

File: 13-09_F05_01_Resource Consent

12/03/2015

Alistair Aburn
L3, 154 Featherston St
PO Box 9042 Wellington
New Zealand

Dear Alistair

**RE: North Kumutoto Precinct Project – S92 #2 Request for further information
WCC SR319386**

Wellington City Council's S92 request for further information seeks confirmation on 2 items in relation to Architectural Details.

Architectural Details:

- 3) The soffit to the Waterloo Quay Colonnade and the eastern overhang of the building will consist of pre-finished compressed sheet / fibre cement sheets with integrated lighting. Pages 14 & 15 of the architectural design report (rev B), and P2 of the Athfield Architects S92 Response (rev B) have been updated to include this additional information.
- 4) The window boxes will be clad in pre-finished metal panels / GRC / Fibreglass panels. Page 5 of Athfield Architects S92 Response (rev B) includes this information.

Yours sincerely



André Bishop
Architect

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Kumutoto Site 10

S92 Response

REV B 12 March 2015

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Vertical Solar Shading -
University of Queensland,
Brisbane, John Wardle
Architects



ASU Polytech Building, Mesa,
Lake Flato



Profiled solid panel - UniSA, Adelaide, John Wardle Architects

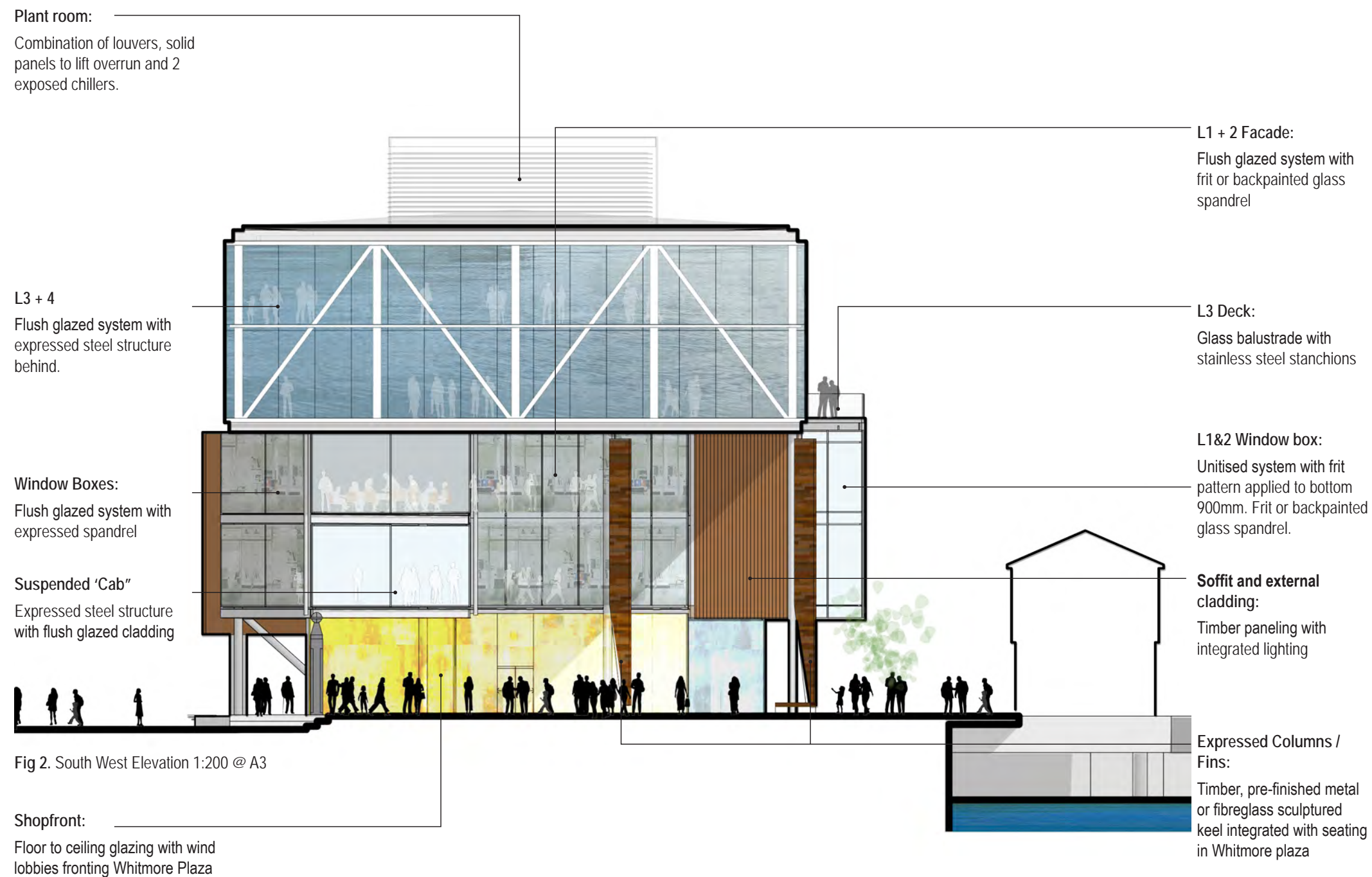


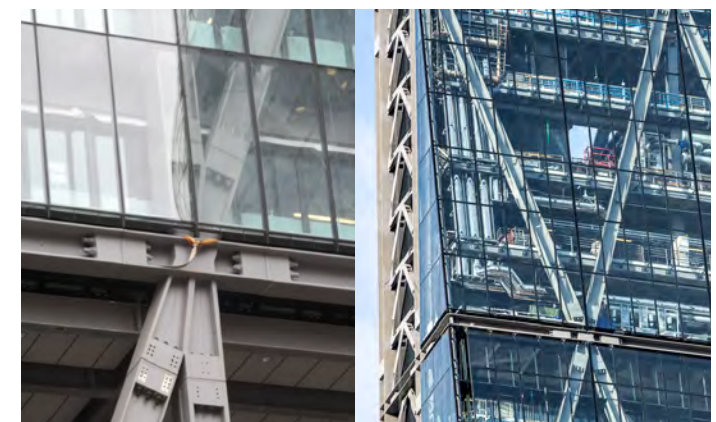
Fig 2. South West Elevation 1:200 @ A3



Portico, Undercroft - Centra Metropark, Iselin, Kohn Pederson Fox



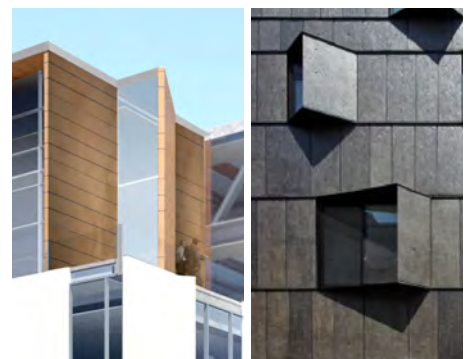
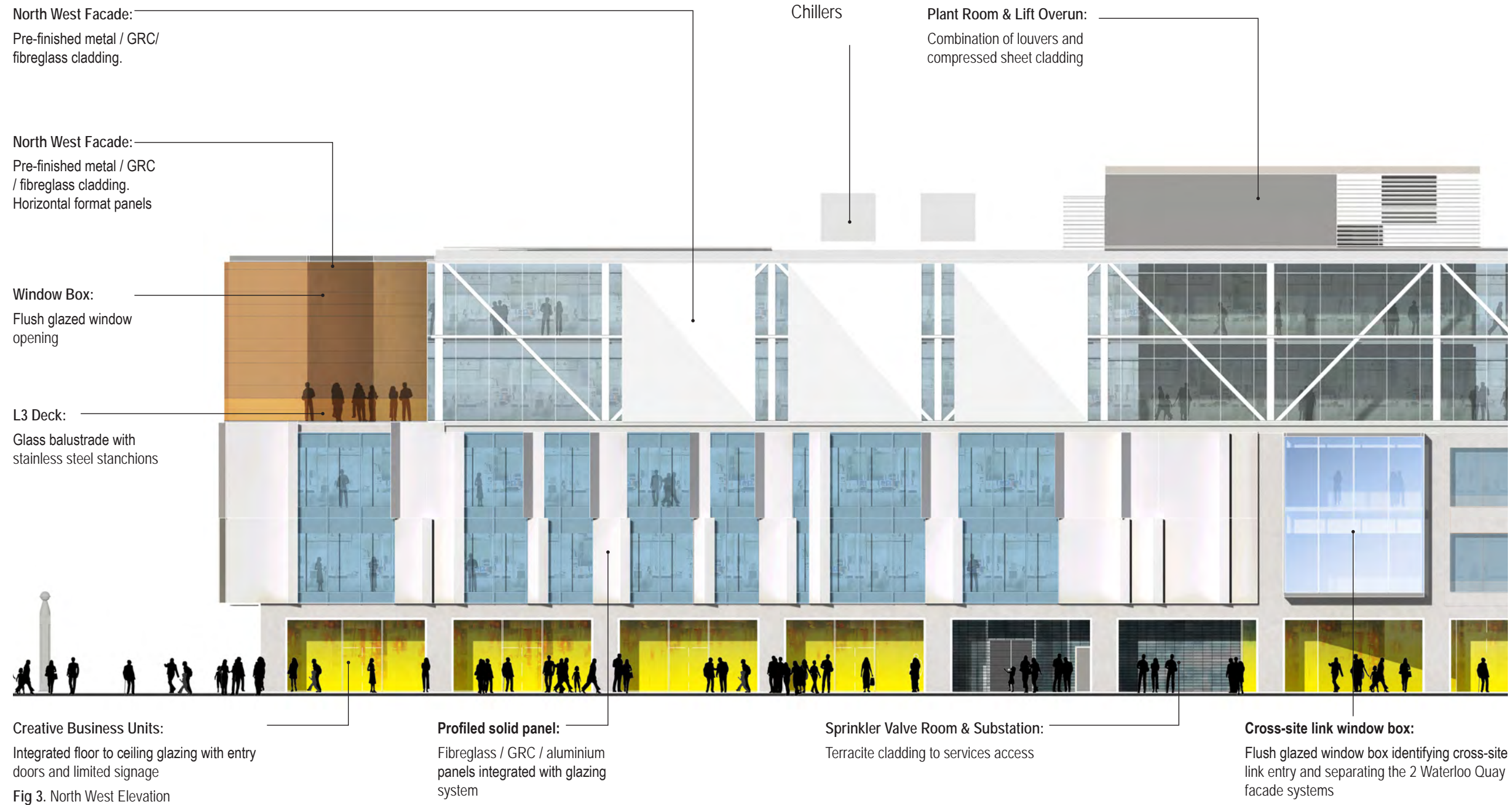
