



Leuschke

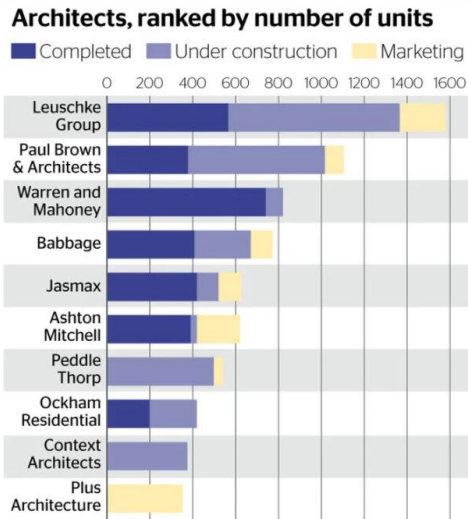
Group Architects



New Zealand’s most experienced apartment architects

With over 3500 apartments built, eight hundred currently under construction and many more on the drawing board, the inclusion of Leuschke Group in any apartment project capitalises on our wealth of experience.

New Zealand Herald, 2017 — “Biggest Auckland Architects”



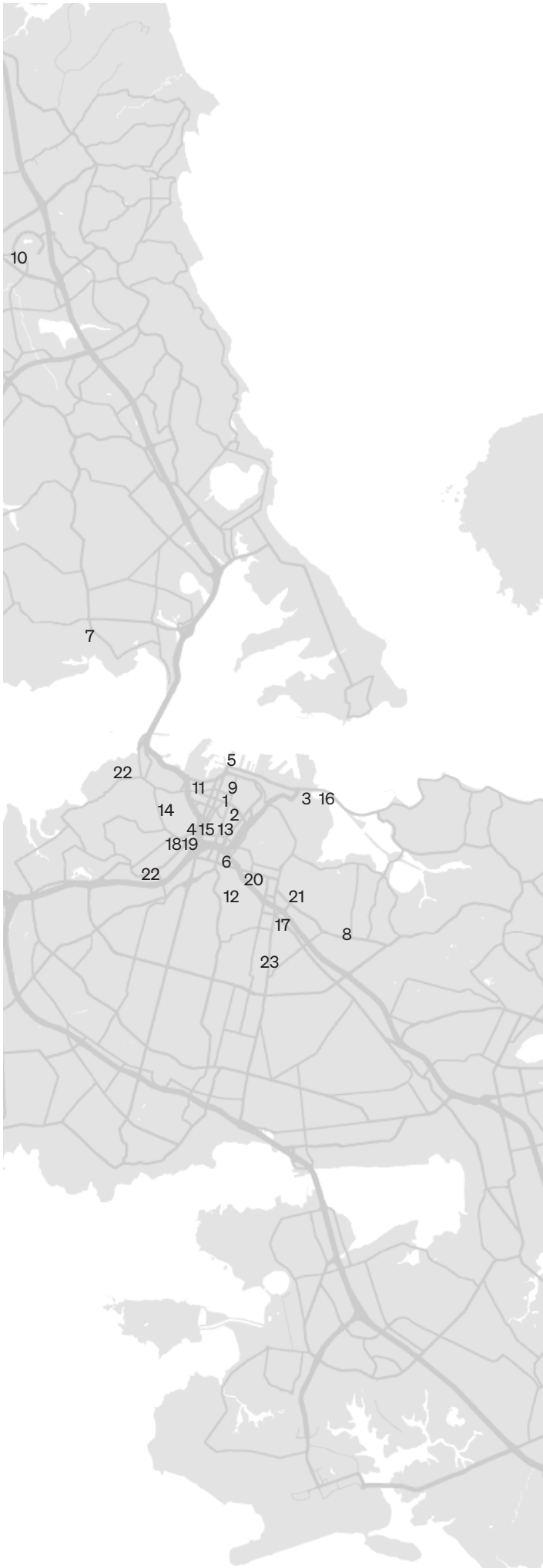
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Designing Value

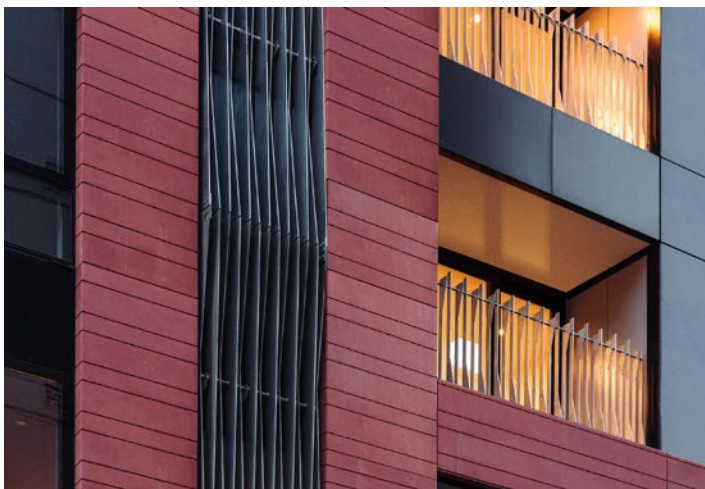
Good Architecture adds value and our ambition is always to create value for our clients through good design, through increasing site viability, improving land values and creating a better living and built environment. We enjoy what we do and delight in seeing a finished project that works for the client, site and community.

