



# Site 9

## North Kumutoto Development Proposal

The waterfront is a central part of Wellington's identity and an important visitor attraction. In the last 20 years it has developed into a well known civic place, leisure space and business location.

We would like your feedback on the proposed development of site 9 in North Kumutoto on Wellington waterfront. The information here provides more detail about the proposal and how it fits with other work currently underway at North Kumutoto.

*"... a special place that welcomes all people to live, work and play in beautiful and inspiring spaces and architecture that connect our city to the sea and protect our heritage for future generations."*

Wellington Waterfront Framework, page 11

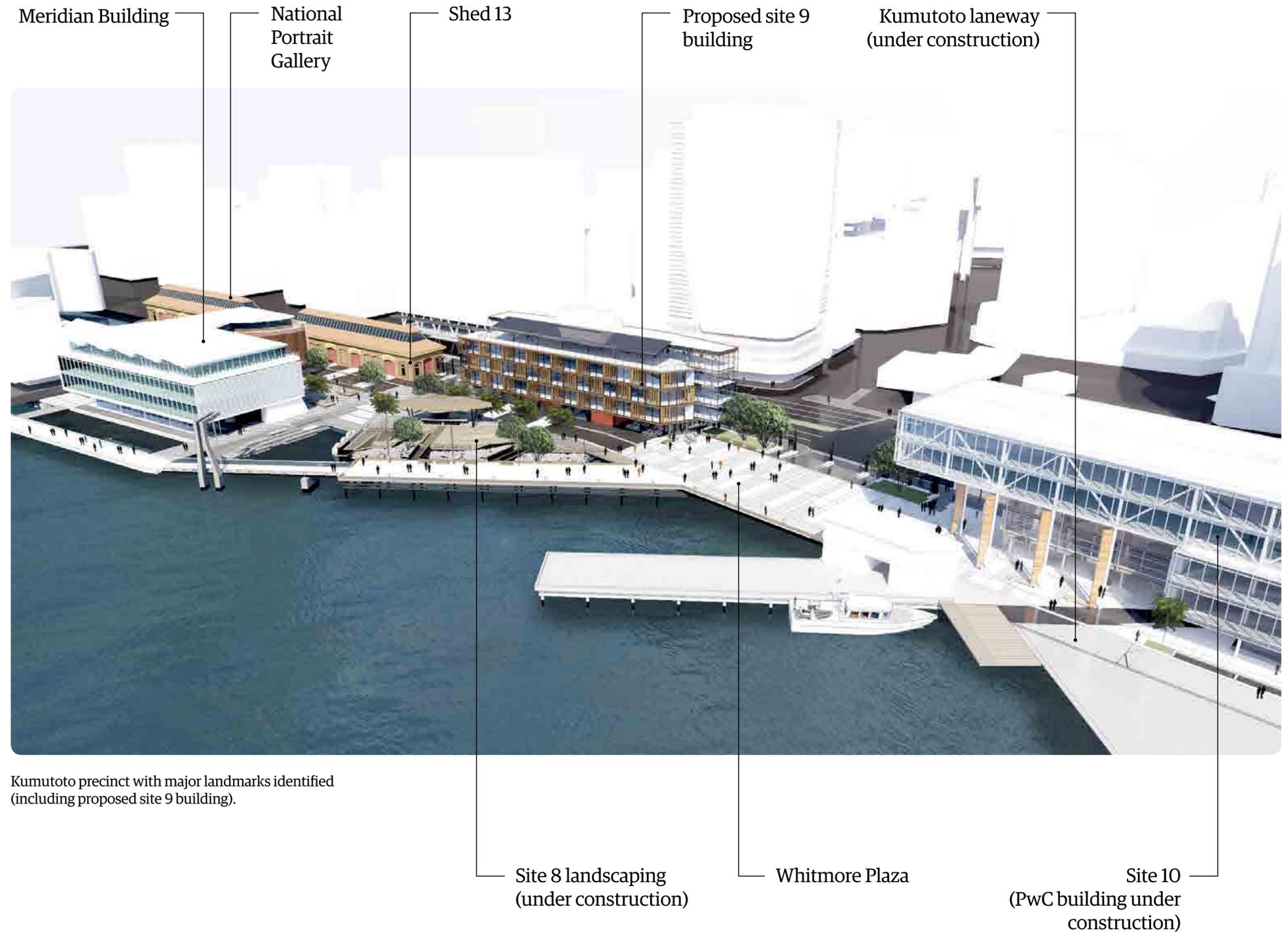
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# Kumutoto in context:

The Kumutoto precinct (including North Kumutoto) is a public gateway to the waterfront and offers recreational, cultural and employment opportunities. It connects to the central city and it links to the Bluebridge ferry terminal, the railway station, CentrePort and the stadium.