Undercroft - Boston Institute of Contemporary Art, Boston, Diller Scofidio + Renfro



Expressed Gantry Structure - The Leadenhall Building, London, RSH+P



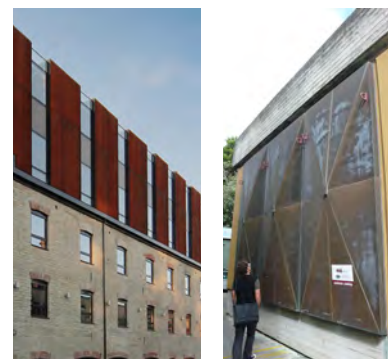
Expressed Gantry Structure - ABR building, Rotkreuz, Burckhardt & Partner AG



Window Box: (L) Rendering of Northern Corner
(R) Window Box precedent



Profiled solid panel - UniSA, Adelaide, John Wardle
Architects



Large format solid panel -
Old and New Flour Storage, Tallin, HGA
Thorndon Substaion



Shed 21, Wellington



Window Box-
(L) F40 Office Building, Berlin, Petersen Architekten
(R) UBC Faculty of Pharmaceutical Sciences, British
Columbia, Saucire + Perrotte Architects

MATERIALS AND DETAIL

Plant Room & Lift Overrun:
Combination of louvers and
compressed sheet cladding



L3 + 4:
Flush glazed system with
expressed steel structure
behind.

Window Boxes:
Flush glazed system with
expressed spandrel

Suspended 'Cab':
Expressed steel structure
with flush glazed cladding

Fig 4. North West Elevation

Cross Site Link

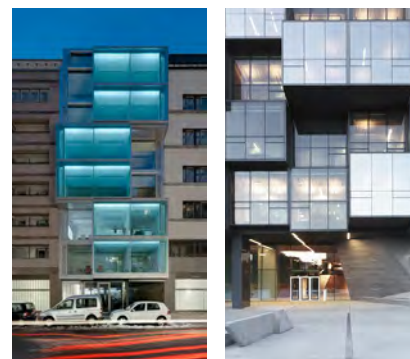
Cross-site link:
Pre-finished compressed sheet with integrated lighting,
high quality blue stone paving.

Large format panels:
Pre-finished metal panels / GRC/ Fibreglass sitting off
expressed concrete frame with inset windows.

Entry / Exit

Shopfront:
Floor to ceiling glazing with lobby exiting
onto Waterloo Quay colonnade

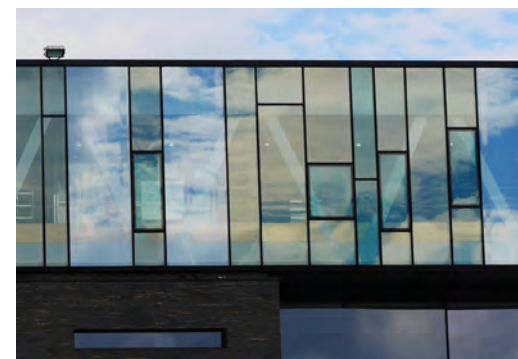
'Cab'Soffit:
Pre-finished compressed sheet / fibre cement



Window Box-
F40 Office Building, Berlin, Petersen Architekten
UBC Faculty of Pharmaceutical Sciences, British
Columbia, SAUCIER + PERROTTE ARCHITECTES