We approach each project with an open mind. Our value lies in the ability to understand and exploit a specific site's constraints and opportunities. We are proud of our record of achieving more for our clients than they had anticipated and our ability to generate both enhanced value and design quality.



Project Locations

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Victoria Residences

75 Victoria Street West,
CBD
Auckland 1010

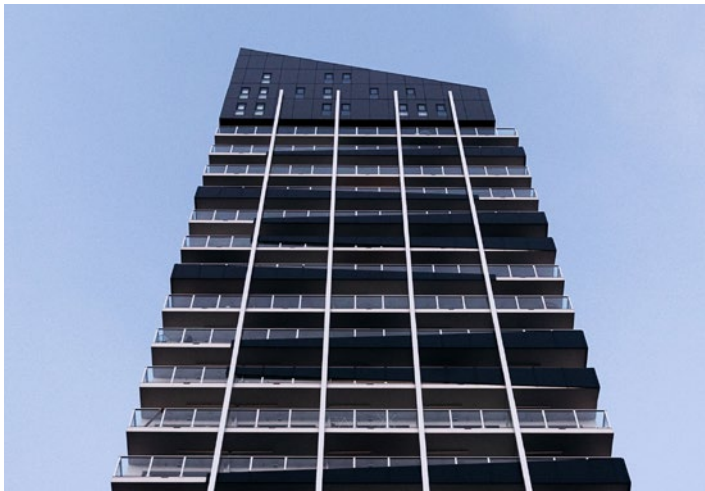
Completed:	2018
Apartments:	176
Levels:	25
GFA:	10,722m ²
Contractor:	Dominion Constructors

Victoria Residences is located on the corner of Victoria Street West and Federal street, a prominent corner site directly across from Auckland's landmark Skytower. The building forms part of the reinvigoration of the CBD in New Zealand's largest city.

The design is rigorous in its simplicity. The façade of the tower is monochromatic, graduated to create visual interest, light to dark and dark to light unitized curtain wall panels of high-performance glazing and aluminium cladding, crossing to provide a simple but elegant composition.

The first four levels are clad in terracotta GRC supported from unitized curtain wall panels, the height and horizontal banding echoing the derelict 19th Century building formerly occupying the site.

Ground floor retail tenancies and the tower entry activate the two street frontages along with feature balustrades and fins and a sculptural steel canopy which celebrates the street corner.



Queens Residences

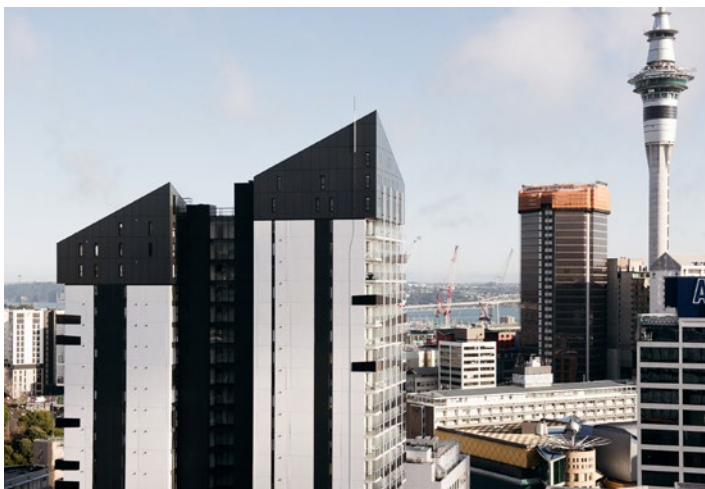
7 Wakefield Street
CBD
Auckland 1010

Completion:	2016
Apartments:	280
Levels:	28
GFA:	19,658m ²
Contractor:	Scarbro Construction

The form of the building has been dictated by meeting the considerable requirements of light, height, outlook, earthquake sway distances, apartment sizes, vehicle manoeuvring and the extensive easements across and around the site.

This results in a highly modulated form with a vertical emphasis. It is proposed to work with this incorporating three main visual treatments, aside from the areas of deck/balustrade/glazing. Two types and textures of shear/fire wall likely to be concrete and a lightweight multi-coloured 'weave' to the two areas of bedroom façade facing the six metre outlook areas. The two concrete walls finish at differing heights and separated by narrow vertical bands of fire windows to break up the forms.

