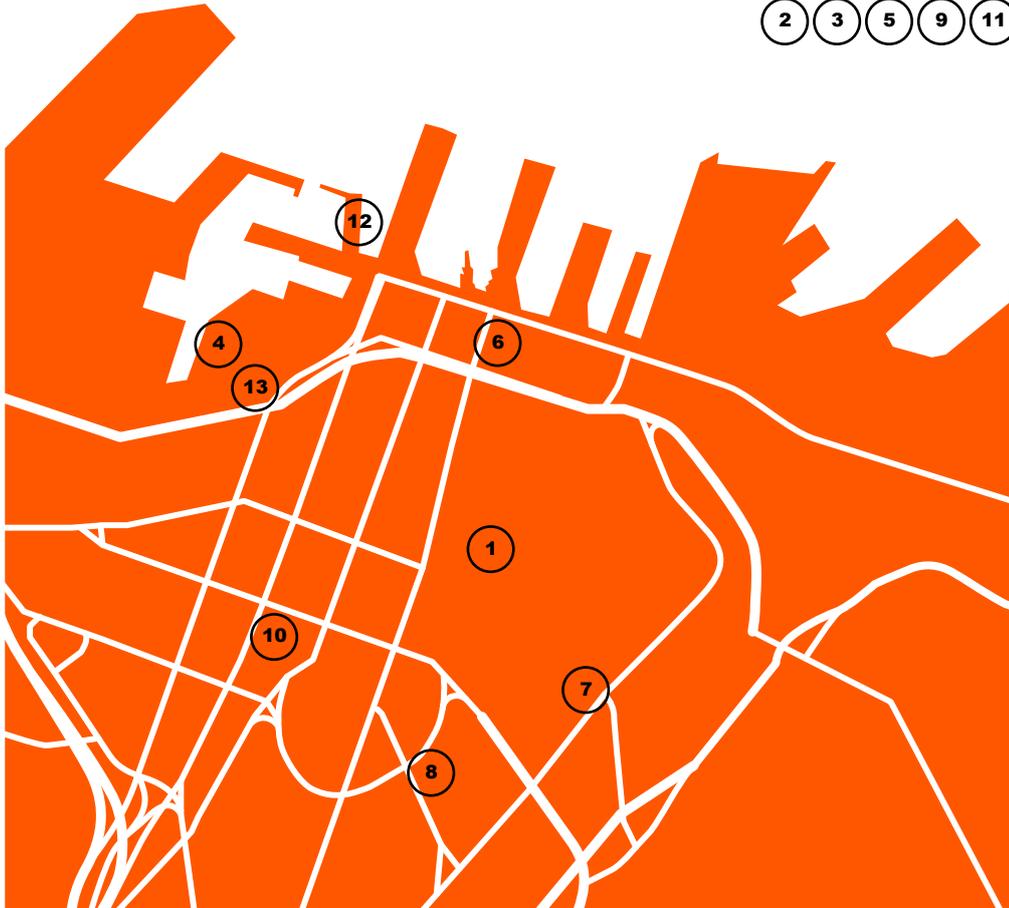


ITINERARY n.38

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House & Office, Leek Street

Auckland City in the 2000s

It's hard to know how to contextualise a decade from which we've only recently exited. There's a danger of producing an architectural version of the TV schedule fillers shown between Christmas and New Year that simply serve as a reminder of all that we were content to have forgotten. This was a decade, however, for which amnesia was not so desirable; the news was largely good.

Economically, the century's first ten years were a mixed bag. Rebounding from the downturn of the late-nineties, the nation enjoyed an economic upswing. Real estate values ran wild and the associated building boom kept architects frantic though the middle years of the decade. This was followed by a global slump that threatened (and may yet cause) fundamental damage to international financial system, although NZ remained sheltered from the worst of it. Through boom and bust alike, the city saw significant action in a band along its waterfront zone – from Vector Arena and the Britomart in the east, through the PricewaterhouseCoopers Tower and Princes Wharf, to the redevelopment around the Viaduct Basin. As redevelopment continues west towards the tank farm area and completes the link to the Beaumont Quarter, the city's centre of gravity has shifted dramatically in the direction of the harbour. Unlike previous construction booms that have left a legacy of which we might not be so proud – one thinks of the 1980s in particular – this boom bequeathed us substantial buildings by many of our best architects. Indeed, the naughties are notable in that while some key Auckland projects were claimed by Aussies, almost all of our local luminaries were able to boast major built achievements in the central city.