Kumutoto's northern boundary is at Waterloo on the Quay apartments, south of the Bluebridge ferry terminal. At its southern boundary are the National Portrait Gallery and the historic Steamship Building (Foxglove). It includes Shed 13 (Mojo coffee roastery and warehouse), Shed 11 (the National Portrait Gallery) and the Meridian building.



# A Vision for North Kumutoto:



Kumutoto Precinct from the south.

In 2003 after public consultation, the Council approved a plan for the development of North Kumutoto (then known as North Queens Wharf). The plan identified five potential sites for development:

- site 6 (now occupied by Foxglove in the historic Steamship Building)
- site 7 (now the Meridian building)
- site 8 (being developed as public space)
- site 9 (proposed to be developed)
- site 10 (the former motor home park).

Following public consultation and Council approval, work has started on a new five-level commercial office building on site 10 for PwC and others. Construction is also underway on the surrounding public spaces.

# Proposed new building for site 9, North Kumutoto

The proposed site 9 building (with approximately 4000 square metres of lettable space) will sit south of the PwC centre, with a new public space - Whitmore Plaza - between them, completing the redevelopment of North Kumutoto. The proposal is for a five-level (ground plus four) development and basement car park.



Proposed new building for site 9, north eastern elevation

# Proposed new building for site 9, North Kumutoto

Above the ground floor (which will be mainly publicly accessible) the building would either provide high quality commercial office space, serviced apartments or a boutique hotel. The final use is to be decided and the external appearance of the building would remain largely the same.



Proposed new building for site 9, looking towards the city

# Public space in Kumutoto:



- KEY**
- Proposed site 9 development
  - Existing buildings
  - High quality concrete paving
  - Timber boardwalk
  - Asphalt Roads
- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>01 Wharf Plaza</li> <li>02 Kumutoto Plaza</li> <li>03 Kumutoto Stream Mouth</li> <li>04 Kumutoto Plaza Extension (Site 8)</li> <li>05 Whitmore Plaza Public Space</li> <li>06 Woolstore Plaza</li> </ul> | <ul style="list-style-type: none"> <li>07 Kumutoto Lane</li> <li>08 Historic Sea Wall (1901)</li> <li>09 Restored Waterfront Gates</li> <li>10 Shared Space</li> <li>11 Reconfigured Pedestrian Crossing</li> </ul> |  |
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Kumutoto Precinct public spaces

The public spaces in Kumutoto will support leisure and cultural activities and quality shared space for pedestrians, cyclists and vehicles. All the public spaces are under construction following previous public consultation and Council approval.

**Kumutoto Plaza extension (site 8)**

The extension will enable people to get closer to the water. It will include a shade pavilion with a communal table and seating, and the proposed Site 9 building would provide some shelter. Footbridges will link the timber boardwalk to the tug wharf.

**Kumutoto Lane**

This is a shared space that will provide safe and accessible movements through the precinct for walkers, cyclists and cars. Traffic will be kept to a minimum.

**Waterfront promenade**

The redevelopment will improve the connection with CentrePort and complete the promenade that follows the waterfront to Waitangi Park and beyond.

**Whitmore Plaza**

Whitmore Plaza is the gateway to the waterfront from the central business district. The development of the plaza will create a new public space including seating, walkways, roads, performance space and a public artwork.

**Woolstore Plaza**

This sheltered space provides pedestrians with an alternative entry to the waterfront from the quay and is the main entrance to the Waterloo on Quay apartments.

