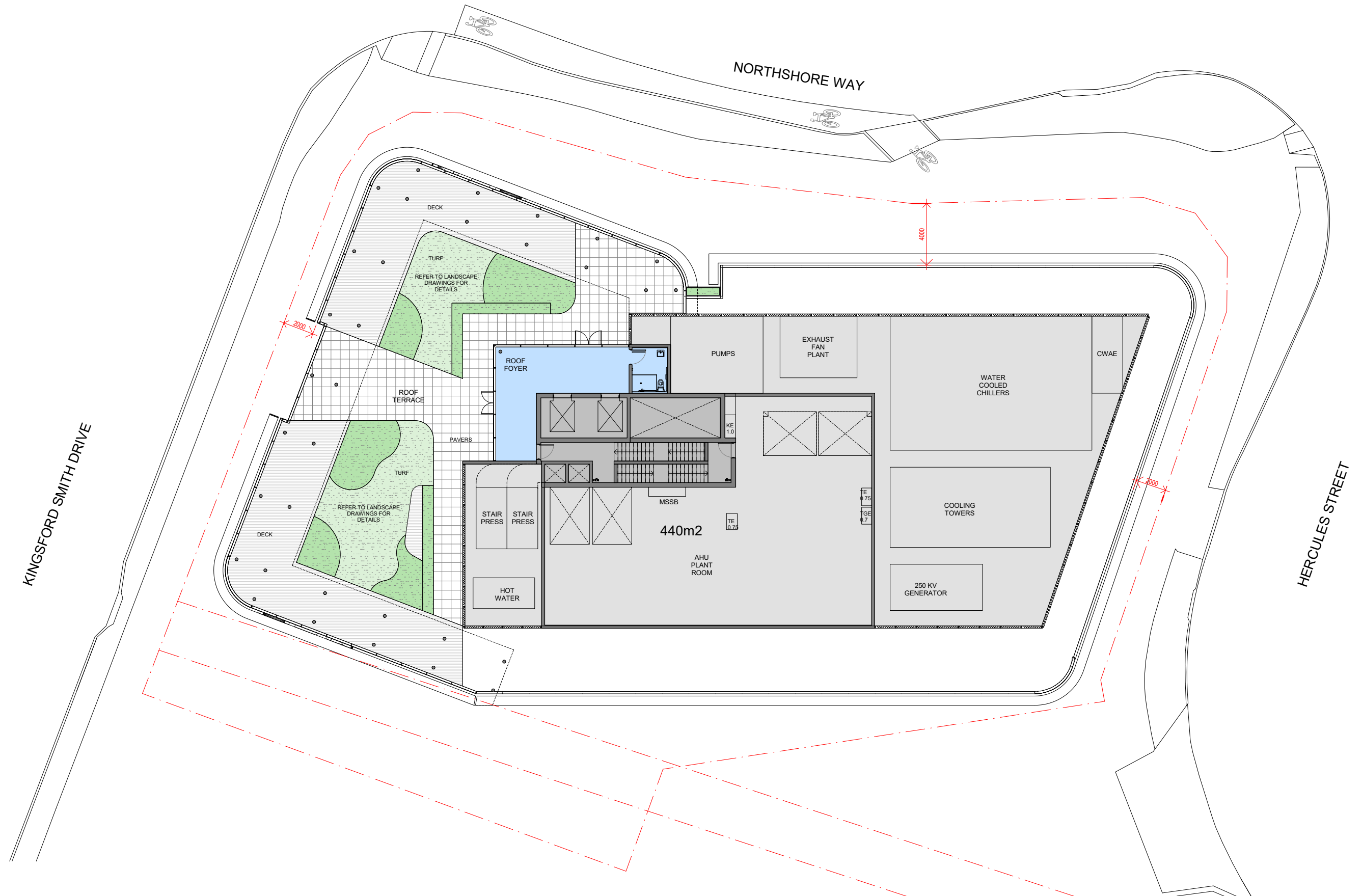




## Level 5 to 12



# Roof Terrace / Plant

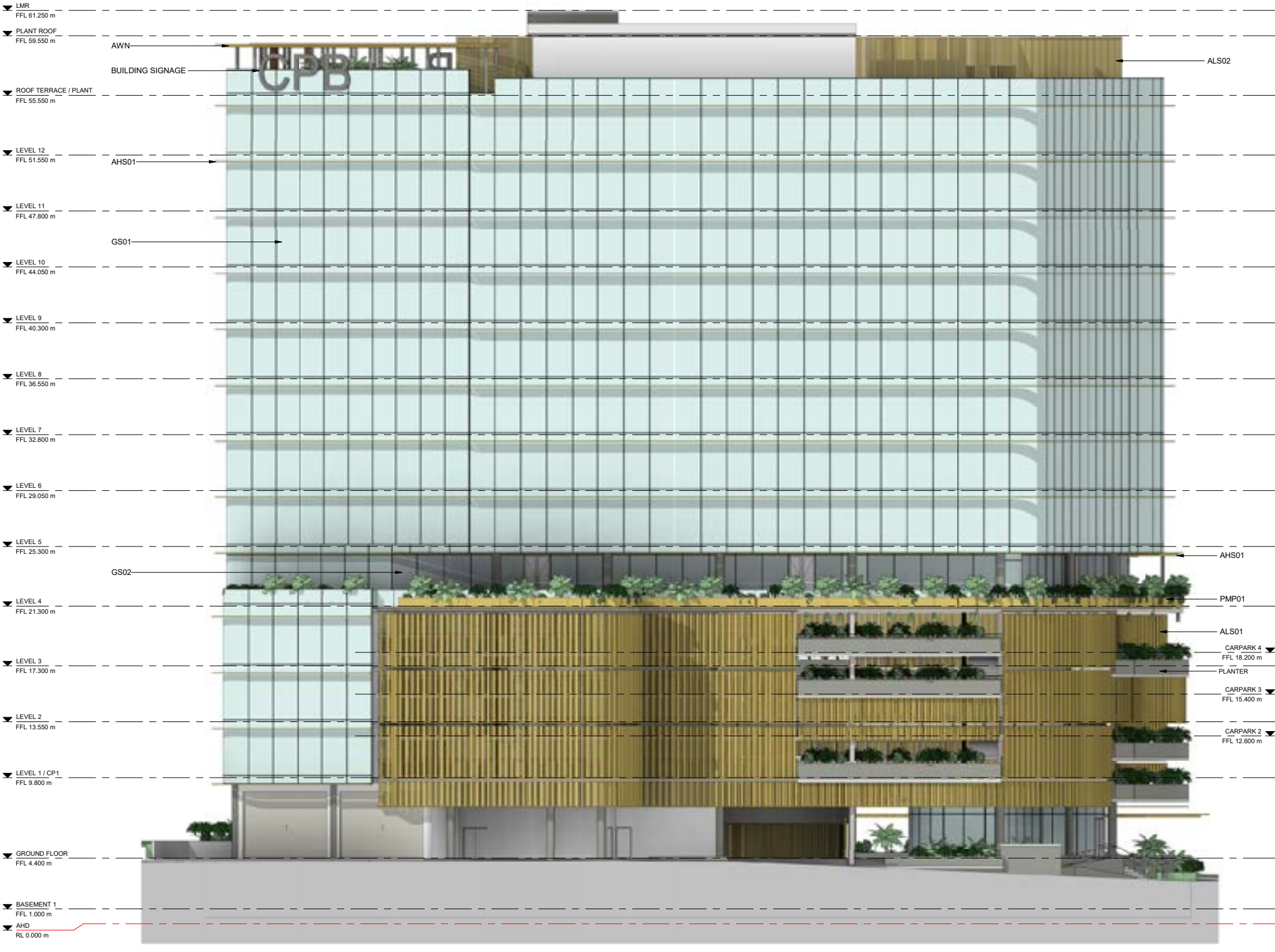




Elevation - Kingsford Smith Drive