The decade saw the advent of BIM and the mainstreaming of software capable of producing dynamic forms and complex geometries. Many Auckland practices were early adopters of Revit and similar tools, but the potential of these systems seems rarely to have been fulfilled. There are a few notable exceptions – Noel Lane's wobbly Museum dome or Oh No Sumo's temporary Cupcake Pavilion – but the digital revolution has provided Auckland with remarkably little in the way of architectural blobs or swooshes. Something else to largely elude architects was the successful operation of competitions. The well-run 2007 competition for the City Mission produced a worthy scheme, but the two-tiered talent quests for Te Wero Bridge (2008) and Queens Wharf (2009) both came to controversial ends. One wonders why the City seems to set up open competitions for only its very highest profile projects; perhaps running competitions for smaller projects might establish the expertise and trust that would smooth the way when the high-stakes projects came around.

On a more positive note, the naughties were a time when Auckland seemed to discover urban design. The establishment of Urban Design Panels to review all development in the CBD raised the bar for designers and developers alike. The Council's appointment of an Urban Design Manager was supplemented by all manner of champions, protocols, frameworks, and taskforces. Urban design hit the headlines when questions arose about where our rugby stadium should be located; it was a remarkable few weeks, when the design of our city became the focus for serious media attention and passionate public debate. But this was a splash in a general rising tide of public interest in our built environment. Combined with advent of *Grand Designs*-type TV and a marked step up in the volume and quality of local architectural publishing, the 2000s were a time in which the power and potential of architecture was increasingly recognised. It was a decade that left architects with plenty of reasons to be optimistic about the future. *Andrew Barrie*

1

2000
The Metropolis
1 Courthouse Lane
Otto Taskovich with
Peddle Thorp & Aitken



This forty-odd story tower was at the time NZ's largest ever development by a private company. Rising from the once derelict shell of Claude Paton's 1913 Magistrates Court, the building was intended to bring 1920s New York Art Deco glamour to Auckland's skyline. Of course, Art Deco was the architecture of the Great Depression, and ironically the project brought not glamour but financial disaster to many of those involved – defaults on bonds meant many investors lost large sums and eventually led to the bankruptcy of Lamborghini-driving developer Andrew Krukziener. See *Architecture New Zealand* Jan./Feb. 1999, Sept./Oct. 1999, and Sept./Oct. 2001

2

2000

House and Office
6 Leek Street, Newmarket
Simon Twose Architect



When this building received an NZIA NZ Architecture Award in 2009, it was called "a brave and inspirational project." A warehouse refurb on an unassuming backstreet, most of the action takes place inside. In the all-white top floor apartment, thin walls warp and twist, wrapping fluidly around each activity. The award citation described the space as "an otherworldly experience, one in which it has become possible to inhabit an idea." These sinuous curves also snake across the façade, slots excavated for banks of windows, each set to a different angle. See *Architecture NZ* May/June 2009.

3

2001

St Peter's College Tech. Bldg.
23 Mountain Road, Epsom
Architectus



With one flank pressed hard up against a motorway on-ramp, this building is a masterful piece of contextualism. On the motorway side, defensive concrete panels are cleaved by translucent strip windows formed into crosses. The other side, which forms one edge of a courtyard, has a cloister and bridge that links to adjacent buildings. Above, flip-up clerestories interlock to unite the composition. The project won an NZIA Supreme Award in 2002. See *Architecture NZ* Jan./Feb. 2000 and Nov./Dec 2001. This area is now the best spot to see Architectus' work, with the Middle School Building (2003) across the St. Peter's campus, and several more just next door at AGS.

4

2001 & 2004

The Point & Viaduct Point Apts
121-15 Customs St West
Craig Craig Moller



This complex consists of two L-shaped blocks – built several years apart – arranged around a triangular landscaped court. The second block, the Viaduct Point, received an NZIA Supreme Award in 2004, the citation commending both architects and client "for a strong contemporary approach in developing an urban apartment typology." See *Architecture NZ* Jan./Feb. 2001 and May/June 2004. Step out onto Architectus-designed Waitemata Plaza and adjacent open spaces (1998) or stroll around to the Lighter Quay to see Architects Patterson's Stratis Apartments (2005) and Studio of Pacific Architecture's North at Lighter Quay (2003).