The north façade of the building naturally has a complex shape of stepping balconies. One of the concrete walls continues up and wraps across the north façade, creating as a type of brise soleil which gives a roof form, tidies and holds the north elevation and gives the building a hierarchy of directionality.





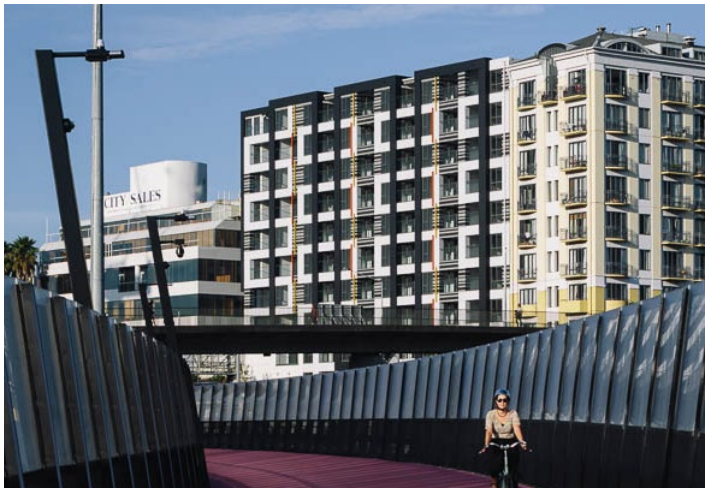
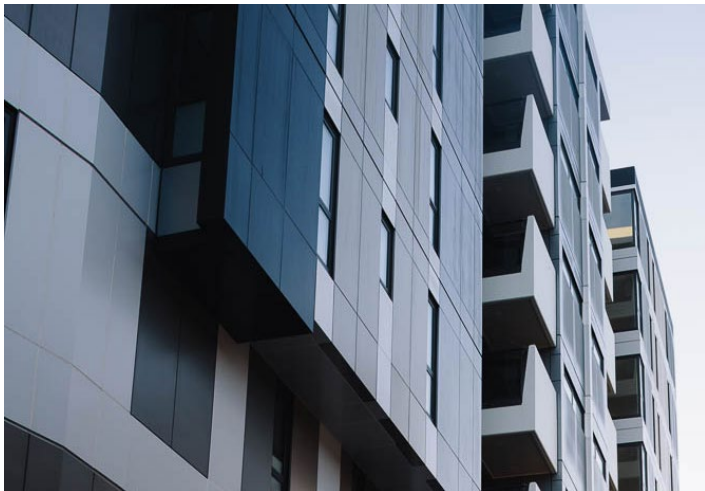
Balfour Apartments

28 Balfour Road
Parnell
Auckland 1052

Completion:	2013
Apartments:	30
Levels:	6
GFA:	4,421m ²
Contractor:	Scarbro Construction

The Balfour Apartments offer modern, high quality city living with views of Auckland harbour. Along with extensive areas of glazing, we designed various façade treatments and textures to create screening and privacy for the spaces within, and views outwards.

The building is divided into two structures separated with glazed stairwells and lobbies that provide stunning views out to the harbour and back to Parnell and the museum. This urban residence would sit comfortably in any of the world's great cities.



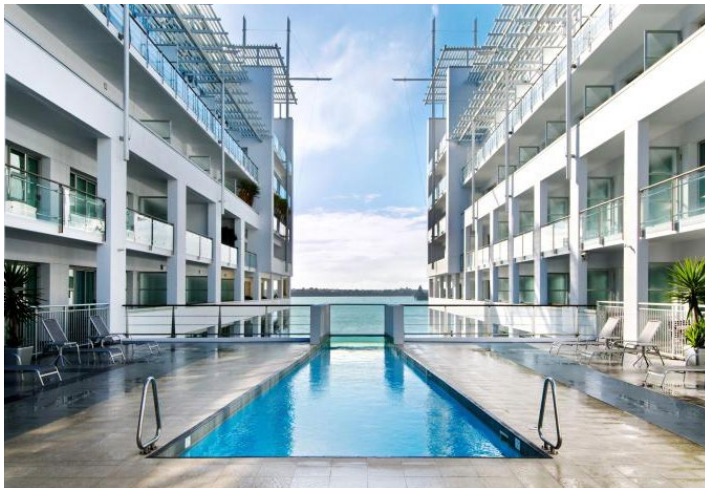
Urba

6 Howe Street
Freemans Bay
Auckland 1144

Completion:	2016
Apartments:	143
Levels:	10
GFA:	10,135m ²

The Urba Apartments face the Northern motorway. They form part of the gateway to the city and are seen by thousands of motorists each day. The facades are scaled to be viewed from the highway. The forms are bold and emphasised with colour.