Window boxes - University of Limerick,
Limerick, Grafton Architects



Gantry - Royal Playhouse, Copenhagen, Lundgaard
& Tranberg



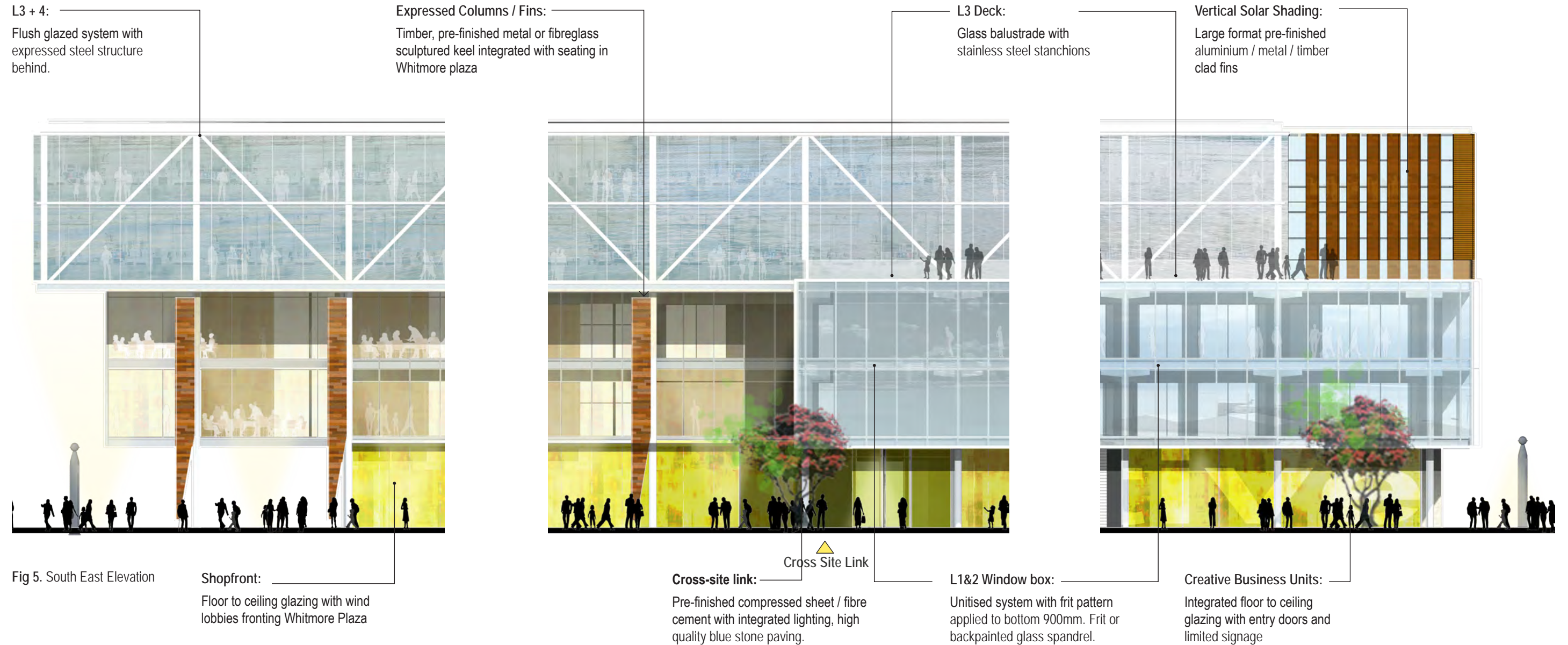
Suspended 'Cab' - Rendering of proposed building as viewed
from Customhouse Quay



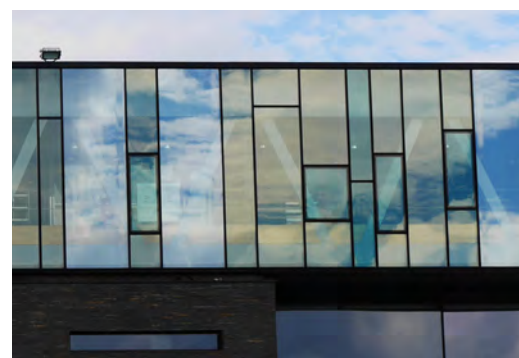
Potsdamer Platz, Berlin,
Renzo Piano Building
Workshop

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Suspended 'Cab' - Rendering of proposed building as viewed from Customhouse Quay



Gantry - Royal Playhouse, Copenhagen, Lundgaard & Tranberg



Gantry - De Brug, Rotterdam, JHK Architectin



Vertical Fins - District of Columbia Public Library, Washington, Freelon Group Architects



Creative Business units - KTA architecture, Melbourne

MATERIALS AND DETAIL

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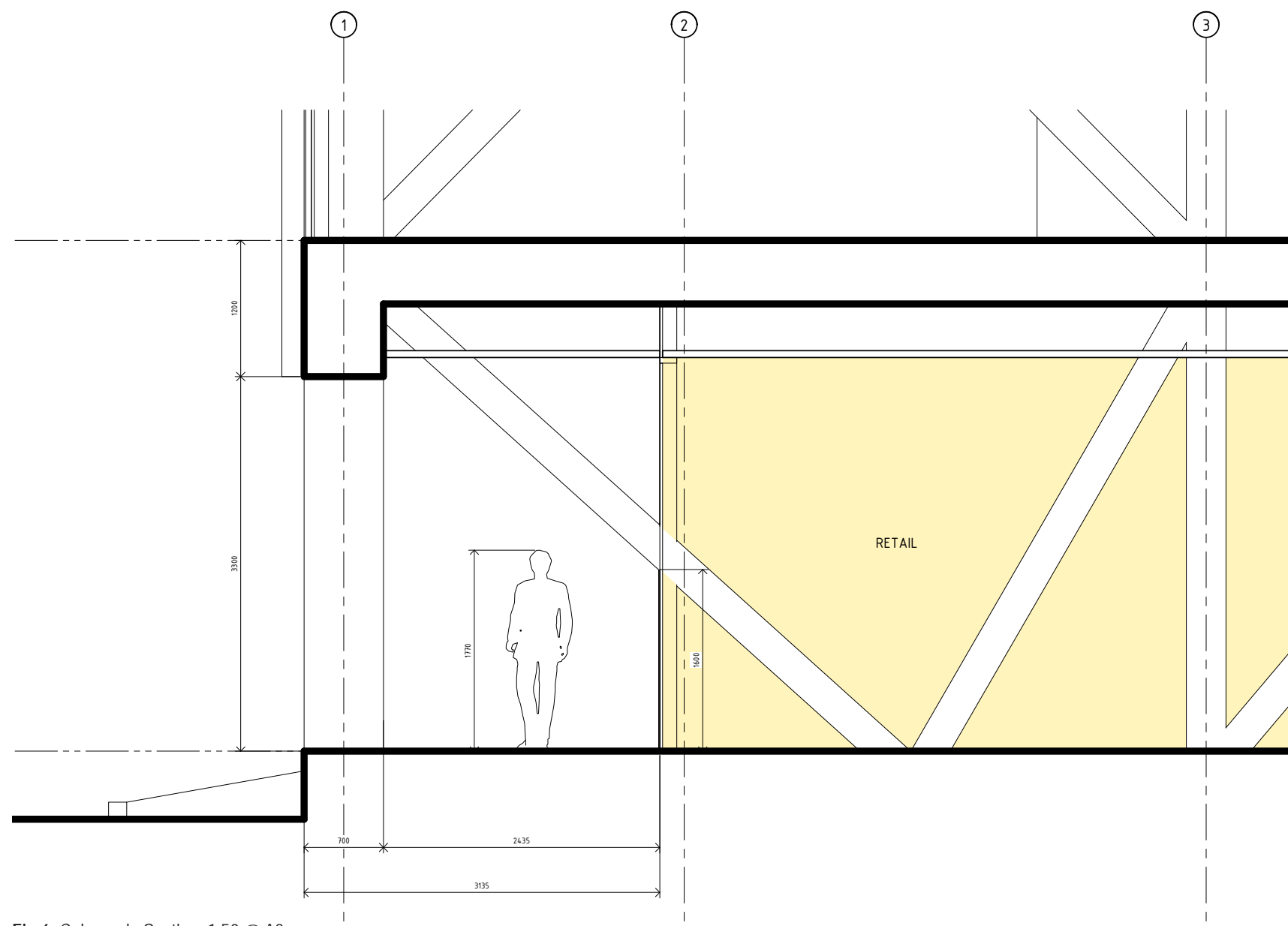


Fig 6. Colonnade Section 1:50 @ A3

The transverse chevron bracing is an integral element of the building's seismic resisting system. The structure is relatively long and narrow with the effect that the transverse bracing (the steel chevrons) need to extend to the perimeter of the narrow direction to provide a sufficiently wide 'footprint' to safely resist lateral and torsional seismic loading.