# Building design features:



Proposed new building from Kumutoto Plaza

## **Building design and proposed use**

The design for site 9 takes strong cues from its historical maritime context as well as the emerging contemporary character of Kumutoto.

The positioning of the building preserves the view from city to waterfront down Whitmore and Waring Taylor Streets.

On the ground floor, more than half the space would be publicly accessible with facilities such as cafes, restaurants, shops and galleries with indoor/outdoor flow where possible.

## **Sheltered walkway**

In keeping with other buildings along the waterfront, the proposed site 9 building would have a recessed ground floor that provides sheltered walkways on the east and west sides.

## **Environmental and resilience features**

The proposed building has many environmentally friendly features including:

- facilities for occupants who walk or cycle to and from work
- passive solar power, double glazing and insulation
- environmentally sustainable design and construction
- seismic design features including base isolation.

# Comparative building heights:



Comparative building heights, eastern elevation looking west.

The proposed building is generally in scale with neighbouring premises. It will be smaller in scale than the buildings to the north and would transition down to the smaller heritage sheds (11 and 13) to the south.

The image above shows the proposed building relative to shed 13 to the south, and the PwC building to the north across Whitmore Plaza.



South west elevation of proposed new building from Customhouse Quay.

# North Kumutoto - a timeline of key decisions

**2001:**

**The Waterfront Framework.**

The widely consulted framework is adopted by Wellington City Council (WCC) and identifies North Queens Wharf (now Kumutoto) as an area that has a strong connection with the City's Central Business District. This will be reflected with a stronger sense of the city form being developed in this area through a higher proportion of buildings than the rest of the waterfront.

**2002:**

**The North Queens Wharf Masterplan.**

A masterplan is developed based on the principles of the Waterfront Framework, this establishes five new building sites: Sites 6,7,8,9 & 10.

**2003:**

**The Union Steamship Building (Site 6).**

This historic building is relocated to site 6 from Greta Point, Evans Bay.

**2007:**

**The Meridian Building (Site 7) opens.**

Wellington's first 5 GreenStar rated commercial office building is completed and becomes home to Meridian Energy.

**2012:**

**North Kumutoto Design Brief.**

Following public feedback the design brief is adopted by Wellington City Council in November 2012. WWL calls for developer expressions of interest.

**2009-11:**

**Wellington City Council District Plan Variation 11.**

DPV11 proposal appealed. The Environment Court decision describes building footprints and heights for sites 9 & 10, site 8 to be open space and notified resource consent process to remain.

**2007:**

**Kumutoto Sites 8-10 Design Competition.**

Wellington Waterfront Ltd run an architectural design competition for buildings on sites 8, 9 & 10 which includes public information days, display and feedback.

**2007:**

**The North Queens Wharf Precinct is renamed Kumutoto.**

This acknowledges Kumutoto stream and the area's rich history and helps define Kumutoto as a destination.

**2007:**

**The New Public Spaces Open.**

New plazas, terraces, and the lane are open to the public. The Kumutoto stream mouth is visible for the first time in over 100 years.

**2013:**

Kumutoto Open Space Masterplan completed and public feedback sought on the proposed range of activities for the open spaces. Developers proposals sought for site 9 and site 10 based on the North Kumutoto Design Brief.

Willis Bond & Co.'s proposal for sites 9 and 10 is chosen as the preferred design. Discussions on site 9 are put on hold while the parties agree terms on site 10.

**2013:**

Public feedback sought on the selected proposal from Willis Bond & Co with an Athfield Architects-designed building for site 10, and the landscaping of the area between Waterloo Quay apartments and the Meridian Building.

The design is later approved by Council and a development agreement entered into with Willis Bond & Co.

**2015/2016:**

Resource consent is obtained for the new PwC Centre building on site 10 and surrounding landscaping works for public open spaces in the North Kumutoto area.

Construction on the building commences in May 2016. The parties recommence discussions on site 9 later that year.

**2018:**

The new PwC Centre on site 10 and surrounding landscaping works are due to complete.

**2017:**

Landscaping works on site 8 and the North Kumutoto laneway begin.

Public feedback is sought on the Willis Bond & Co proposal for a new Athfield Architects designed-building on site 9.

Key decisions are highlighted in yellow.