The building forms part of a wall of buildings and is complementary to its neighbours. The design creates a large, deep atrium. Again colour and texture are used on walls and vertical screening, to bring a feeling of warmth and personality into what could have been a merely utilitarian space.



Princes Wharf

137-147 Quay Street
CBD
Auckland 1010

Completed:	2003
Apartments:	400
Levels:	9
GFA:	120,000m ²
Contractor:	Various

We had the privilege of designing Auckland's iconic Princes Wharf, which stretches over 350 metres into the Waitemata Harbour.

The wharf consists of 120,000m² of commercial space, including the Overseas Passenger Terminal, Hilton Hotel and 400 apartments.

We developed these spaces to celebrate the waterfront setting and reflect the cruise liners that berth alongside.

The project demonstrated our design and technical expertise, and was awarded both a local and regional award from the New Zealand Institute of Architects.



Neo

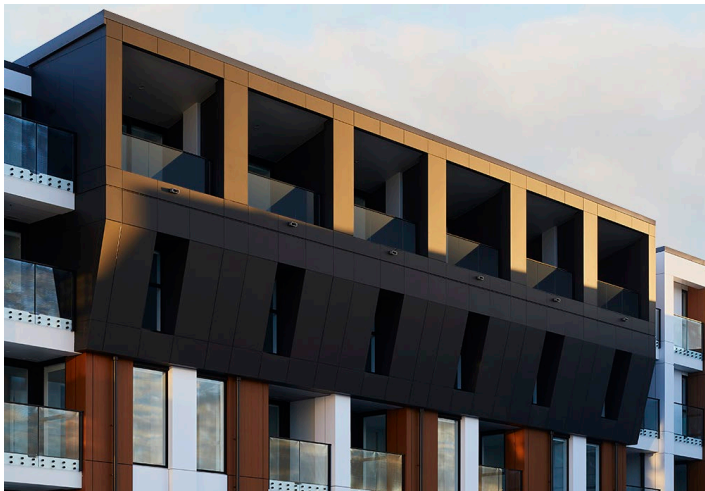
5-9 Madeira Lane
Grafton
Auckland 1023

Completion:	Under Construction
Apartments:	99
Levels:	8
GFA:	10,410m ²
Contractor:	CMP

Three sides of the site bound private property so are not available for outlook. Only the south west boundary is available for outlook and as the street boundary is ideally fronted by apartments to give an active edge.

Various plan forms were reviewed to meet the requirements of providing an active street frontage as well as giving bigger units access to the sun and views.

The adopted form has a row of smaller apartments facing Madeira Lane. This is backed by a 'U' shaped run of larger units orientated to the North maximising sunlight and amenity. In the event the adjacent site is developed all these units would still have access to sunlight and look over a courtyard that is over 20m wide and over 20m deep. This being as wide as a large street reserve.



Chelsea Bay

19-21 Rawene Road
Birkenhead
Auckland 0626

Completion:	2019
Apartments:	56
Levels:	6
GFA:	5,760m ²
Contractor:	Waide Construction

This project was a sophisticated response to the North Shore District Plan and prevailing market conditions. Apartments require daylight and outlook. The architects responded by designing a series of three buildings taking advantage of the site being elevated on top of the ridgeline.

The first building fronts Rawene Road and has sweeping panoramic views to the east including the Hauraki Gulf, Rangitoto and Auckland CBD.

The second building spans the length of the site and has outlook to the south including the upper Waitemata Harbour and Auckland CBD, and all day solar amenity from the north.

The third building looks out west over the adjacent Rawene Reserve below.

All three buildings are unified using a consistent architectural treatment and material palette.



Victoria Lane

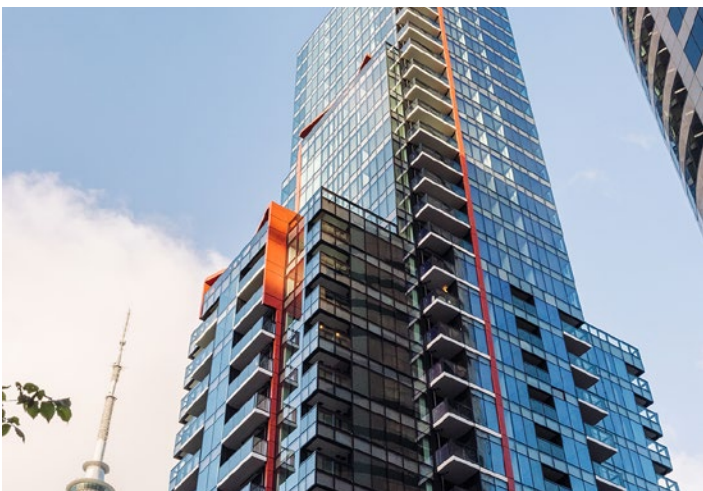
4 Victoria Avenue
Remuera
Auckland 1050

Completion:	Under Construction
Apartments:	23
Levels:	6
GFA:	5,200m ²
Contractor:	CMP Construction

Built on a large, north-facing site on New Zealand's premier avenue, Victoria Lane consists of a collection of upmarket residences designed to become a contemporary classic.