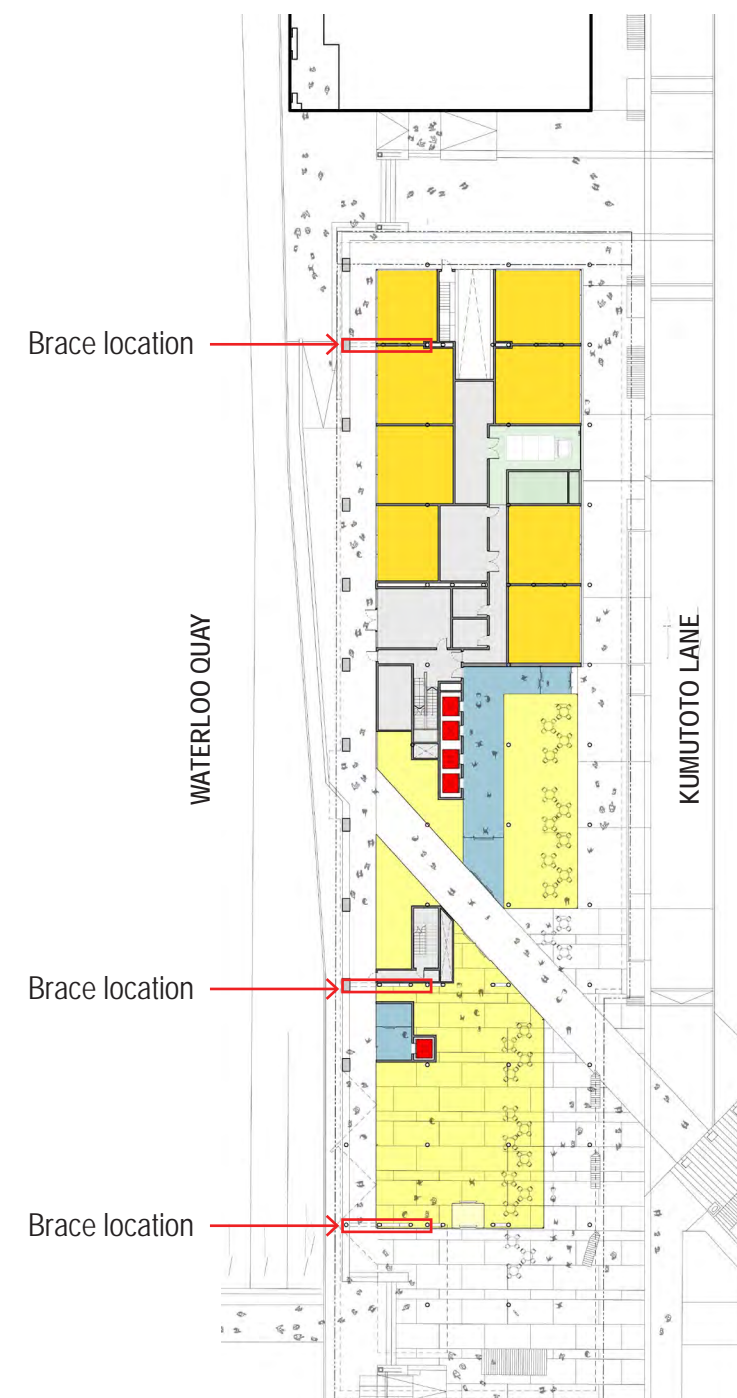


Fig 7. Key plan showing colonnade brace locations

COLONNADE SECTION

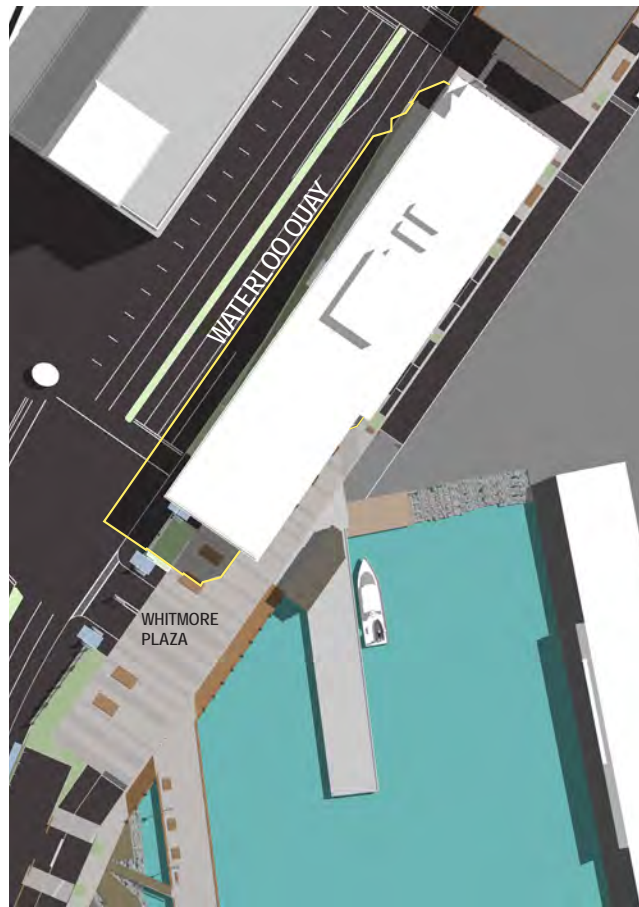


Fig 8. Summer Solstice (December 21st) 10AM

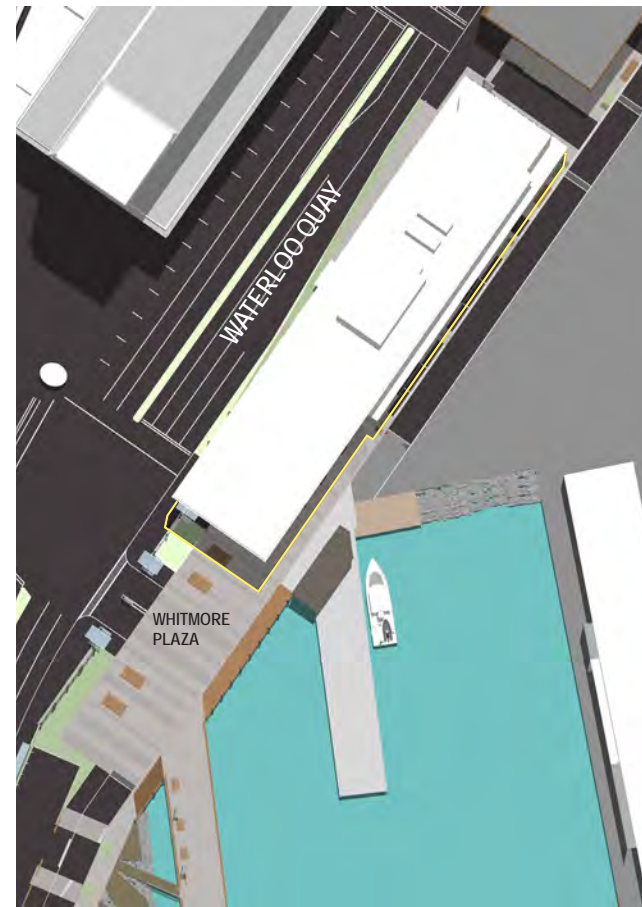


Fig 9. Summer Solstice (December 21st) 12PM



Fig 10. Summer Solstice (December 21st) 2PM

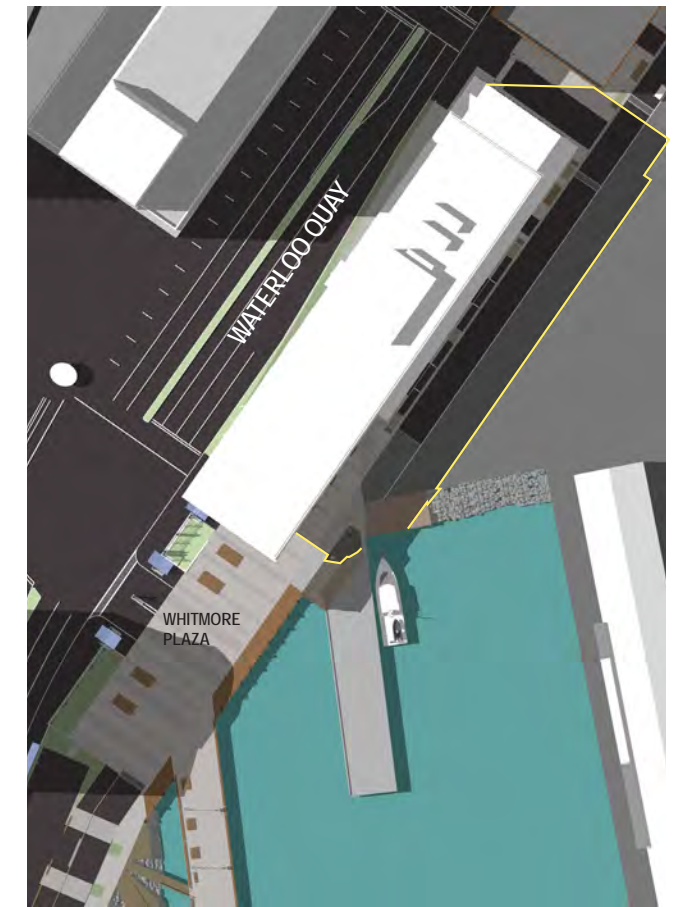
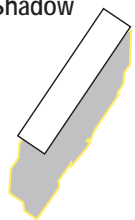


Fig 11. Summer Solstice (December 21st) 4PM

