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**WILLIS
BOND**

16.10 110 Jervois Quay
Resource Consent
Architectural Design Statement
August 2022



athfieldarchitects.co.nz

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1.0 Project Team

Client	MFC Development LP
Development Manager	Willis Bond
Architect	Athfield Architects Limited
Landscape Architect	Wraight + Associates Ltd
Urban Design & Planning	Urban Perspectives
Structure	Dunning Thornton Consultants
Geotech	Tonkin & Taylor
Building Services	Aurecon
Acoustic	Marshall Day
Fire Consultant	Holmes Fire
Traffic	Stantec
Heritage	Archifact
CPTED	Stoks Limited
Contractor	LT McGuinness

1.0 INTRODUCTION

PROJECT BACKGROUND

1.1 Introduction

This report summarises the design of the proposed development at 110 Jervois Quay (121 Wakefield Street), Te Aro, Wellington. It has been compiled by Athfield Architects Ltd as design lead for the project on behalf of the applicant. It forms part of the Resource Consent Application and AEE prepared by Urban Perspectives Ltd.

The proposal is for a comprehensive new commercial development. It comprises commercial office accommodation on upper levels, with a range of ground floor tenancies, including café food/beverage and other leased spaces. The proposal also includes cross-site links, a significant area of curtilage landscape along with associated servicing, landscape, and infrastructure.

The proposed design has been developed from the winning scheme in a WCC-led design/ tender competition held in 2016 and has been developed through 2016- 2022 by the design team outlined on the previous page.

Many of the core design team have brought with them close knowledge and appreciation of the attributes and values of this part of the city from previous involvement in local projects such as Te Ngakau Civic Square, Wellington City Library, Wellington Town Hall Strengthening, Free Ambulance and Odins Building refurbishments along with various adjacent waterfront landscape projects.

The design process has included engagement, input, and review by The Wellington City Council (WCC) officers, (including an independent Urban Design Panel assessment), Heritage New Zealand Pouhere Taonga, Wellington Water Limited, and Wellington Tenth's Trust.

This report is focused on the architectural design for the proposal, including design description and rationale in relation to the site context. While this includes consideration of Urban Design, Heritage, and Landscape, these aspects are covered by separate specialist reports that include assessment against the relevant City Planning/ Heritage policies and objectives, along with an assessment of visual effects.

This report should be read in conjunction with the appended Resource Consent issue design drawings by Athfield Architects Ltd.



Fig 1. View from the MFC landscape on Jervois Quay (looking south).

2.0. THE CONTEXT EXISTING SITE

2.0 Site Context

The proposals address is 110 Jervois Quay, Te Aro, Wellington Central. This predominantly flat site occupies the triangle of land at the eastern tip of the Civic Precinct bordered by Wakefield Street to the south, Taranaki Street to the east, and Jervois Quay to the north.

For many years the site has served as a carpark accessed from Wakefield Street, but most recently, as a temporary site for NZ Ballet. The site also has some established landscape elements around its periphery, including substantial Pohutukawa trees, predominantly at the northern end and eastern edge to Jervois Quay and a dis-used pedestrian bridge lands on the Wakefield Street side. The Bridge and the NZ Ballet Pre-fab building will be removed from the site, and the majority of the pohutukawa's will remain within a redeveloped curtilage landscape/ street scape.

Immediately to the west, separating the site from the Civic Centre proper, is the Michael Fowler Centre (MFC). The MFC service lane runs along the western edge of the site. The existing built context to the south of the site (Wakefield Street) comprises a row of 7 - 11 storey buildings, including the former Plaza Hotel. To the northeast lies the John Chambers building and the Odlins Building beyond, with the Lagoon and Wellington Harbour opening out to the north.

The site is currently traversed (informally) by pedestrian movements between the waterfront (Lagoon link) and the city (Cuba Street/ Opera House lane.). The proposed 'light rail' route is planned along the Quays on the site's north and eastern edge.



Fig 2. Site Aerial Photograph
NTS



Fig 3. View from Jervois Quay looking Northwest

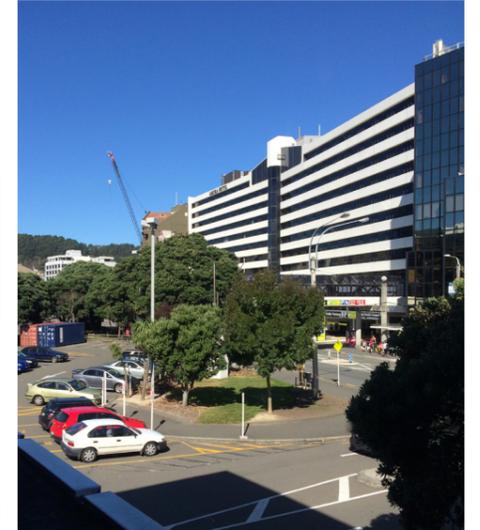


Fig 4. View from Michael Fowler Balcony looking South



Fig 5. View of Taranaki Street looking Northwest



Fig 6. View from Cuba Street looking East

2.0 THE CONTEXT

SITE CONTEXT

2.1 Broad Urban / Historical Context

Historically within the harbour, the Michael Fowler Carpark site is now situated at a nexus between Wellington's civic and cultural precincts and the harbour. It sits at the crossroads of the historic Cuba Street, Wellington's Civic Precinct, and the waterfront; and forms the western end of the Wakefield Street corridor that connects the site to Te Aro, Waitangi Park, Te Papa, and the future Convention Centre (Takina).