The architectural concept is to form a distinct and vibrant edge to the south, that acknowledges the Remuera Rd strip and a softer, cascading face towards the Residential properties to the North. The South East corner of the property, is pivotal in the design and forms a lively focal point with a two storey glass entry, with louvres and cantilevered sculptured forms adjoining. This forms a welcoming entry that is visible to Victoria Avenue. Textured Stone walls and basalt pavers to the forecourt, leads both residents and visitors into the site.





Park Residences

35 Albert Street,
CBD
Auckland 1010

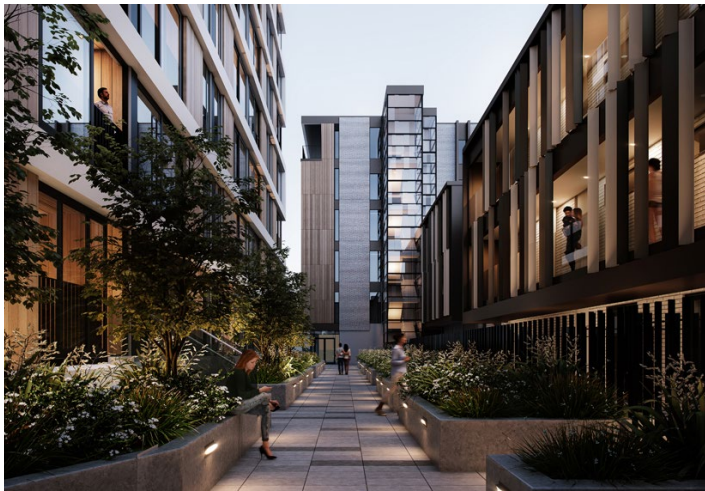
Completed:	2018
Apartments:	160
Levels:	28
GFA:	15,068m ²
Contractor:	Naylor Love

This Central Auckland building, is located on a busy corner site and adjoins the pedestrian domain of St Patrick's Square.

The site and the project had previously been subject to a number of failed apartment and Hotel schemes. In the past, Leuschke Group and the client reworked the development mix and geometry adding two additional levels, enabling the project to be successfully sold down and the project to proceed.

The building consists of underground car parking, ground floor retail, 2 food-courts and 160 Residential apartments with common amenities including a swimming pool and gym above. It responds to a number of restrictive council setback and shading requirements. The form responds to these, and maximises floor area, outlook and views for the residents.

The construction system, utilises precast concrete and unitised curtain wall strategies, via a local contractor and Chinese supply company.



Risland Albany

2 Munroe Lane
Albany
Auckland 0632

Completed:	Under Construction
Apartments:	141
Levels:	10
GFA:	10,861 m ²
Contractor:	CMP

Located on a gently-sloping, rectangular site beside the roundabout where Munroe Lane meets Don McKinnon Drive, Risland Albany has a natural north-south orientation which allows for all apartments to face east or west for sun and views.

Although it does not give the biggest yield the preferred scheme is comprised of 3 buildings ranging in scale and form.

Building 1 is the largest and highest form which occupies the east of the site. It allows for sun into units from the north, east and west.

Building 2 comprises of two typologies with a lower building to the north and southern end extending up to 5 floors.

Building 3 is a smaller form with its height aligning with the smaller northern end of Building 2.



The Vulcan

1 Halsey Street
CBD
Auckland 1010

Completion:	2019
Apartments:	30
Levels:	10
GFA:	4,421m ²
Contractor:	Scarbro Construction

The building has been broken into two blocks as a result of having frontages to both Dock and Halsey Streets. Larger units facing west over Halsey Street and Victoria Park and smaller more affordable units facing Dock Street. Although splitting the building into two blocks makes construction more expensive it also allows for all units to be dual aspect gaining more rooms with exterior windows. A central courtyard space is then bounded on the south by circulation and overlooked by various units.

The north and south façades are solid by nature due to fire rating requirements. The east and west façades incorporate fritted glass balustrades to maximise outlook. Vertical metal fins are used to simplify, consolidate and accentuate the vertical façade.