Site 10
Building
Shadow



SUN STUDY - SUMMER SOLSTICE



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12 March 2015 | 13-09_Kumutoto Site 10

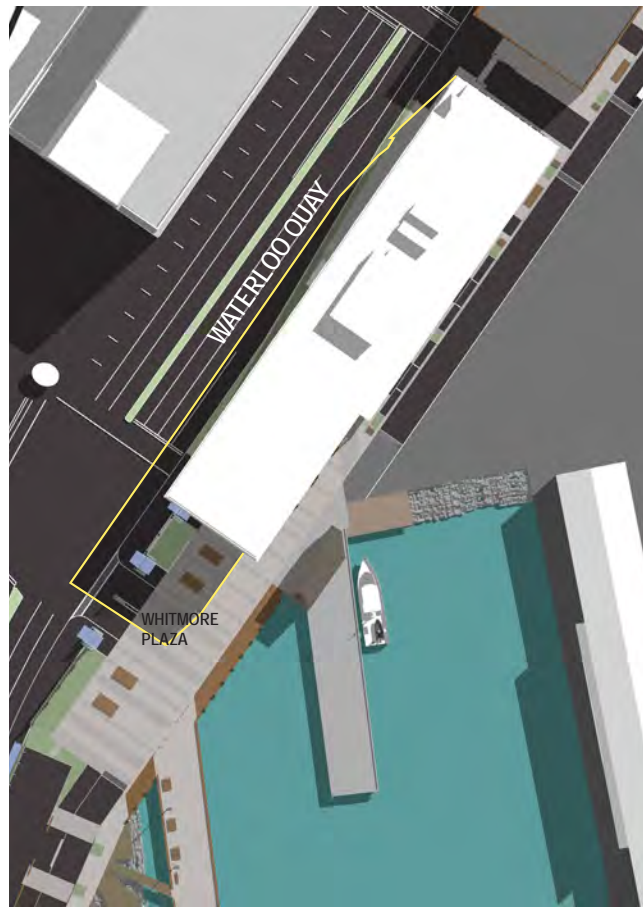


Fig 12. Autumn Equinox (March 20th) 10AM

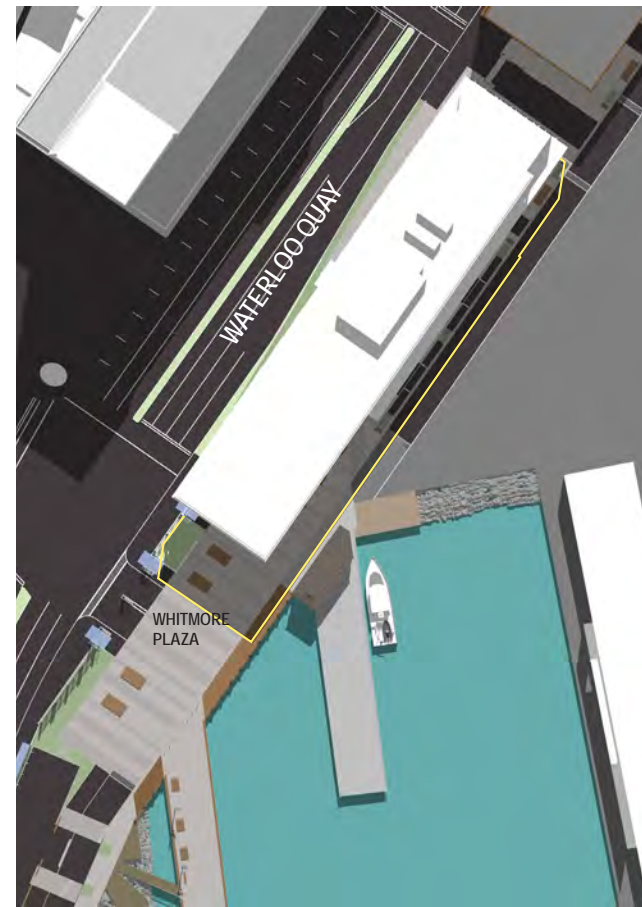


Fig 13. Autumn Equinox (March 20th) 12PM



Fig 14. Autumn Equinox (March 20th) 2PM

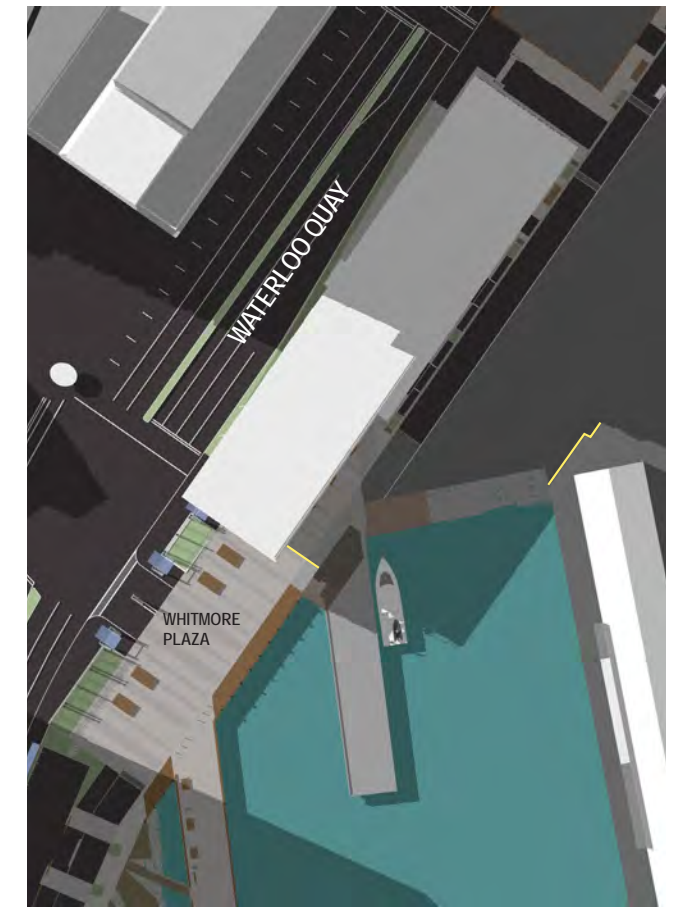
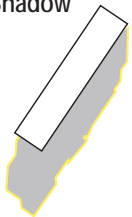