5

2001-2006

Beaumont Quarter
Beaumont Street
Studio of Pacific Architecture



Occupying the former Enerco gas works site, this project was masterplanned by Studio of Pacific Architecture, with buildings and landscapes by SoPA, S333 (Amsterdam), Engelen Moore (Sydney) and expatriate landscape architect Steven Tupu (New York). Developed by Nigel McKenna (now bankrupt), the project has not been without controversy. Many apartments were sold through failed property company Blue Chip, and a legal stoush erupted in 2008 when ground leases – the project is one of the country's largest leasehold residential developments – increased by 400%. The project won an NZIA NZ Architecture Award for Urban Design in 2010. See *Arca* Dec. 2006.

6

2003

Britomart Transport Ctr & CPO
12 Queen Street
Jasmax & Mario Madayag



Following a masterplan competition won by Mario Madayag, Jasmax, and Peter Walker & Partners, the Chief Post Office was adapted as the station's entrance hall and the descent to the spectacular subterranean platform hall was cunningly inserted into a vertiginous louvered glass box. The project's bold spaces and dynamic connections seem to have captured the public imagination, and the station is undoubtedly our most photogenic new building – its spatial and aesthetic oomph is evidenced in the number of TV commercials and music videos the complex has appeared in. It has sold everything from muesli to mobile phones to Che Fu records. See *Architecture NZ* Nov./Dec. 2007.

7

2003

UoA Kate Edgar Info. Commons
Cnr Symonds & Alfred Streets
Warren & Mahoney



Built alongside W&M's 1960s Students' Union building, this complex includes a bookshop, café, shops, health and counseling services, a large information commons, and study facilities. The project won an NZIA-Resene Local Award in 2003, an NZIA-Resene New Zealand Award in 2005, and a Property Council Merit Award in 2004. See *Architecture NZ* July/Aug. 2003 and Nov./Dec. 2007. Slip across to the road to see Jasmax's fabulous University Fale (2004) or Ashton Mitchell Architects School of Engineering Atrium/Theatre Project, winner of an NZIA-Resene New Zealand Award in 2006.

8

2005

AUT Business School
42 Wakfield Street
Jasmax



When this building won an NZIA Supreme Award in 2006, the citation read: "A business school by its very nature attempts to have its feet in two camps – those of the city and academia. At AUT that desire is made manifest on a number of levels to the benefit of both. From the street level the entry forms both a threshold and a gateway to the campus ... At the scale of the city the building form is responsive to context and climate, and expressive of its role as a great place to work and study." Check out Jasmax's adjacent AUT Te Amorangi library and admin complex (2001) and AUT Art & Design Building (2004).

9

2006

Auckland War Memorial
Museum
Domain Drive, Parnell
Noel Lane Architects



The initial stages of the refurbishment of the Grierson Aimer & Draffin building (1922-29) won Lane an NZIA-Resene National Award in 2000. The "Grand Atrium Project" inserted a number of new galleries and support facilities into a light well at the rear of the Museum. The drama of the ground-level atrium space has been somewhat overshadowed by the fact that the new dome and its views over the city are not generally accessible to the public, used only as special function space. See Douglas Lloyd Jenkins rabid review in *Architecture NZ* March/April 2007, and Museum director Rodney Wilson's more reasoned refutation in the magazine's following issue.

10

2007-
Auckland City Mission
140 Hobson Street
Stevens Lawson &
Rewi Thompson



Designed as part of a competition-winning team that included Thompson, Stevens Lawson Architects, local clergy, and a property developer, this project is to include a courtyard area, a community centre, café and facilities for neighboring St Matthew's church. Facilities for the Mission includes a Homeless Centre, targeted housing, offices, a library, workshops, as well as health and recreational facilities. All this is housed in a miniature cityscape primarily of vertical forms with steeply pitched roofs that both reflect and defer to St Matthew's neo-gothic language. The project has now progressed to Resource Consent stage.

Other Addresses:

PriceWaterhouse Coopers Tower
188 Quay Street (2002)
Stephenson & Turner

St Patrick's Cathedral Restoration (2007)
43 Wyndham Street
Warren & Mahoney

University of Auckland Business School (2008)
12 Grafton Road, City
FJMT with Archimedia
For a critique, see *Architecture New Zealand* Jan./Feb. 2008.

Stamford Residences (2008)
26 Albert Street, City
Peddle Thorp Architects
Recipient of a NZIA Auckland Award in 2009.