Eden Green

43 Edwin Street,
Mount Eden
Auckland 1024

Completed:	2018
Apartments:	99
Levels:	4
GFA:	7,500m ²
Contractor:	Dominion Constructors

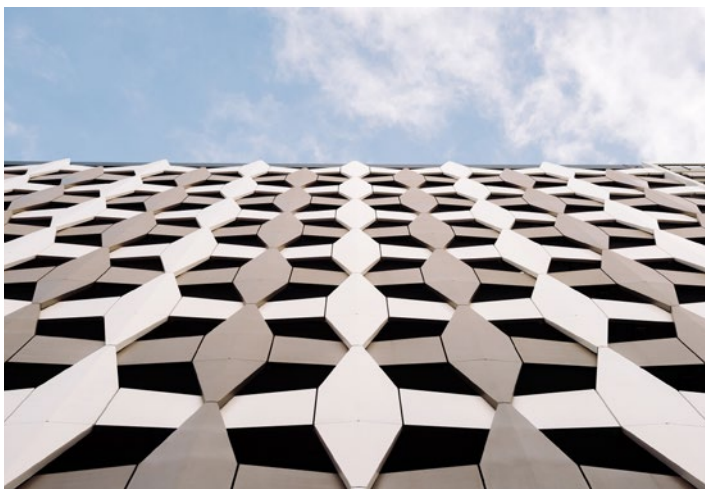
This City fringe building, is located on a busy intersection, nestled between a mix of commercial, industrial and residential developments in Mt Eden. It is located opposite the Mt Eden (Maungawhau) Domain.

The prominent corner is pivotal and forms a lively focal point to the development with a layered glass entry, cantilevered frames and scoria walls that lead into the project.

The building is crafted around a series of raised landscaped courtyards providing multiple outlooks and maximum floor area. Carparking is located underneath and is sheathed in a series of walkways, retail tenancies and apartments that provide a vibrant street frontage.

The construction system, utilises precast concrete, Digicell IT walls, APL window systems and local suppliers. Leuschke Group were novated to Dominion Constructors after an ECI process and worked closely to provide a successful outcome for the Developer.





Queens Square

438 Queen Street
CBD
Auckland 1010

Completed:	2018
Apartments:	231
Levels:	18
GFA:	17,592 m ²
Contractor:	Scarbro Construction

This project was a sophisticated response to Auckland Council's Unitary Plan and prevailing market conditions. Apartments require daylight and outlook. We responded by designing a series of buildings taking advantage of the site having three street frontages and cross falls. The first move was positioning a maximum height building of 15 floors running east west terminating onto Queen St. This building houses the bulk of the apartments in the development, all north facing, which are accessed from external corridors on the south side. These corridors are disguised and cleverly decorated with large scale three dimensional woven aluminium screens. The design incorporates handrails and weather protection in a distinctive and attractive pattern referencing the decorative details on the adjacent historic buildings. The remainder of the Queen Street frontage is completed with a low rise building of 4 levels. This allows light and air to enter the courtyard behind and provide outlook from the rear building as required by the rules of the Unitary Plan. The fourth building in the development is also low rise facing north over a side street for the same reason. Navigation around and through the site is important and well considered. The main pedestrian access, is positioned at the north west corner of the site catching the movement of queen street and leading through a pleasant, landscaped courtyard.

Leuschke Group



Ponsonby Mixed Use

221 Ponsonby Road
Ponsonby
Auckland 1011

Completion:	2015
Apartments:	3
Levels:	3
GFA:	1,041m ²
Contractor:	Cunningham Construction

This City fringe, mixed use building, is located on Ponsonby Road, nestled between a mix of retail shops, commercial developments and historical villas in Ponsonby.

The corner is pivotal and reinforces the urban edge at street level, as the building peels away and discreetly addresses the junction between the private and public zones above.

The artisan screens reduce the scale of the building and provide protection to the apartments from the public space beyond. The apartment layouts maximise the views from the urban ridge and provide generous living zones to enjoy the uncompromised views.

The construction system, utilises precast concrete, Gib wall systems, APL window systems and local suppliers. The development has proved extremely successful, and provides an excellent for small scale mixed use developments.



Union & Co.

15-17 Union Street
CBD
Auckland 1010

Completed:	2019
Apartments:	150
Levels:	13
GFA:	9,528m ²
Contractor:	Fletcher Construction

This city edge building, is located on a busy intersection, nestled between a number of large residential developments. It faces Union street and the Auckland Motorway beyond.

The building is organised around an elevated landscaped courtyard maximising outlook and floor area. Carparking is located underneath the landscaped podium and is sheathed by Retail tennancies and apartments over, to provide a vibrant street oriented.

All residential apartments are conceived to maximise views and outlook, whilst the landscaped courtyard provides respite from the urban environment beyond. A glazed indoor pool and gymnasium frames the courtyard domain.

The construction methodology, utilises precast concrete, aluminium cladding and locally procured window wall system. Leuschke Group worked closely with the contractor to provide a successful outcome for the Developer.



