

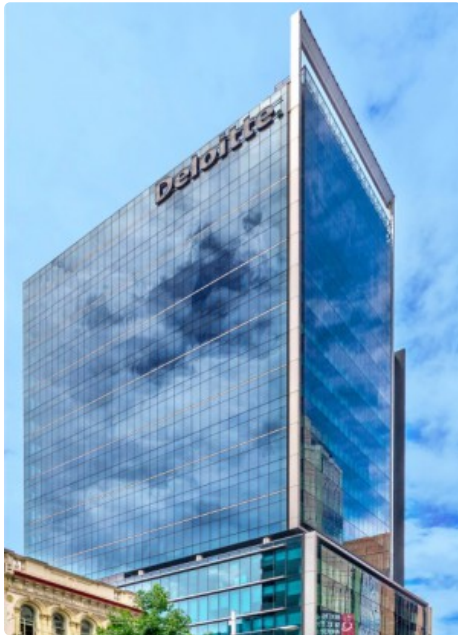
The Skyscraper Center

Global Tall Building Database of the CTBUH



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Deloitte Center



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Figures

Height: Architectural	96.3 m / 316 ft
Height: Occupied	72.3 m / 237 ft
Height: To Tip	96.3 m / 316 ft
Floors Above Ground	21
Floors Below Ground	4
# of Elevators	7
Tower GFA	36,795 m ² / 396,058 ft ²
# of Parking Spaces	170

Facts

Official Name	Deloitte Center
Other Names	BNZ Tower
Structure Type	Building
Status	COM
Country	New Zealand
City	Auckland
Street Address & Map	80 Queen Street
Building Function	office
Structural Material	composite
Energy Label	5 Star Green Star Design Rating from the New Zealand Green Building Council
Proposed	2004
Construction Start	2006
Completion	2009

Companies Involved

Owner/Developer	Brookfield Multiplex
Architect	<ul style="list-style-type: none">Design Woods BagotArchitect of Record Warren and Mahoney
Structural Engineer	<ul style="list-style-type: none">Design Holmes Consulting Group
MEP Engineer	<ul style="list-style-type: none">Design Norman Disney & Young
Main Contractor	Brookfield Multiplex
Other Consultant	<ul style="list-style-type: none">Acoustics NDY GroupCost Rider Levett BucknallEnvironmental AirlabFaçade ThermosashLighting Allendale Electrical and Communications Ltd.
Material Supplier	<ul style="list-style-type: none">Cladding New Zealand Window Shades Ltd; Viracon; Italian Stone; Woods GlassElectrical Nola Electrical LtdFire Proofing Zone Architectural Products LtdFlooring Accurate CeilingsHVAC Aquaheat New Zealand LimitedSteel D&H Steel Construction Limited; ComFlor; Steltech® Structural Ltd

About Deloitte Center

This building is a site specific response to the existing Auckland central business district context, and to the history of this sacred Maori site which was once a fertile river valley that flowed into the Waitemata Harbor. The building embraces a material strategy to acknowledge the former location of the land/sea edge, and to create an "anchor" to recall the former location of the harbor.

The building has been designed to respond to the variable scale of context of the whole city block. This is achieved by the podium being scaled and articulated to both the width of the adjacent streets and the height of the buildings on the opposite side of the street. Many are identified as historic buildings of their period and the boundary alignment of such a collection of buildings becomes a significant urban design and streetscape determinant. Thus the podium was developed to ensure the special character of this heritage precinct in downtown Auckland is

respected and revitalized. The overall massing of the building is comprised of vertical sliding gestures that emphasize the building height, reference the most important intersection in the city and playfully recall the previous alignment of Auckland's Harbor. In addition to these broad moves, a finer scale is achieved by a varied use of façade materials and articulation that respond to orientation. A triple skin on the west elevation with automatic louvers regulates airflow through the cavity and creates a highly transparent façade.

Winter gardens distributed over six levels create interconnecting voids that animate the podium spaces to deliver a high performance work place. The two tenants in this building—the Bank of New Zealand and Deloitte Ltd—have very different work styles. To most effectively accommodate these two work styles, the building shifts from a large floor plate central core building at podium level to an offset/end core in smaller floors through the tower. This shift in floor plate configuration was achieved while also avoiding any structural transfers.

The Deloitte Centre is a pilot project for the introduction of the New Zealand Green Building Council rating system. This building is the most environmentally sustainable commercial office building in New Zealand and pioneered the development of the system.

To submit more information or donate images for this project, please use our [submission portal](#).