Deloitte Centre (2009)
80 Queen Street, City
Warren & Mahoney



Cumulus

11

2009
Ironbank
150 Karangahape Road
RTA Studio



This retail and office development must surely be our nation's most awarded building ever, having received the NZIA-Resene Architecture Medal, a Gold Award in the Best Awards, Metro magazine's nod for best new commercial building, a Highly Commended citation at the World Architecture Festival, and even a special urban design commendation from our former Mayor. Check out the Cross Street façade, and then take a look at RTA's 2008 refurbishment for the same client along the street at 582 K' Road. See *Metro* Dec. 2009, *Architecture NZ* Sept./Oct. 2009, Nov./Dec. 2009, and May/June. 2010.

Beyond the Inner City:

Manukau District Court
30 Wiri Station Road
Manukau City (1996)

Architects New Zealand & Noel Lane Architects
Not strictly a 2000s building, but well worth a look. Winner of an NZIA Award in 2002.

New Lynn Community Centre
45 Totara Ave., New Lynn
Architectus (2001)
Received an NZIA-Resene New Zealand Award in 2002.

Gladstone Road Offices
76 Gladstone Road, Parnell
Fearon Hay (2001)
Winner of an NZIA-Resene NZ Award in 2002.

Cumulus (2003)
8a Cleveland Road, Parnell
Architects Patterson
Winner of an NZIA Supreme Award in 2003.

Trinity Apartments (2005)
429 Parnell Road, Parnell
Architectus
Winner of an NZIA-Resene Supreme Award in 2008.

Waitakere Civic Centre (2006)
6 Henderson Valley Rd,
Henderson
Architectus with Athfield

12

2009
Voyager NZ Maritime Museum
Viaduct Harbor
Pete Bossley Architects



Built as an extension to the NZ Maritime Museum, this building was designed to house NZL32, "Black Magic", the yacht with which Sir Peter Blake won the Americas Cup for New Zealand in 1995. The exhibition also includes a tribute to the life of Sir Peter Blake, and a number of beautiful small yachts that represent the history of New Zealand yachting. The Museum is open 9am-5pm everyday, and admission for adults is \$16. A real waterfront gem!

Architects

Winner of an NZIA-Resene New Zealand Award for Architecture 2008.

Yellow Treehouse (2008)
State Highway 1, Pohuehue Pacific Environments
Winner of an NZIA-Resene New Zealand Architecture Award in 2010.

Wilson School (2008)
1a St. Leonards Rd., Takapuna
Opus Architecture
Winner of the inaugural NZIA Medal in 2009.

Sovereign House (2008)
74 Tarahoto Rd., Takapuna
Bligh Voller Nield with Jasmax
Winner of an NZIA New Zealand Award in 2008.



Trinity Apartments

13

2009
NZI Centre
1 Fanshawe Street, City
Jasmax



This building's diagrid glazed façade makes it one of Auckland's most striking new commercial buildings, but there is further excitement within. Those too shy to simply stroll around the five-storey atrium might take the opportunity of visiting the public café. It's a great spot to take in all the spatial and corporate drama unfolding on the floating floor slabs, flying stairs and projecting meeting rooms. The building picked up Timber Design and NZIA Auckland Architecture Awards in 2009. See *Architecture NZ* Sept./Oct. 2009. At the other end of the block, check out Jasmax's Vodafone V.nue at 20 Viaduct Harbour Ave (2005) and Architectus' 152 Fanshawe Street (2006).

Sources:

All photos are by Andrew Barrie. The 2000s marked a big step up in NZ architectural publishing culture. Our local journals – *Architecture NZ* and *NZ Home & Entertaining* (as it then was) – both took on new editors who ramped up the quality. In 2007 these mags were joined on the shelves by *Houses NZ* - John Walsh's extended interviews in this magazine are in this author's opinion a highlight of the NZ architecture press. Local book publishing also took its own great leap forward, led by the NZ Publications Trust and John Balasoglou. Monographs on the work of our contemporary architectural stars began to appear with a pleasing regularity. Those related to the projects presented here include Amanda Hyde de Krestler ed., *Architectus: Bowes Clifford Thomson* (Auckland: NZ Arch. Pubs. Trust, 2004), Stephen Stratford ed., *Pete Bossley Architects* (Auckland: NZ Arch. Pubs. Trust, 2005), *New Territory: Warren & Mahoney: 50 years of New Zealand Architecture* (Auckland: Balasoglou Books, Auckland, 2005), Stephen Stratford ed., *Jasmax* (Auckland: NZ Arch. Pubs. Trust, Auckland, 2007), and John Balasoglou ed., *Stephenson and Turner* (Auckland: Balasoglou Books, 2006).