In this pivotal location, the site has significant potential to improve important existing connections and interfaces, and contribute with supporting activity and population adjacent to the centre of Wellington's civic, cultural, and urban infrastructure.

On an urban scale, the site forms part of the broader edge to the harbour that extends from the Railway Station to Te Aro. This edge is punctuated by landmark buildings offering some of the highest quality spaces in the city, and presenting a strong city face to the harbour.

As such, this site demands a strong urban marker to complement the Michael Fowler Centre; a development that will signal and enable a number of important city connections and celebrate a consolidated Civic Precinct that also contributes to the definition of the city/ harbour edge.

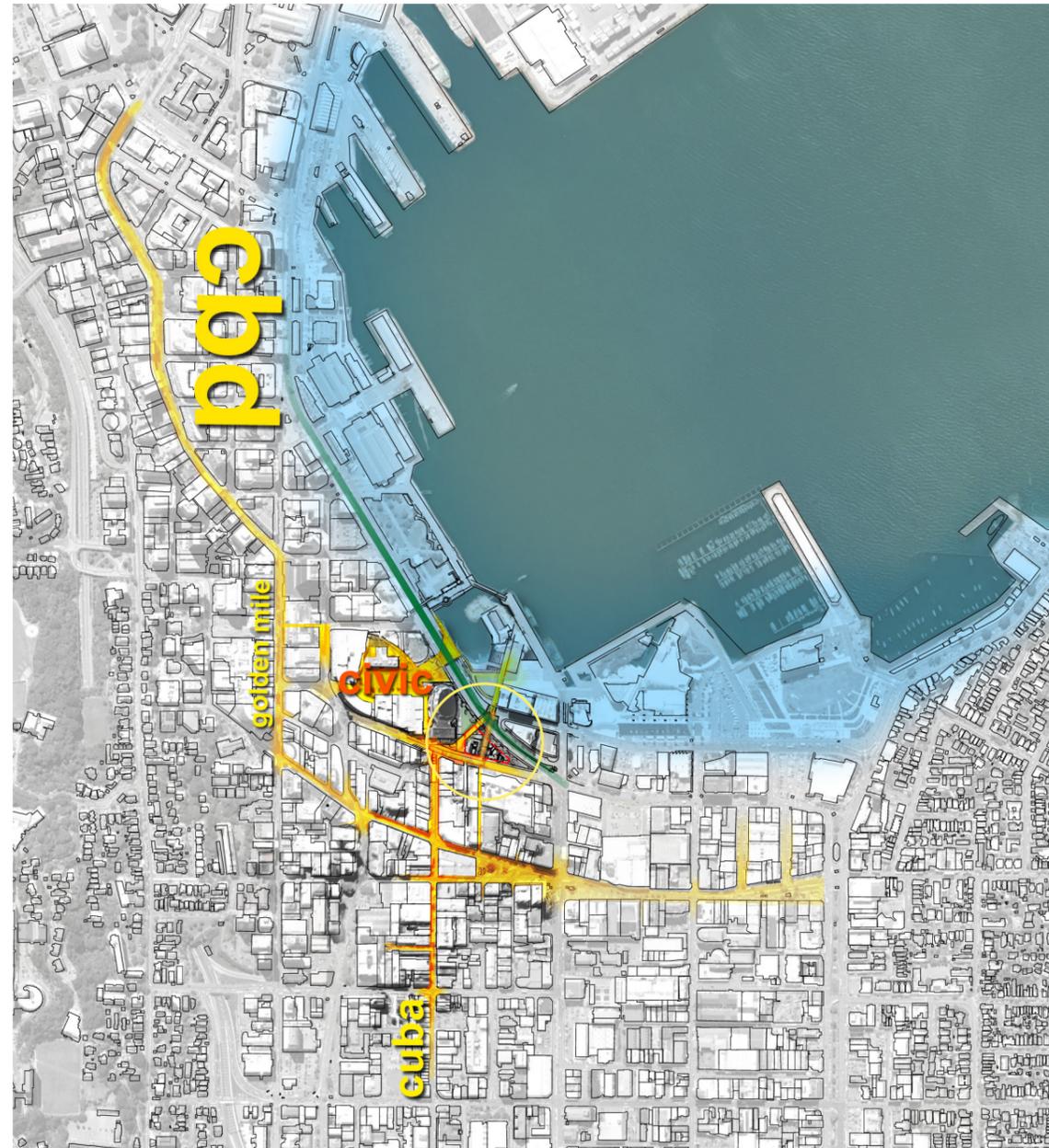


Fig 7. Wellington City Context Diagram

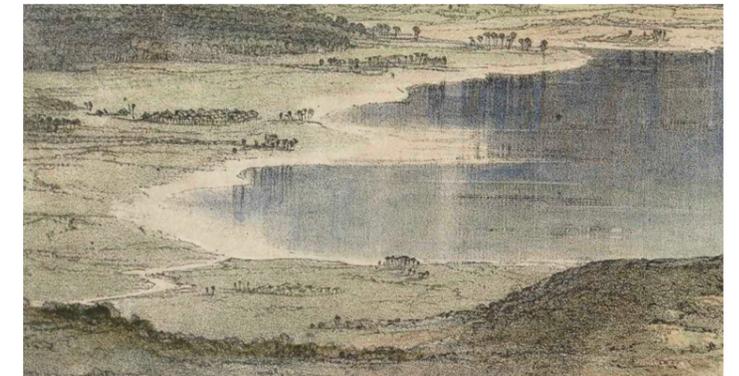


Fig 8. 1842 Drawing of Te Aro shoreline



Fig 10. 1847 Drawing of Te Aro shoreline



Fig 11. 1849 Photograph

2.0. THE CONTEXT

URBAN STRUCTURE AND MOVEMENTS

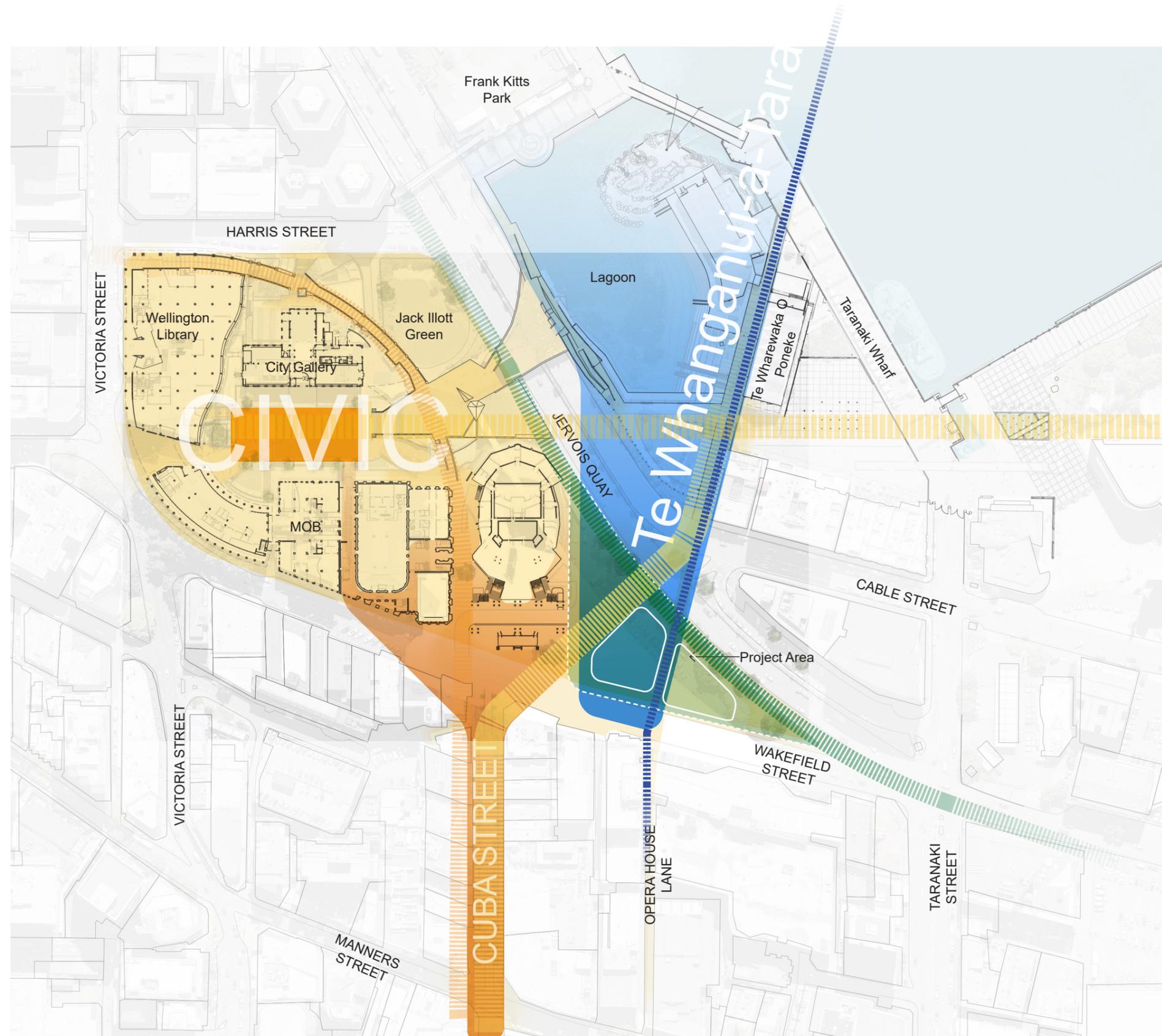


Fig 9. Urban structure and movement diagram.