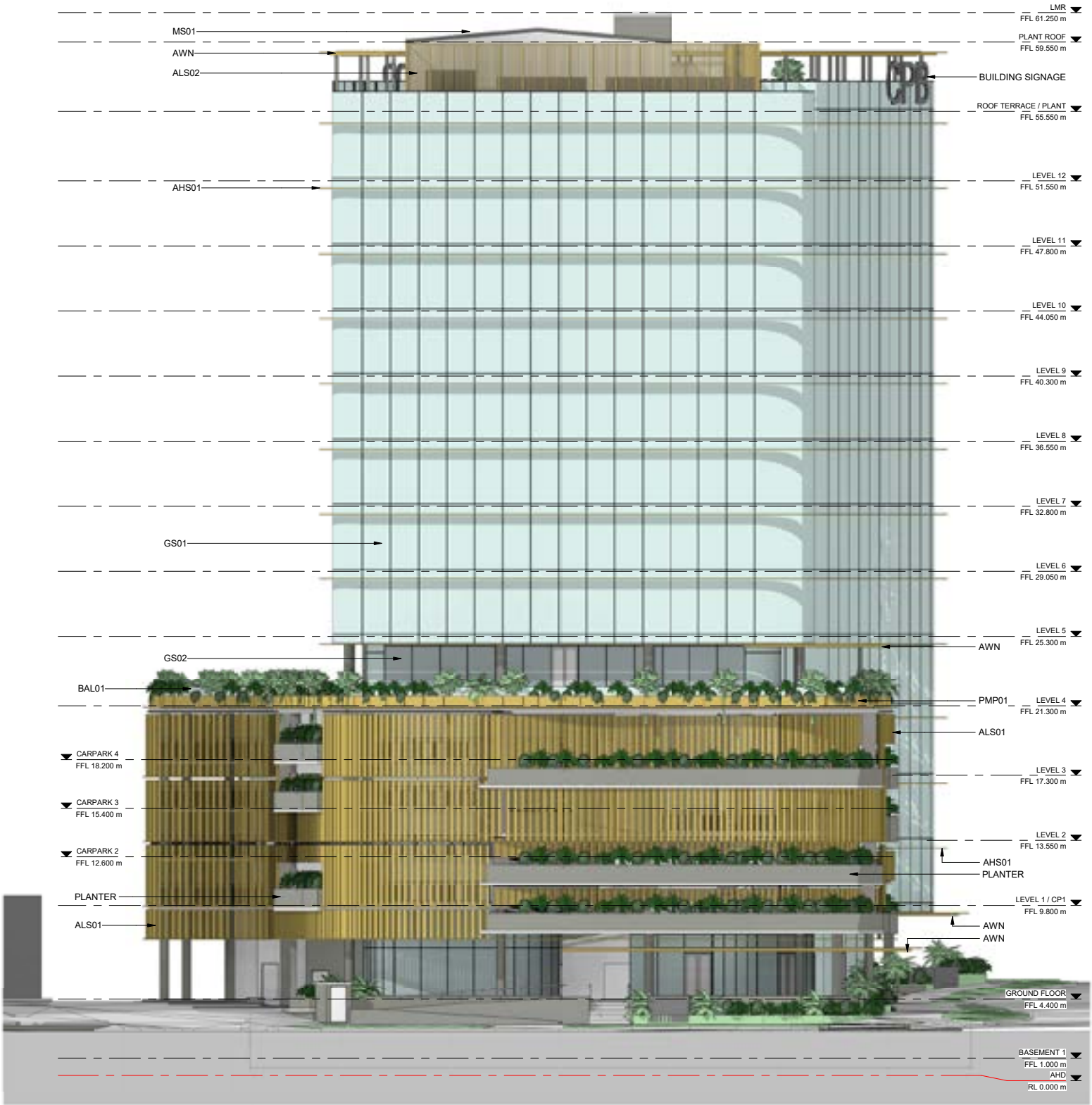
Elevation - West



ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
AHS01	ALUMINIUM HORIZONTAL SUNSHADE 01
ALS01	ALUMINIUM SCREEN 01
ALS02	ALUMINIUM SCREEN 02
AWN	PAINT FINISHED METAL AWNING
GS01	COMMERCIAL GLAZING SUITE 01
GS02	COMMERCIAL GLAZING SUITE 02
PMP01	PROPRIETARY METAL PLANTER