# We would like your feedback

We are inviting public submissions on a proposal by developers Willis Bond & Co. to construct a building on site 9.

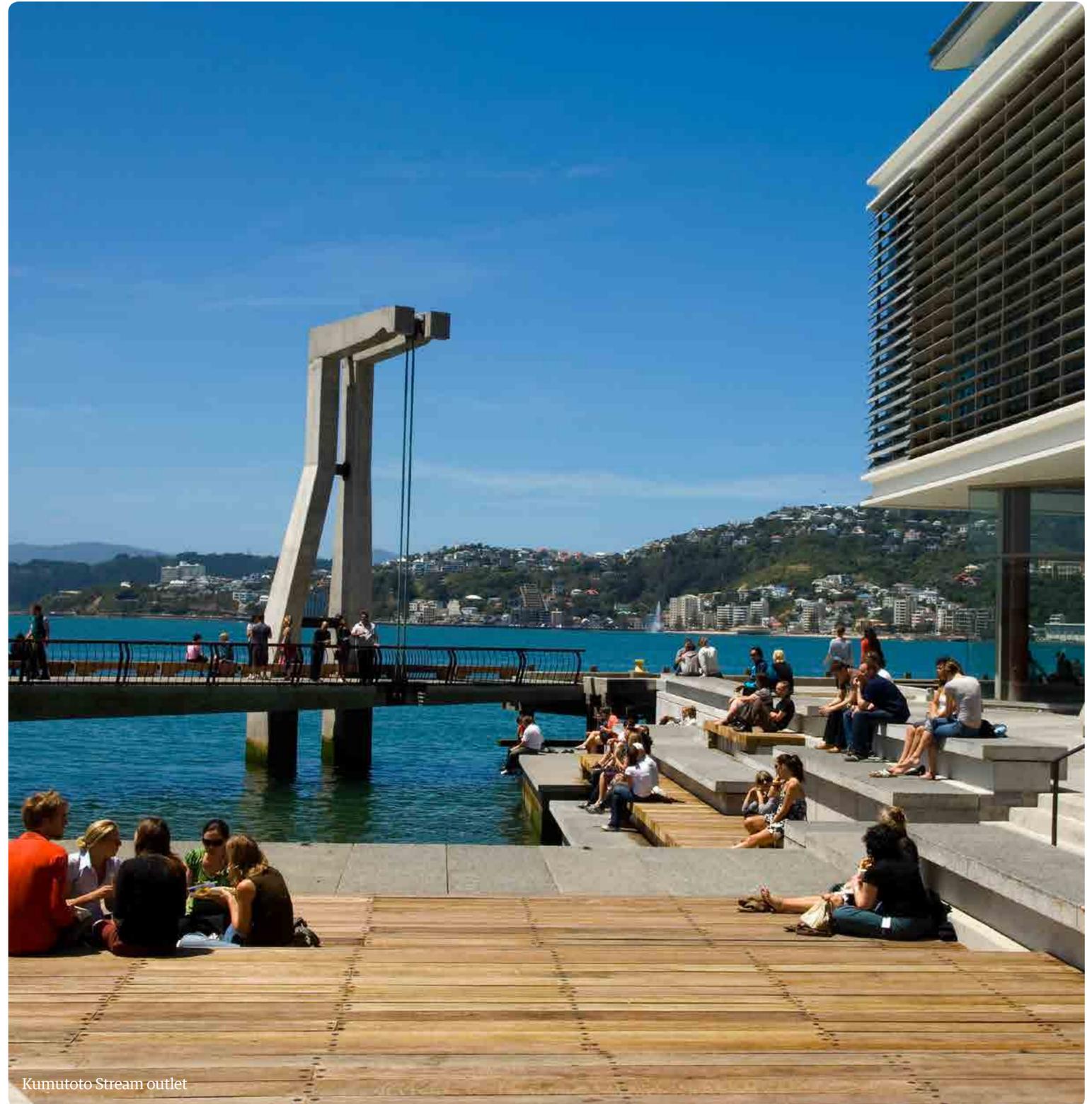
Please submit your feedback by 5pm Friday 28 July 2017. You can find information about the proposal, and make your submission online or print a submission form, at [wellington.govt.nz/site9](http://wellington.govt.nz/site9)

You can also email your submission to [site9@wcc.govt.nz](mailto:site9@wcc.govt.nz)

You can see a copy of the consultation document and pick up a submission form at Wellington Public Library or Wellington City Council in Civic Square.