2.2 Urban Structure and Movements

Alongside the Michael Fowler Centre and the Town Hall, the frontage of the site to Wakefield Street has potential to connect, define, and extend an urban 'Foyer' space to the performance quarter of the civic precinct with the end of Cuba Street. On a pedestrian 'desire line' between Cuba Street/ Opera House Lane and Te Whanganui-a-tara via the Taranaki Lagoon, the site also provides an important 'stepping stone' on one of the most important pedestrian routes between city and waterfront.

The site enjoys views across to the lagoon and Taranaki Street Wharf area. Preserving the sense of openness and transition from city-to-sea is an important objective of the redevelopment. The triangle of open space between the site and MFC is one of the few areas that a sense of Lagoon 'harbour-scape' can be appreciated on the city side of the Quays.

At the defining eastern tip of the prominent civic precinct 'peninsular', the site forms a gateway to the Civic precinct for those travelling north along the Quays, and for those arriving from the waterfront. For those coming from the opposite direction, it also features clearly as the Quays turn the corner, in combination with the Michael Fowler Centre and the City-to-Sea Bridge.

2.0 THE CONTEXT

HISTORIC CONTEXT

2.3 Heritage

(refer also the Assessment of Heritage Effects report by Archifact).

Originally within the bounds of the harbour, the site was formed as part of a series of land reclamations via a combination of both natural (earthquake) and artificial infill. Historically, the Waimapihi stream met the harbour edge through this site. Pre-European experience of the area would have been one of harbour edge activity including the gathering of kai moana in relation to both the harbour and stream mouth.

Subsequently, the curving forms of both Wakefield Street and Jervois Quay traced successive harbour edges in relation to the city grid. The curving diagonal of the Quays between Cable Street and Wakefield Street form the distinctive triangular eastern tip to the site. On the diametrically opposite western triangular corner is the redeveloped John Chambers Building. Despite changes to other nearby street patterns/ buildings, the distinctive relationship between these diametrically opposite blocks remains.



Fig 12. Train travelling along Jervois Quay on the corner of Cuba Street

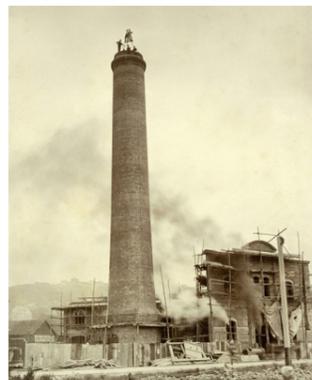


Fig 13. The tramway power station chimney located on the site of the MFC carpark



Fig 19. Intersection of Wakefield Street and Jervois Quay



Fig 15. John Chambers Building 1940



Fig 16. Anvil House, Wakefield Street



Fig 17. Intersection of Wakefield and Cuba Streets, showing Civic Chambers on the left



Fig 20. View along Jervois Quay 1955

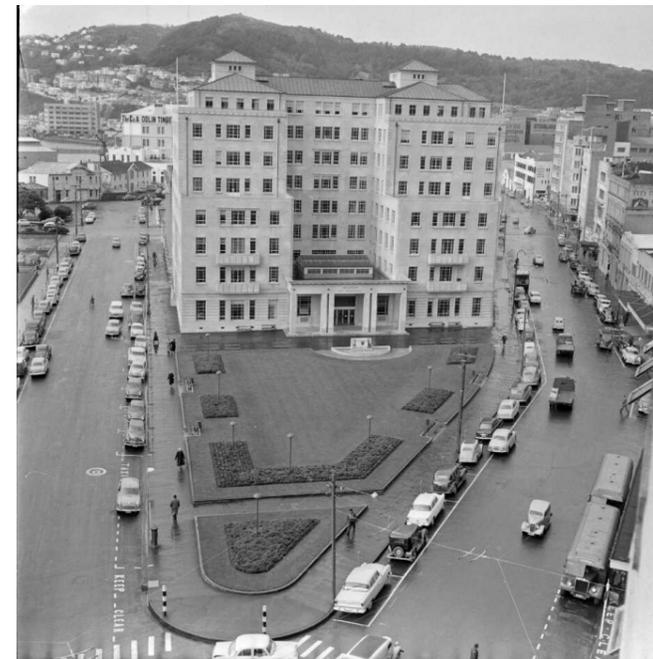


Fig 14. Municipal Office Building, Wakefield Street visible on the right and Mercer Street on the left