Fig 15. Autumn Equinox (March 20th) 4PM

Site 10
Building
Shadow



SUN STUDY - AUTUMN EQUINOX



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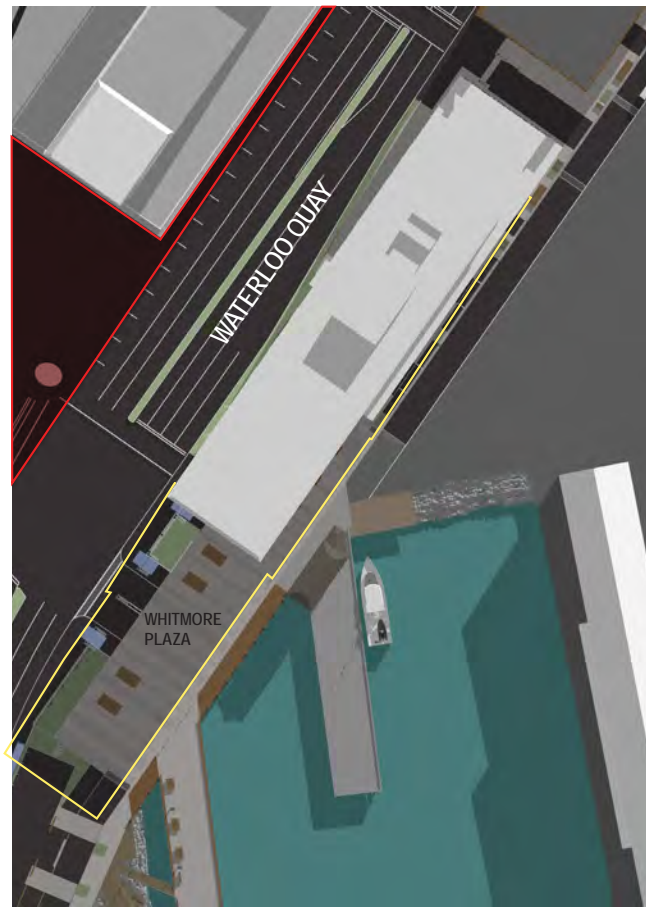


Fig 16. Winter Solstice (June 21st) 10AM

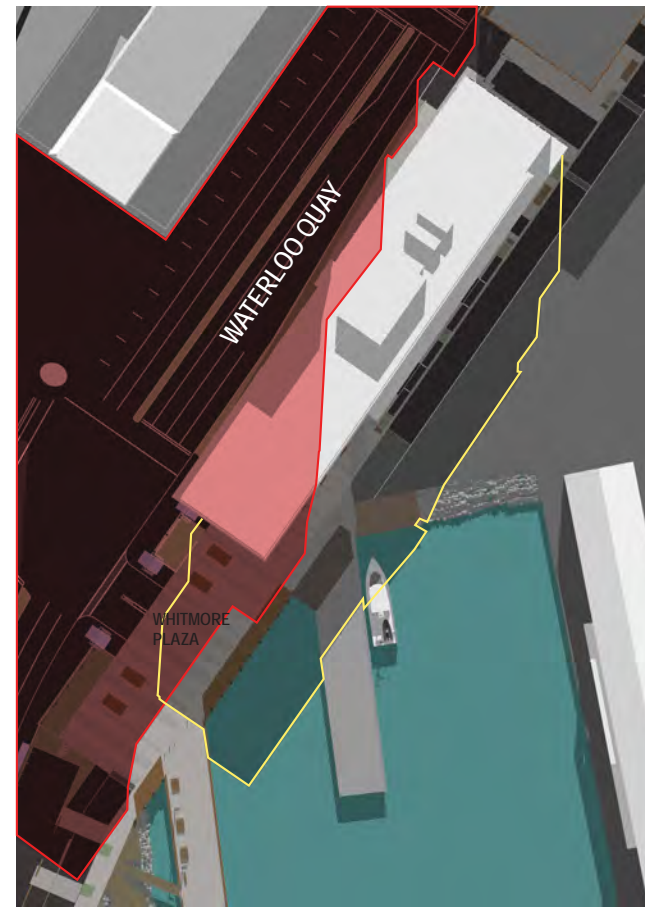


Fig 17. Winter Solstice (June 21st) 12PM

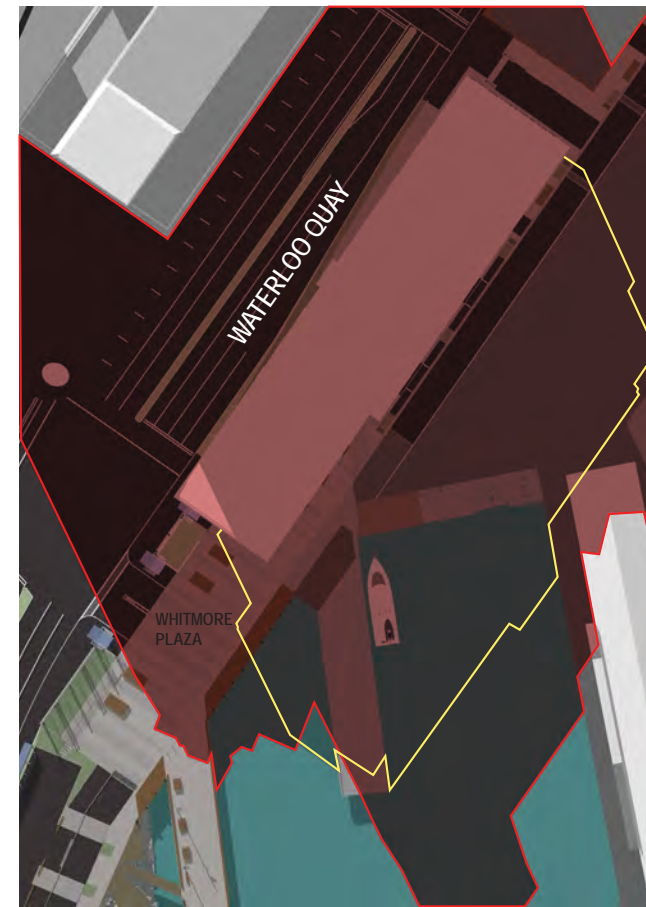


Fig 18. Winter Solstice (June 21st) 2PM

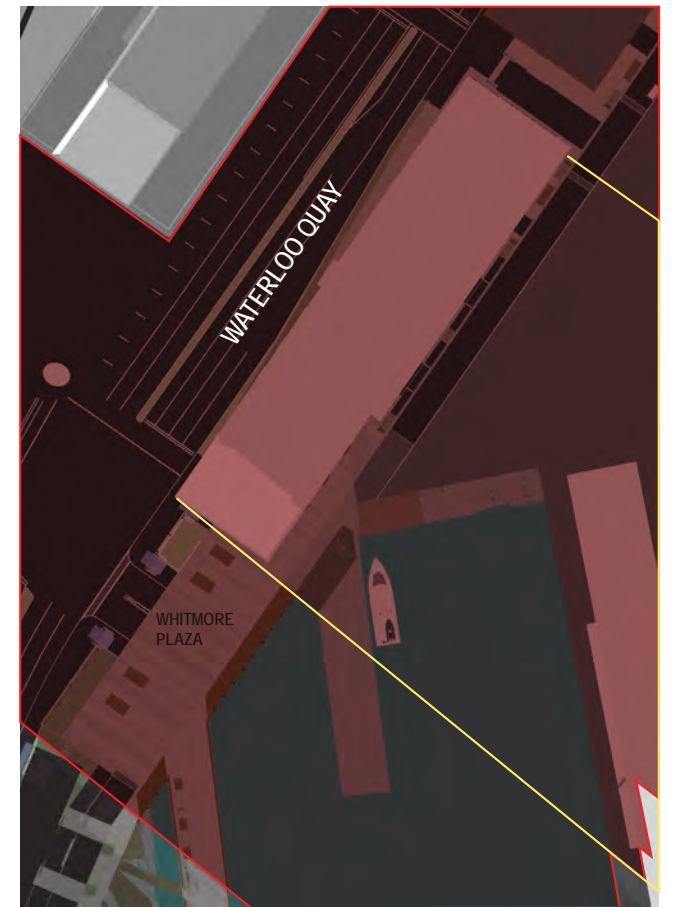
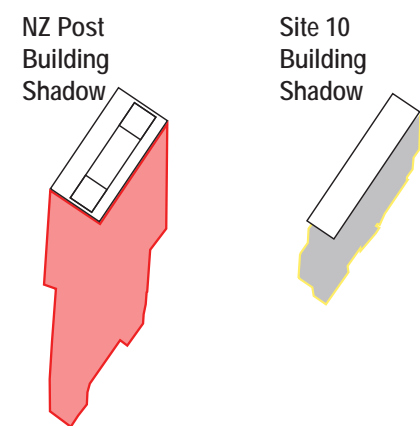