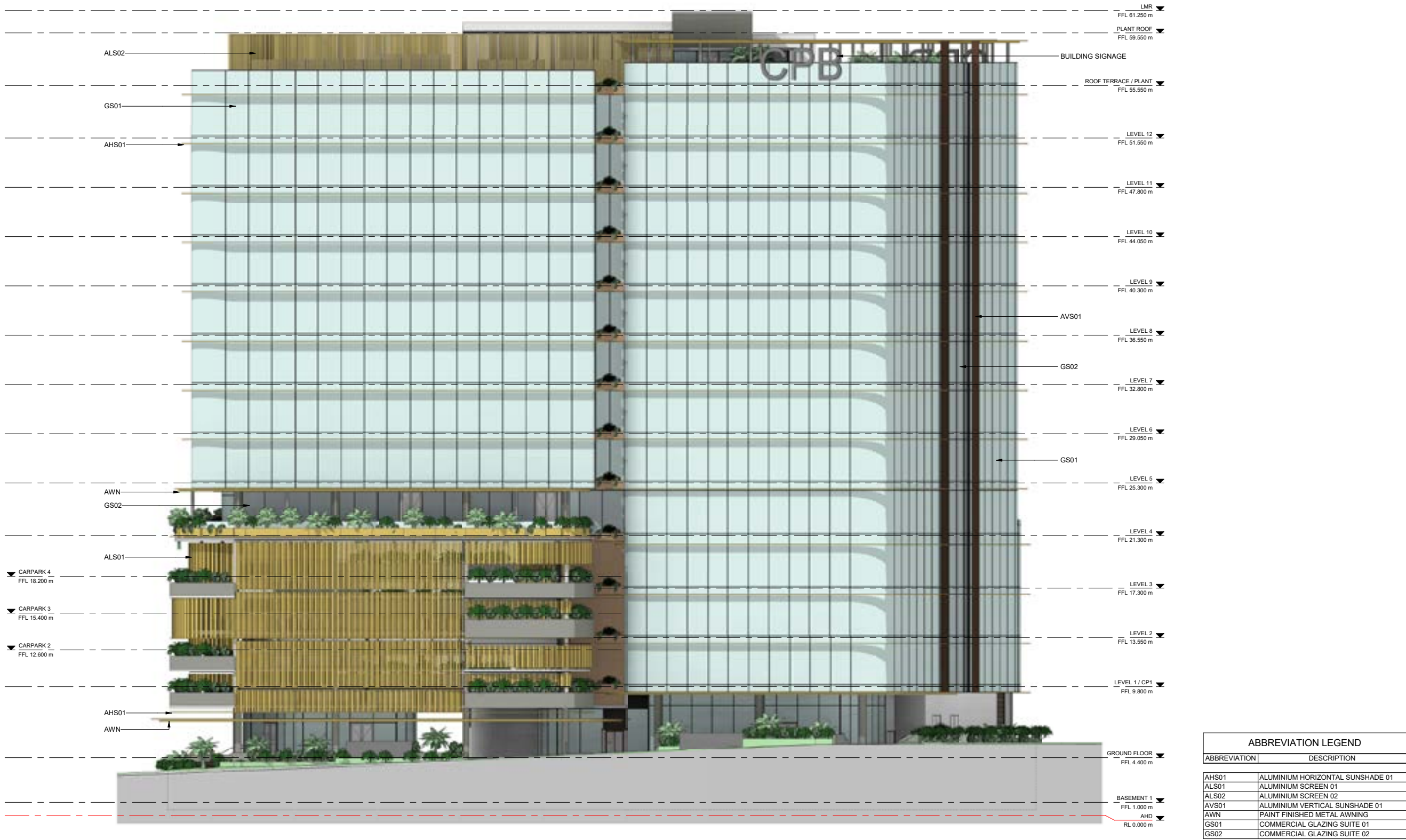


Elevation - Hercules St.