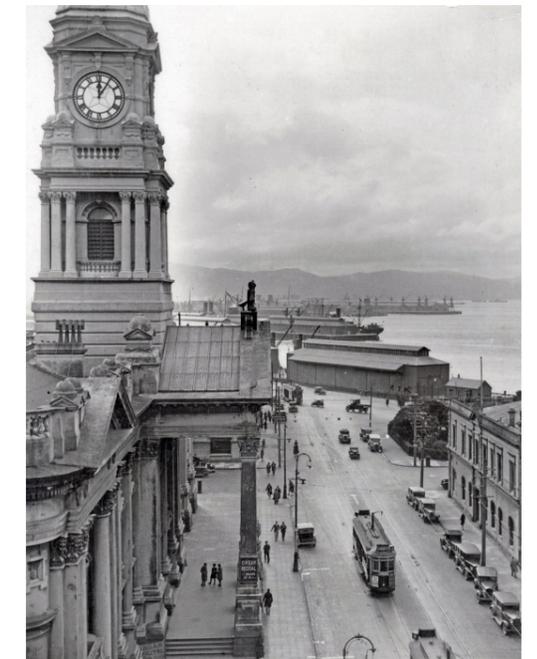


Fig 18. Wellington Town Hall, Cuba Street

2.0 THE CONTEXT

HISTORIC CONTEXT

2.3 Heritage

The changing street structure and buildings on the site since the 1930's is mapped on the thread of historical aerial photos (Fig 21- Fig 26) and the photographs (fig 12- 20)

Observations from this thread include:

- Although the curves of Cable and Wakefield Streets remain as traces of successive harbour edges, except on the stormwater map, there is very little remaining trace of the Waimapihi Stream and the way it once met the harbour.
- The earlier photos (1938- 60's) demonstrate that, except for the eastern tip, the site has been occupied by a number of significant buildings, including some imposing structures (ie the tramway power station chimney), and was relatively integrated within the built city via the (then) extension of Cuba Street along the western edge of the site.
- Buildings such as the Town Hall (particularly with spire and Wakefield Street Portico intact), the Municipal buildings, and the Civic Chambers, demonstrate a history of 'tall' city and architecture of bold 'civic gesture' in this area.
- Historically the broader Civic Precinct (including the subject site) and Cuba Street had a more direct relationship with the harbour prior to the Taranaki Wharf reclamation. The development of the Taranaki Lagoon landscape and linkages have gone some way to repairing this connection.
- The MFC building effectively truncated the connection of Cuba Street to the water. It also came to define an eastern end to the Civic Precinct (and later the Civic Square). As such, it also had the effect of disconnecting the MFC site somewhat from both Cuba Street and the Civic Precinct.
- Historically the site previously had a relationship with a version of 'light rail' along its Quays frontage.



Fig 21. Historic Context Aerial, 1938, NTS
(Photograph, 1938, from retrolens.nz. Wellington Regional Council (SN70))



Fig 22. Historic Context Aerial, 1951, NTS
(Photograph, 1951, from retrolens.nz. Wellington Regional Council (SN70))



Fig 23. Historic Context Aerial, 1960, NTS
(Photograph, 1960, from retrolens.nz. Wellington Regional Council (SN70))



Fig 24. Historic Context Aerial, 1971, NTS
(Photograph, 1971, from retrolens.nz. Wellington Regional Council (SN70))



Fig 25. Historic Context Aerial, 1988, NTS
(Photograph, 1988, from retrolens.nz. Wellington Regional Council (SN70))



Fig 26. Historic Context Aerial, 2021, NTS
(Photograph, 2021, from koordinates.com)