White Heron Apartments

150-154 St Stephens Avenue
Parnell
Auckland 1052

Completion:	2012
Apartments:	19
Levels:	4
GFA:	4,200m ²
Contractor:	Dominion Constructors

The white Heron Apartments sit on top of the cliffs at the end of St Stephens Ave, one of Auckland's most prestigious streets. The apartments are designed with largely glazed frontages to maximize outlook to the views over Judges Bay and the harbour.

This contrasts with the rear entry and motor-court facades which are a combination of concrete and split stone appropriate to the address. Dividing the project into two separate buildings with multiple cores ensures that each apartment has multiple frontages for views and to allow sunlight. The apartments are generous, up to 600m² with large decks to the north and west. Underneath each building are basements containing the required number of cars and service spaces.





The Edgerley

14-16 Edgerley Avenue
Newmarket
Auckland 1023

Completion:	2018
Apartments:	81
Levels:	6
GFA:	4,421m ²
Contractor:	CMP

This attractive and unique building was designed to comply with the now abandoned planning zone, Residential 8. The rules of the zone included Height in Relation to Boundary, recession planes, causing the building to step away from boundaries. The development has five levels of apartments and basement car parking. There are 81 apartments. The building is elegantly conceptualised as a U shaped form in the south east corner of the site with a fractured L shaped form wrapped around its north east corner.

A variety of external spaces are created with an interesting series of visually unfolding circulation pathways in and around the building. The building sits well in its suburban context. Its unusual plan lay out and response to the recession planes of the old zone together with a variety of materials and colours makes a playful and visually interesting addition to Newmarket's suburban fabric.



Vinegar Lane

Lot 22 Vinegar Lane
Ponsonby
Auckland 1021

Completion:	2017
Apartments:	6
Levels:	4
GFA:	670m ²
Contractor:	Scarbro Construction

The Vinegar Lane project is for a small apartment building in a unique high density urban neighbourhood. The project was subject to a special design panel as well as the usual Resource Consent process. Two, two bedroom apartments are located on each level above two commercial spaces, one with an extra high stud.

The design uses concrete precast panels to solve both structural and fire issues avoiding the need for sprinklers. Over this is a perforated aluminium screen that gives the building a unique stature amongst the varied and visually rich streetscape. The screen has been carefully designed to achieve an exact balance of privacy, light and outlook.



Lighthouse

442 Karangahape Road
CBD
Auckland 1010

Completion:	2020
Apartments:	31
Levels:	8
GFA:	1,976m ²

The Lighthouse apartment building is a boutique development on a very prominent site. The building has been split into two main elements. The Karangahape Road frontage referring and aligning with the heritage buildings adjacent and a taller rear block designed to be seen from a greater distance with simpler façade detailing.

The screen provides privacy for the apartments closest to street while also resolving heritage issues of the Karangahape Road Precinct. Furthermore the forms have been designed to disguise the K Rd setback control, maximising floor area while also satisfying the requirements of the District Plan. A split level ground floor allows for carparking at rear and high stud retail to the prominent corner