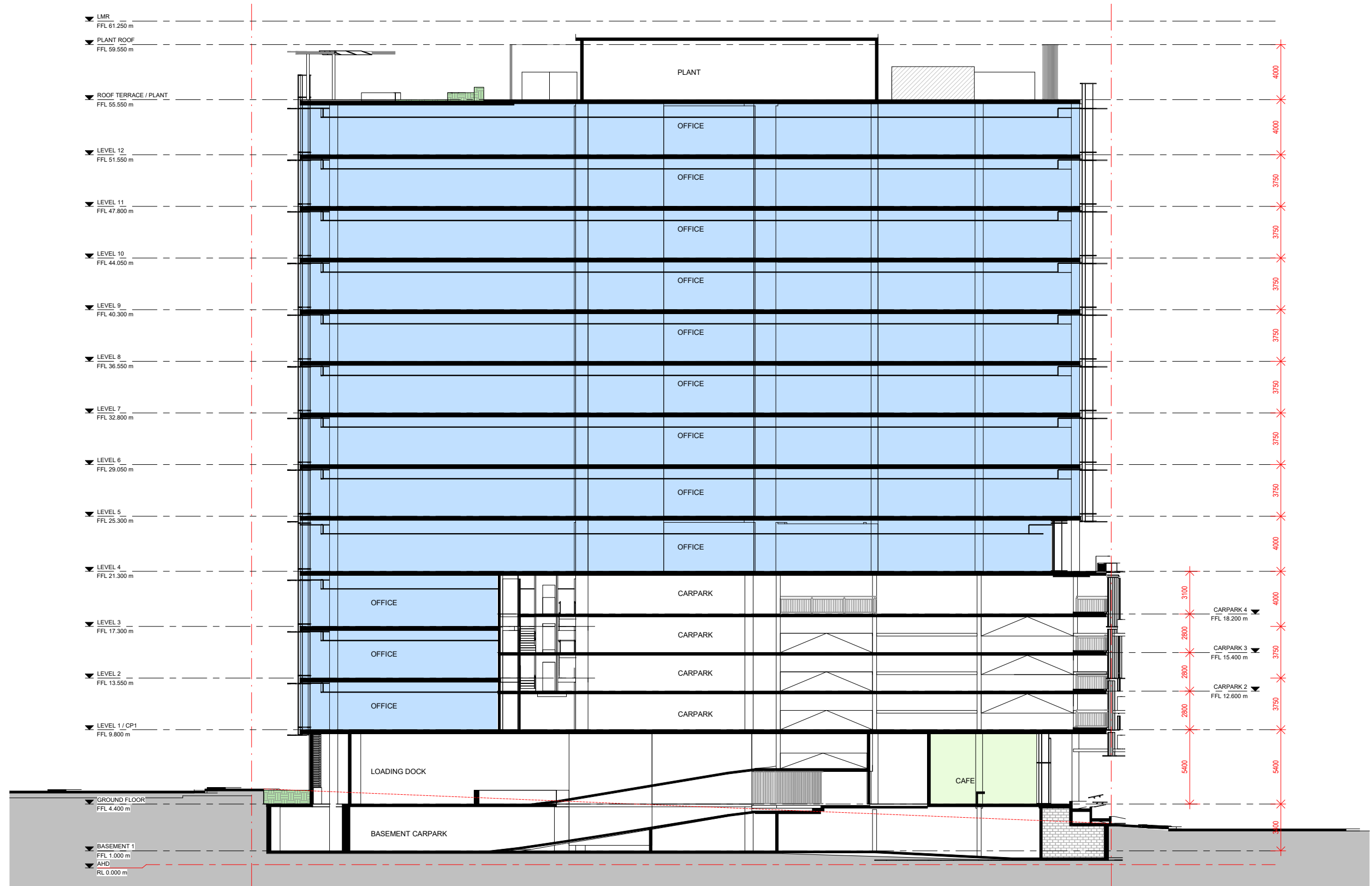
ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
AHS01	ALUMINIUM HORIZONTAL SUNSHADE 01
ALS01	ALUMINIUM SCREEN 01
ALS02	ALUMINIUM SCREEN 02
AWN	PAINT FINISHED METAL AWNING
BAL01	GLAZED BALUSTRADE
GS01	COMMERCIAL GLAZING SUITE 01
GS02	COMMERCIAL GLAZING SUITE 02
MS01	METAL SHEET ROOFING
PMP01	PROPRIETARY METAL PLANTER