Fig 19. Winter Solstice (June 21st) 4PM



SUN STUDY - WINTER SOLSTICE



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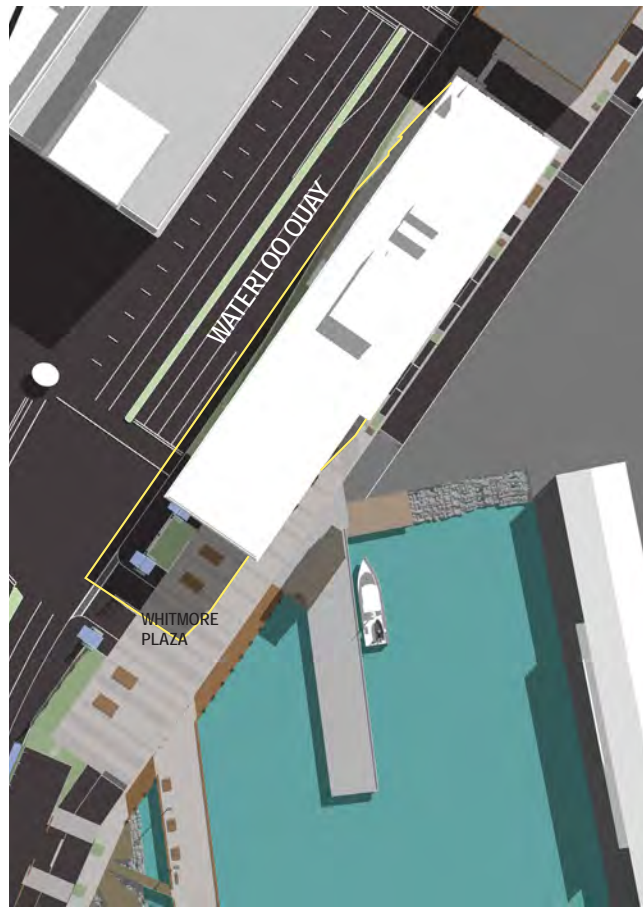


Fig 20. Spring Equinox (September 27th) 10AM



Fig 21. Spring Equinox (September 27th) 12PM



Fig 22. Spring Equinox (September 27th) 2PM

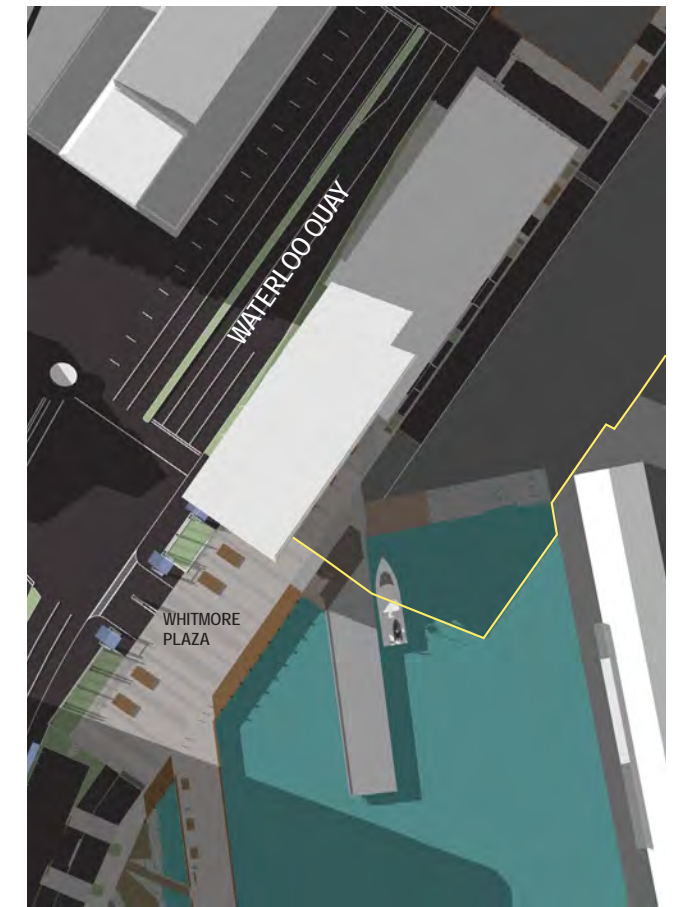
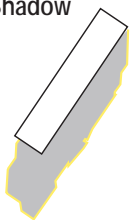


Fig 23. Spring Equinox (September 27th) 4PM

Site 10
Building
Shadow



SUN STUDY - SPRING EQUINOX



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12 March 2015 | 13-09_Kumutoto Site 10