2.0 THE CONTEXT HERITAGE

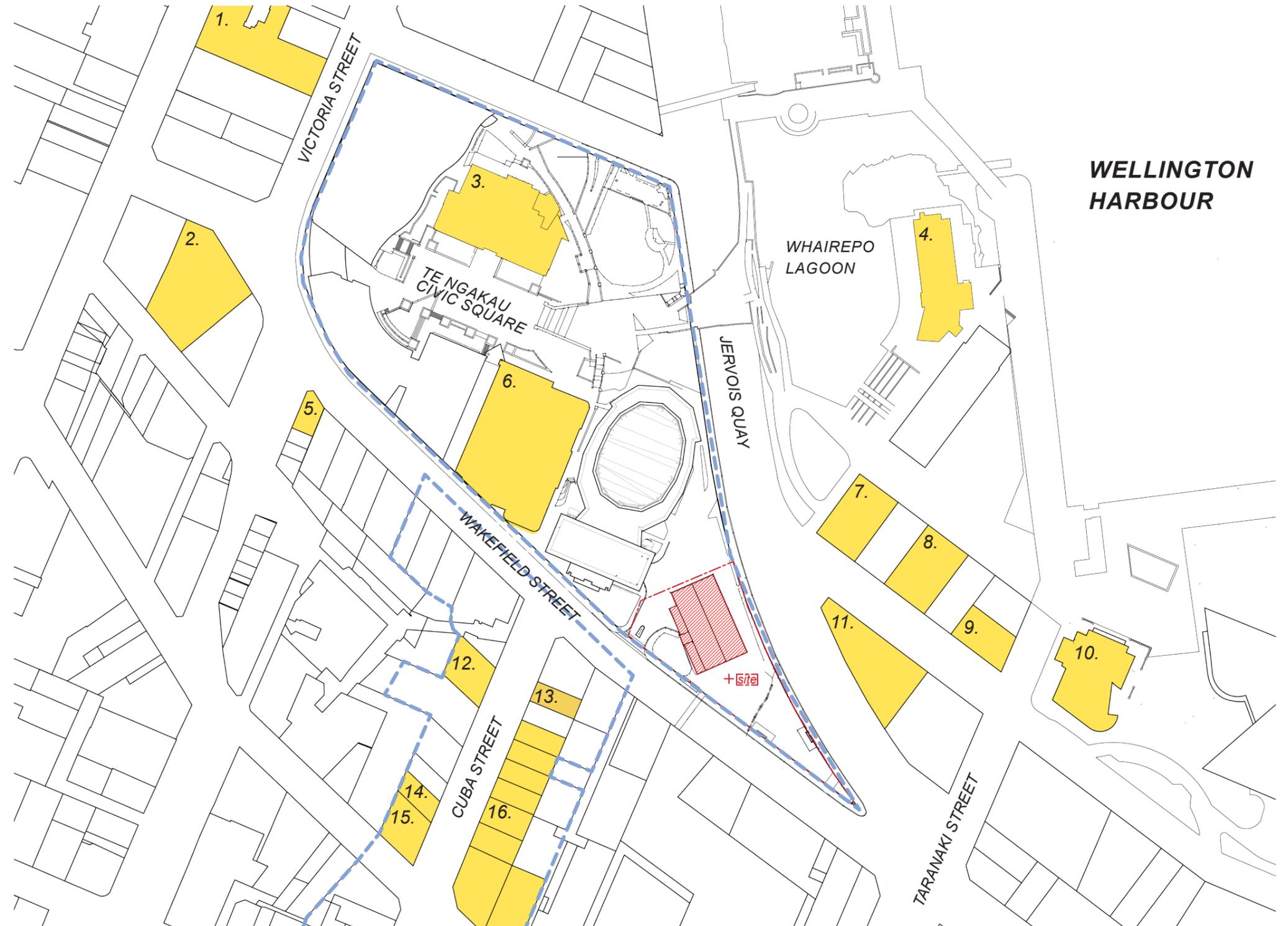


LEGEND:

1. Ballingers Building (1903)
2. Dominion Building (1926-1928)
3. Former Wellington Central Library / City Gallery (1935-1940)
4. Star Boating Club (1885) / Wellington Rowing Club (1874)
5. Former Racing Conference Building (1961)
6. Wellington Town Hall (1902-1904)
7. Wellington Free Ambulance Building (1931)
8. Odlins Building (1907)
9. Shed 22 (1919-1921)
10. Circa Theatre (1916)
11. John Chambers Building (1917)
12. Columbia Hotel (1908)
13. Kennedy Building (1905)
14. TG McCarthy Trust Building (1898)
15. BNZ Building, Te Aro Branch (1912-1913)
16. Former James Smiths (1907)

KEY:

- Civic Centre and Cuba Street Heritage Areas
- Heritage Listed Buildings (WCC District Plan)



**WELLINGTON
HARBOUR**

2.0 THE CONTEXT PLANNING

2.4 Planning Context

(refer also to the detailed planning analysis in the AEE by Urban Perspectives)

The site is located in the Central Area and is located within the Civic Square Heritage Area.

The Proposed District Plan, currently out for consultation, includes a height limit of 40m AGL as shown in Fig 28.

The National Policy Statement on Urban Development 2020 (NPS-UD)

This Policy Statement came into effect 20 August 2020. It directs authorities to enable greater supply of housing and ensure that planning is responsive to changes in demand, while seeking to ensure that new development capacity enabled by councils is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments.

It also requires the removal of overly restrictive rules that affect urban development outcomes for our cities, particularly for tier 1 local authorities, such as Wellington City Council.

The forthcoming review of the District Plan will be required to incorporate objectives and policies that give effect to the provisions of the National Policy Statement (N.P.S.-U.D.).