Elevation - Northshore Way

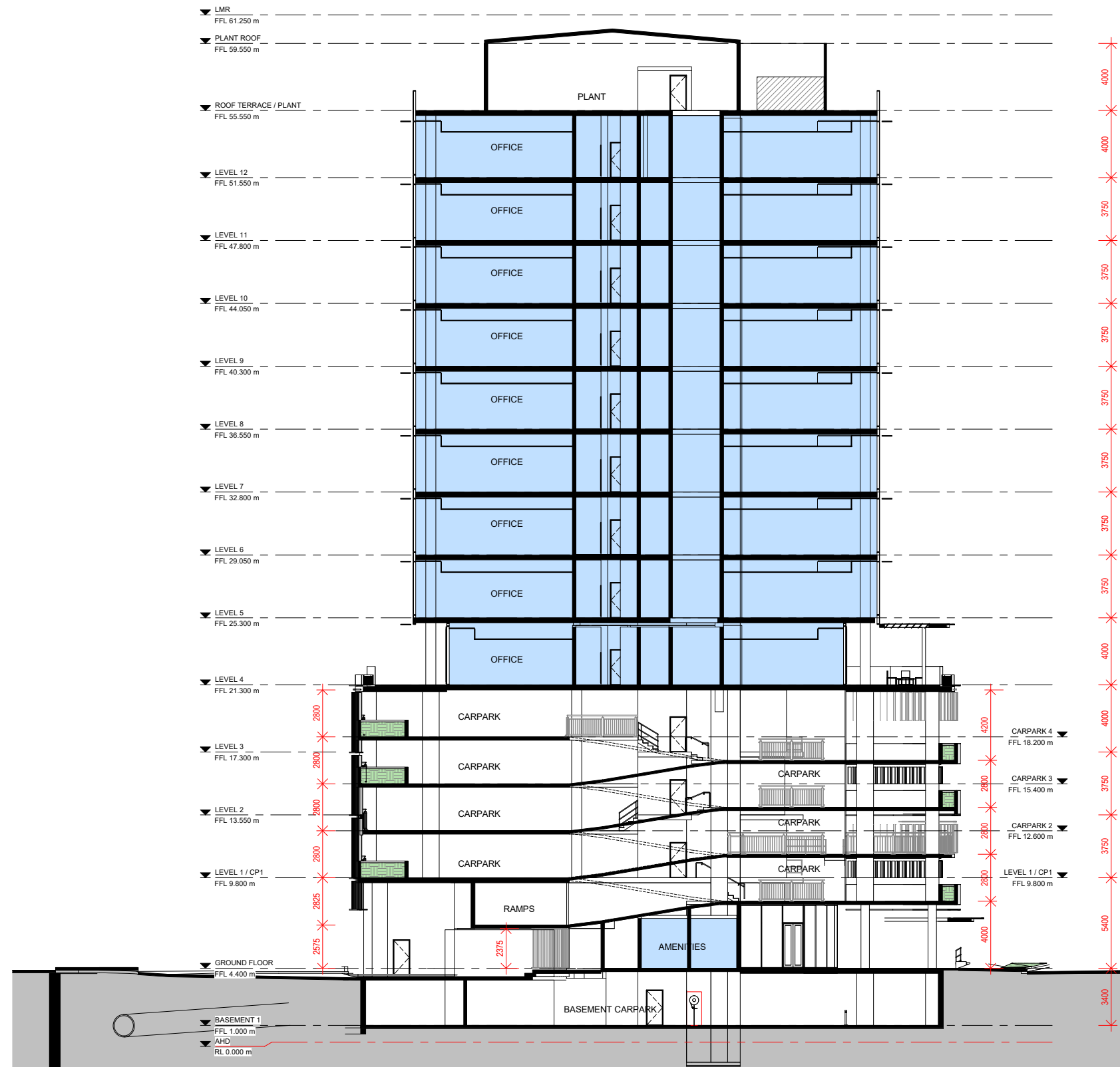




## Section 1



## Section 2













### Hamilton Harbour - KSD2 - Areas

	NLA	GLAR	GFA	GBA	No. Cars
Roof Plant	-	-	-	1599	-
Office 8	1396	-	1462	1599	-
Office 7	1396	-	1462	1599	-
Office 6	1396	-	1462	1599	-
Office 5	1396	-	1462	1599	-
Office 4	1396	-	1462	1599	-
Office 3	1396	-	1462	1599	-
Office 2	1396	-	1462	1599	-
Office 1	1396	-	1462	1599	-
Podium 4	1202	-	1269	1406	-
CP4	-	-	-	1317	32
Podium 3 / CP3	538	-	628	2044	32
Podium 2 / CP2	538	-	628	2044	32
Podium 1 / CP1	538	-	628	2044	32
Ground	-	287	329	1231	0
Basement 1	-	-	49	1992	42

Totals	13984	287	15178	26469	170
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PRE-ROAD RESUMPTION	
SITE AREA	4009
PLOT RATIO	4.14

CURRENT	
SITE AREA	2342
PLOT RATIO	7.08