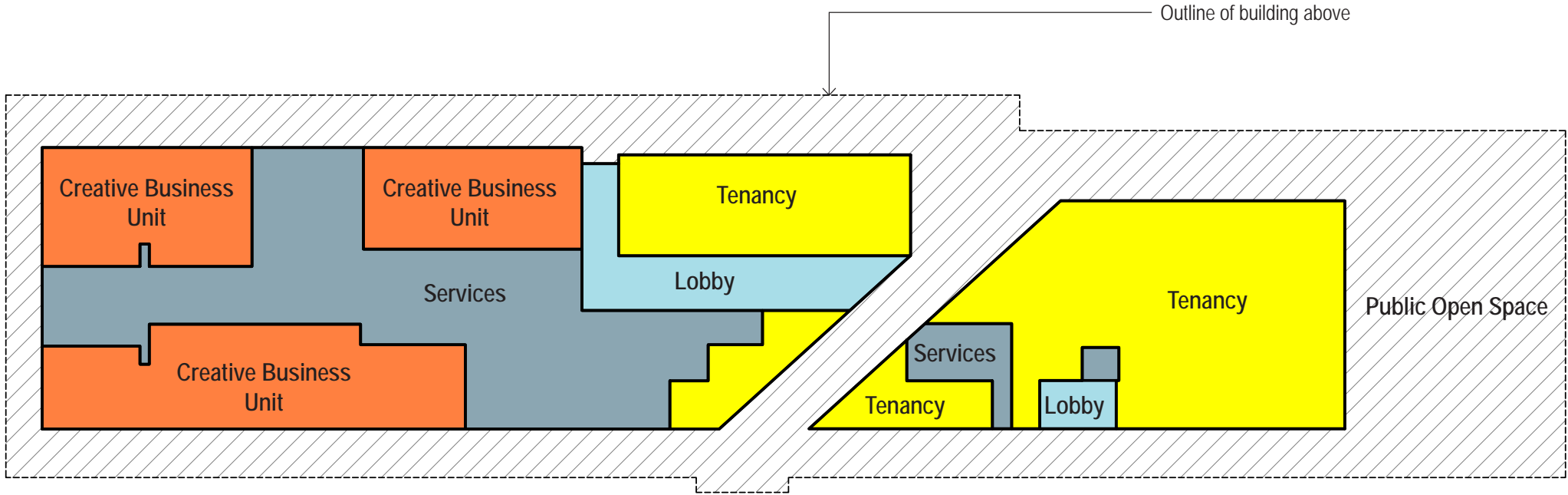
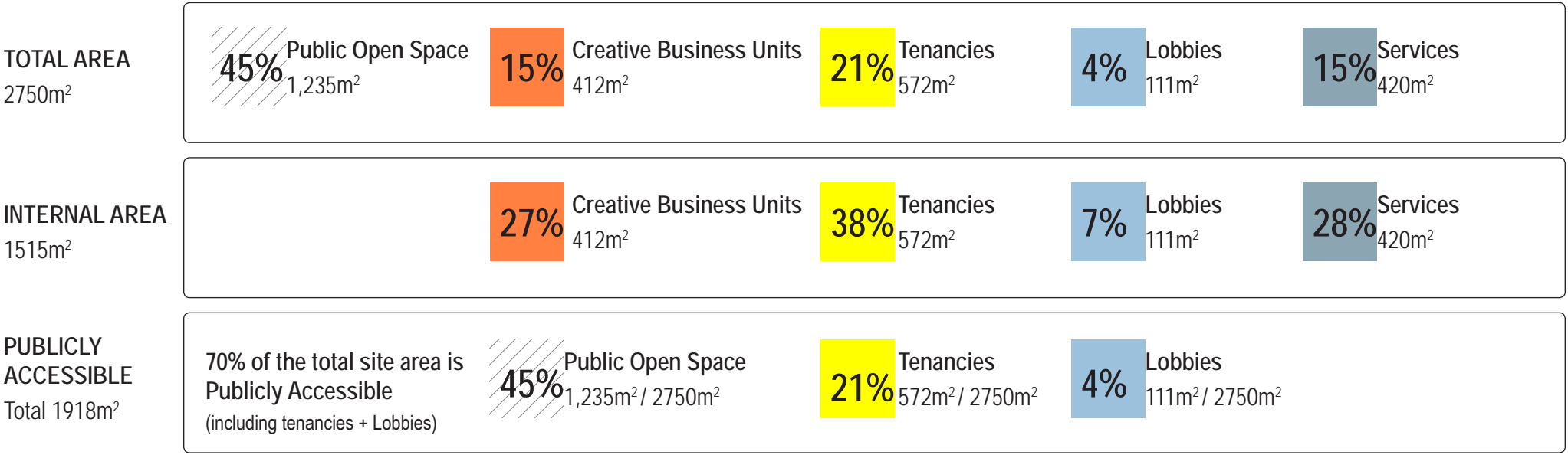


Fig 24. Ground Floor Plan Area Diagram 1:400 @ A3



GROUND FLOOR AREA BREAKDOWN



Fig 25. Boundary definition drawing for Wellington Waterfront 2010 (not to scale)

WCC NORTH KUMUTOTO BRIEF SITE BOUNDARY

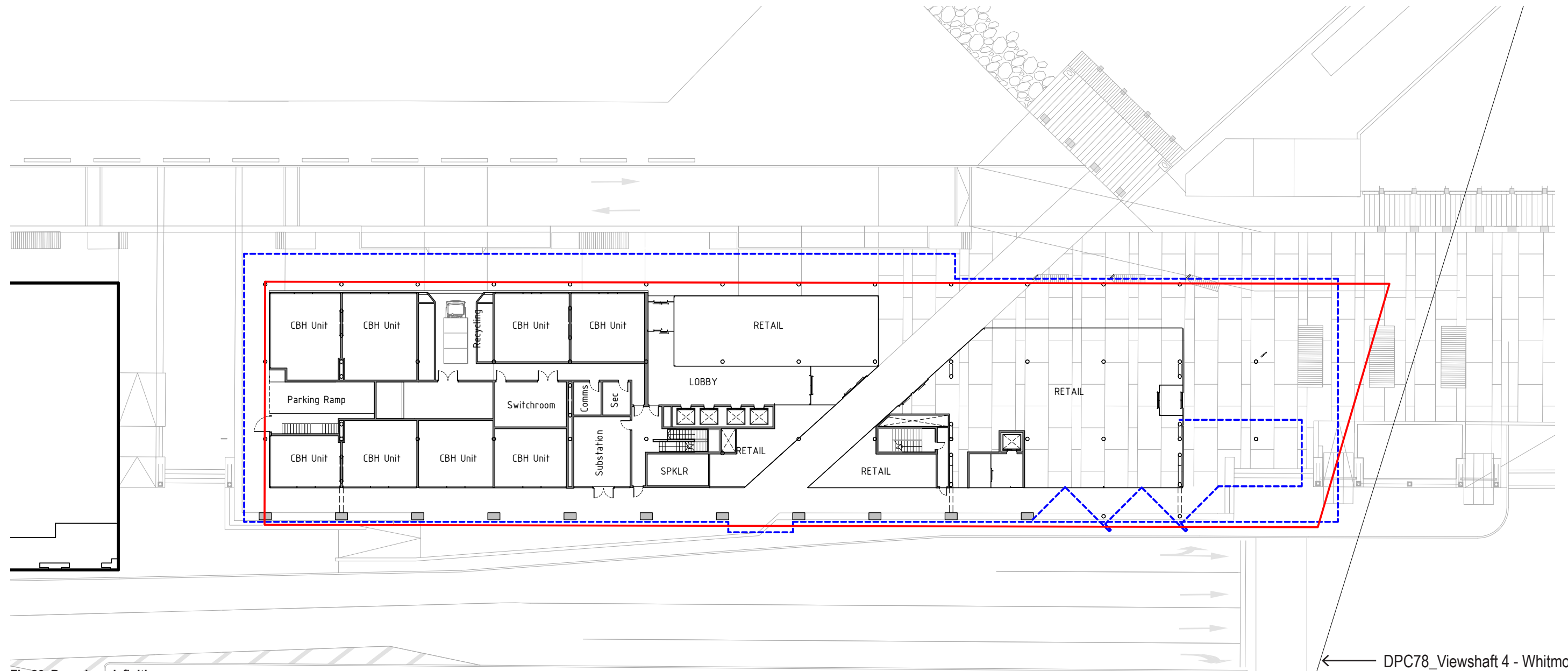


Fig 26. Boundary definition

RC Ground Level Plan WCC BOUNDARY
1:200 @ A1, 1:400 @ A3

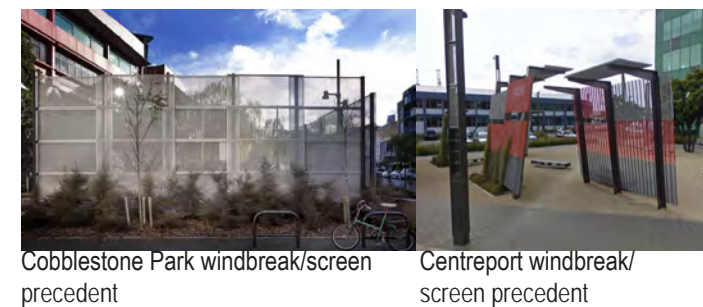


- Site 10 Building Footprint
- WCC Site Boundary (2010)

WCC NORTH KUMUTOTO BRIEF SITE BOUNDARY OVERLAY



Fig 27. Site 9 Customhouse Quay Canopy sketch



Site 9 Canopy

The proposed canopy is a high quality interim shelter solution to the Customhouse Quay edge of Site 9.

The canopy is a continuation of the waterfront shelters extending from Waterloo Quay though to Queens Wharf and Waitangi park beyond.

The screening will provide localised shelter from wind and wind blown rain from the waterfront. The site 9 carpark is elevated approximately 500mm above the Waterloo Quay footpath. The perforated metal panels will provide some visual screening of the cars parked on site 9 when viewed from Customhouse Quay.