A key N.P.S.-U.D. policy that both regional policy statements and district plans must enable is Policy 3(a):

in city centre zones, building heights and density of urban form to realise as much development capacity, to maximise benefits of intensification.

Further detail on the N.P.S.-U.D. and the Wellington City 30 year Spatial Plan is included in the Planning report by Alistair Aburn, Urban Perspectives.



Fig 27. Operative District Plan Map



Fig 28. Proposed District Plan

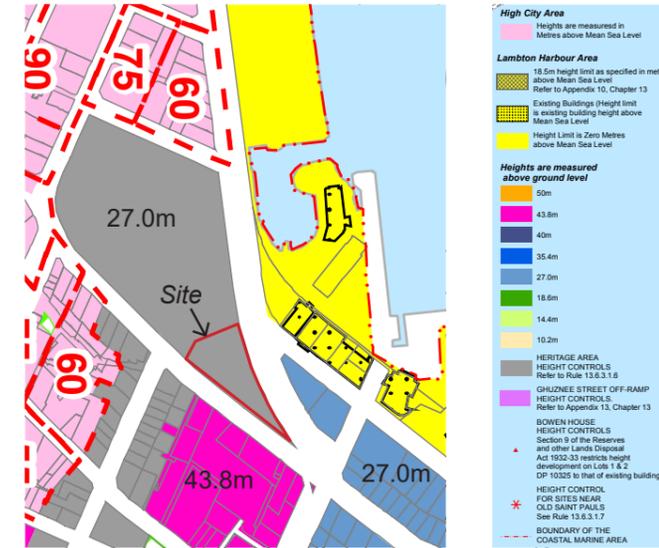


Fig 29. Central Area Building Height Map



Fig 30. Verandah and Display Window Map



Fig 31. Civic Square and Taranaki St Wharf / Lagoon area Sunlight Zone diagrams

3.0 THE PROPOSAL

CLIENT BRIEF

3.0 Client Brief

In general, the brief to the design team was to provide a high quality comprehensive commercial workspace development commensurate with the value, quality, amenity and premium location within Wellington.

This included close consideration of key objectives set out by the city in the initial competition, including;

1. **Image and identity** - Recognise the visual prominence of this site and its location as part of the Civic Centre complex.
2. **Activity** - Ensure support for a high level of and range of activities both in public open spaces and the parts of buildings that edge these.
3. **Public space quality and amenity** - ensure that the area around the Michael Fowler Centre, the city to waterfront link and associated secondary spaces are attractive, safe and comfortable.
4. **Building bulk, form and scale** - Achieve an appropriate balance of formal architectural quality, spatial definition, visual presence and sunlight to adjoining public spaces.
5. **Environmental conditions** - Optimise sunlight and shelter to all public open spaces in this part of the precinct.
6. **Frontages and active edges** - provide activity, interest and connections between interior and exterior at all public edges of any building, to a degree commensurate with the significance and prominence of the edge.
7. **Physical access and connections** - provide for all important connections and routes through the precinct, enhancing these where possible.
8. **Visual Connections** - Recognise the significance of the Michael Fowler Centre and its harbourside location in public views
9. **Servicing** - Minimise the impacts on streets and public open spaces of servicing, parking and vehicle access, while providing an appropriate level of service.

Additionally, the client brief has highlighted the intent to extend the legacy of high-quality development combined with sensitive urban upgrade/ repair demonstrated by many previous projects in other parts of the city carried out by the project team.



Fig 32. View from the MFC landscape on Jervois Quay (looking south).

3.0 THE PROPOSAL DESIGN APPROACH

3.1 Design Overview

Because of the scale of the site, and the varying and specific contextual conditions on each side, the design approach has considered the project as a series of inter-connected building and landscape parts. The scale, form and articulation of each part has been determined by its local context and the nature of activity within or adjacent to it. These parts include:

- **The Lantern**
- **The East Wedge**
- **The West Wedge**
- **The MFC Landscape**
- **The Waimapihi Stream Corner**
- **City to Sea Links**

The rationale and description for each part and their interrelationships are discussed later in this report.

A key driver in the composition has been to enhance various connections (at urban scale and local street level), interfaces and 'leftover spaces' between the city and waterfront. These connections are mapped on Fig 34 and 35, and include:

The Opera House Lane to Harbour link.

This is an accessible public pedestrian link through the ground floor of the building that accesses the main lobbies and ground floor tenancies. It is signalled at a macro level by the composition and junctions for the forms above and aligns approximately with Opera House lane to provide a direct link through to the Opera house/ Te Aro Park.

The Cuba to Harbour link

This is a sheltered pedestrian link along the grand northwest facing colonnade between the building and the new MFC landscape. This link signals the pathway from waterfront and Cuba Street interfaced by ground floor café tenancies with outdoor terraces overlooking the new MFC landscape.