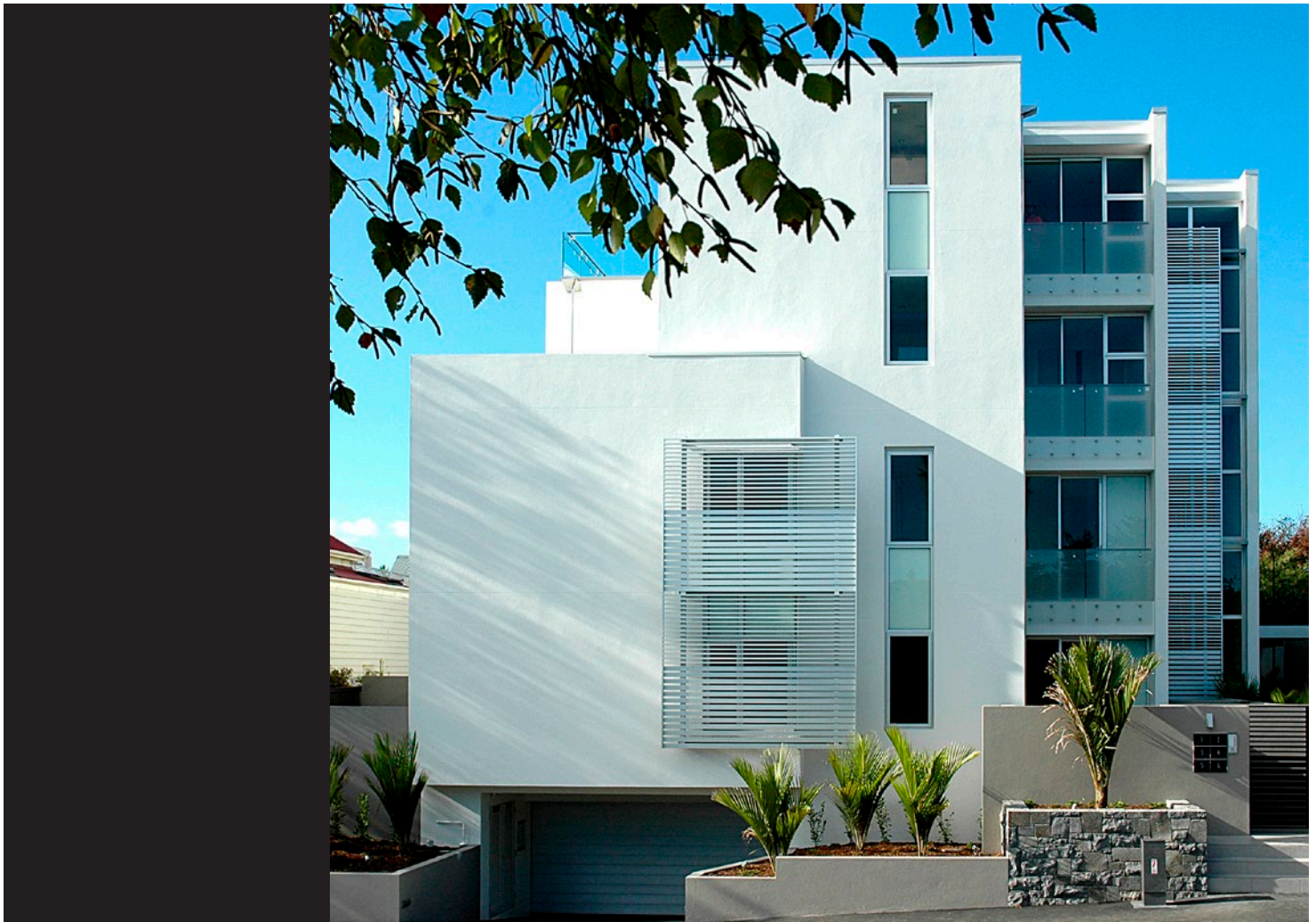
The Ivory

10 Lion Place
Epsom
Auckland 1023

Completion:	2017
Apartments:	84
Levels:	6
GFA:	7,638m ²

The Ivory apartments have been built on a knoll overlooking Newmarket, Auckland. The site was extremely difficult to develop successfully as it only has one short street frontage which is to the south. The remaining boundaries are adjacent to other sites, other than the west which benefits from a vehicular right of way.

The form of the building was therefore developed to generate an internal courtyard, open to the west, for the apartment's main outlooks and access to sunlight. The courtyard is open to the western side to allow sunlight in and benefit from the outlook to a large tree on the neighbouring site. The final development has successfully responded to the constraints of the site to give spacious and light-filled apartments in a city fringe location.



86 Remuera Road

86 Remuera Road
Remuera
Auckland 1050

Completion:	2008
Apartments:	6
Levels:	4
GFA:	1,911m ²
Contractor:	Dominon Constructors



The intent of the architect was to create a clean modernist building targeted for a relatively senior market yet with a strong design ethic capable of satisfying a wide variety of sensibilities. The massing of the building from Remuera Rd is strong and rectangular. The vertical is empathized by treating the series of set-backs as individual elements. This is balanced asymmetrically by a strong rectangular element which is itself countered by a translucent aluminum screen. These elements appear to hover above the darker recesses of the garages below while to the other side of the building the towers ground themselves into the darker colours of the masonry walls and the bluestone planters.

The palate of materials is limited to concrete, glass and aluminum. The colour palate reflects this simplicity of materials and is limited to white, concrete, natural galvanized aluminum and clear glass. Unashamedly modernist, the building sits quietly into a context of a variety of building types. The scale is human. Almost a large house. While severe in its lines, its small scale, aluminum detailing and material selection brings an unexpected domesticity.



Jervois & Lawrence

165 - 167 Jervois Road
Herne Bay
Auckland 1011

Completion:	Under Construction
Apartments:	28
Levels:	6
GFA:	7,311m ²
Contractor:	CMP

Sitting on the crest of Herne Bay's northern slopes, Jervois & Lawrence offers a variety of living options within its 28 luxury apartments. Garden apartments nestle behind private courtyards. Sleek, urban-style apartments capture the unique Jervois Road vibe. Elevated balcony apartments are flooded with views, light and warmth; magnificent penthouse apartments offer a lifestyle that most of us only dream.

Northwest-facing apartments have extensive balconies for true outdoor living. Other apartments feature elegant winter rooms. Open them up to enjoy the morning sun and the freshness of the day. Close them in when the weather changes. Fully enclosed, winter rooms also offer a much sought-after second living area.

Leuschke

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