Kayakers on Wellington Harbour

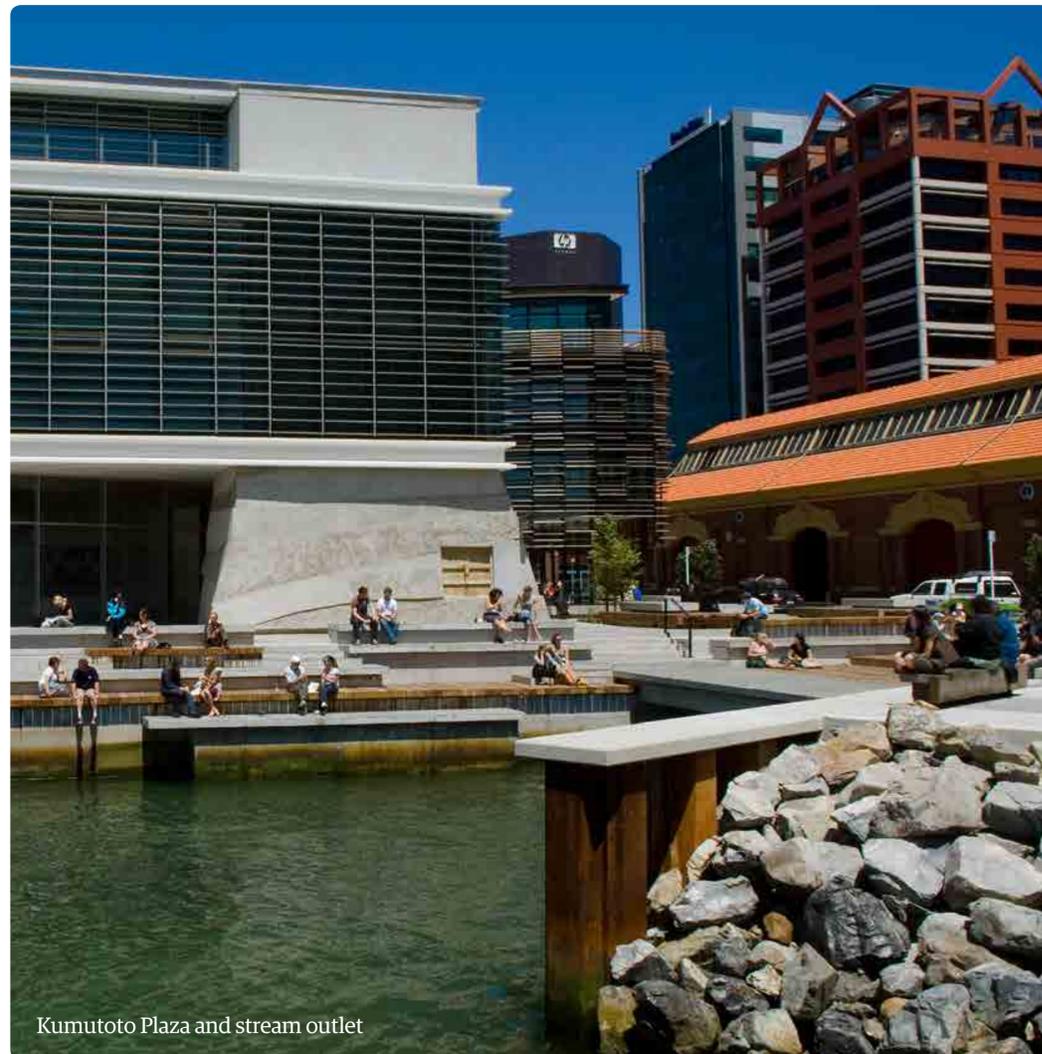


Kumutoto Stream outlet

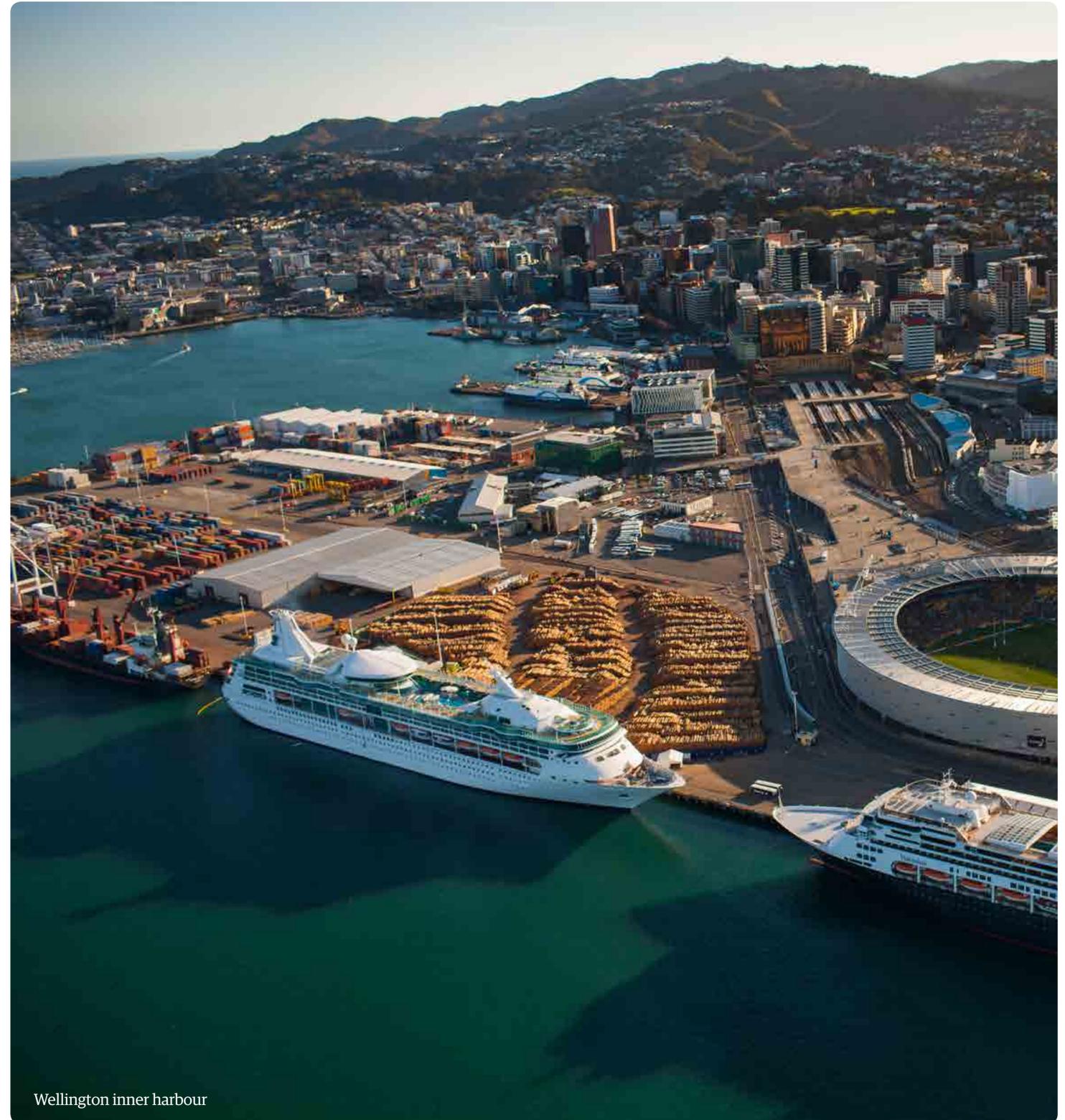
# What next?

After the consultation is finished and a report written, Councillors will consider your feedback as part of their decisions about site 9 later this year. If Councillors give approval for a building to be constructed on site 9, a publicly notified resource consent will be required and you will have another opportunity to make a submission.

If resource consent is granted for site 9, the developer could potentially start construction in the second half of 2018.



Kumutoto Plaza and stream outlet



Wellington inner harbour