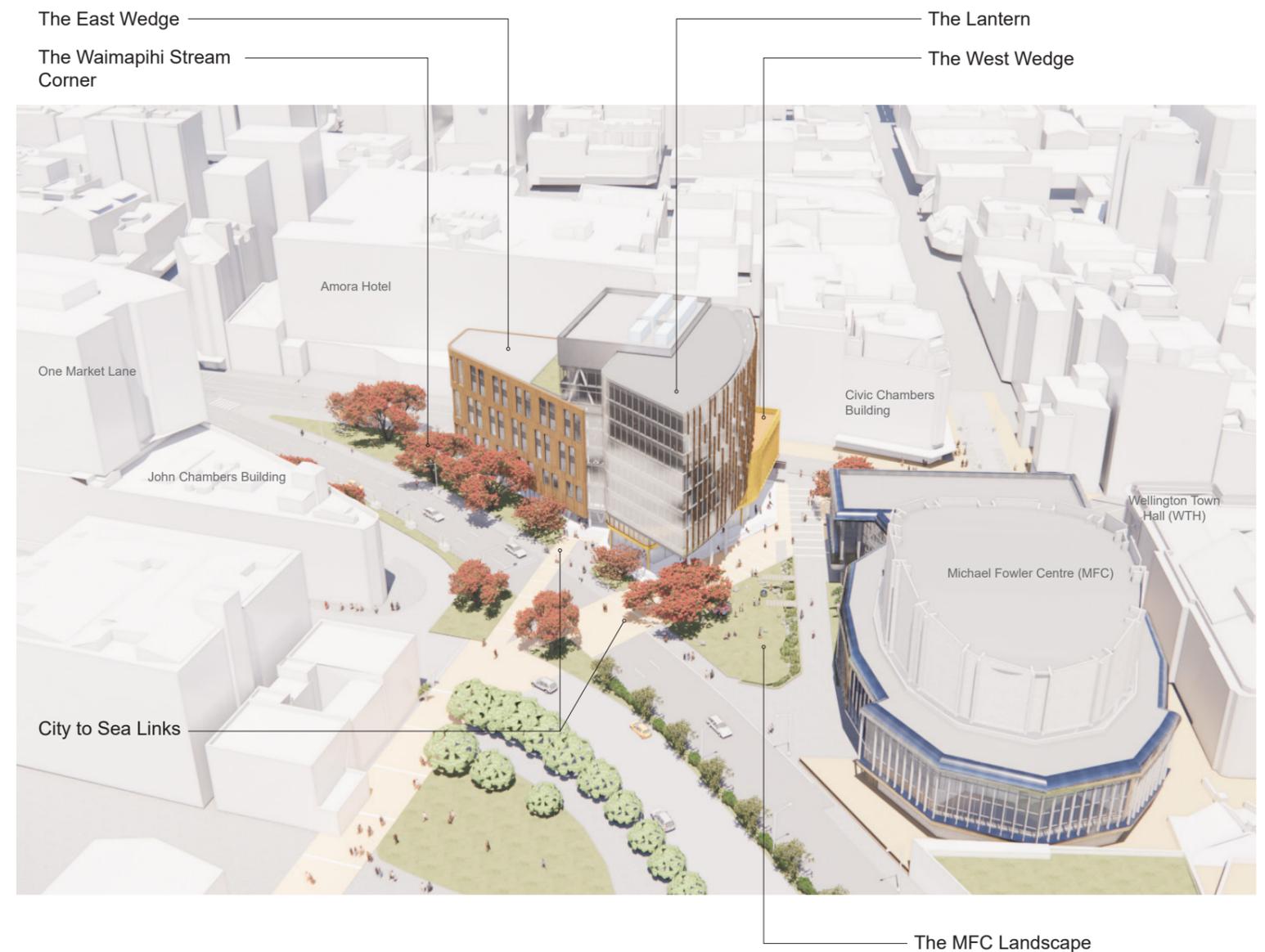


Fig 33. View from the MFC landscape on Jervois Quay (looking south).

3.0 THE PROPOSAL DESIGN APPROACH



The MFC interface

At the ground level, this is a double height sheltered northwest facing terrace area served by adjacent café and facing the new 'Piazza' space onto the MFC and Town hall frontage beyond. At an upper level, the sculptural 'Western Wedge' element floats above in deference to the scale, material and form of the Renouf Foyer of the MFC. The lower levels of this element are currently planned to contain collaborative studios and workspace for VUW School of Music.

The West Wakefield Street Interface

At street level, the colonnade and the café tenancy wrap around from the west and access ramp and stairs lead toward the Opera House Lane to Harbour link, and the various tenant lobbies. The primary lobby and foyer space to upper level tenancies is located along this edge.

The Quays interface

This will continue to be defined predominantly by the established Pohutukawas along this edge within a new landscape incorporating an enhanced pedestrian link. Interactive tenancy spaces for VUW occupy this edge.

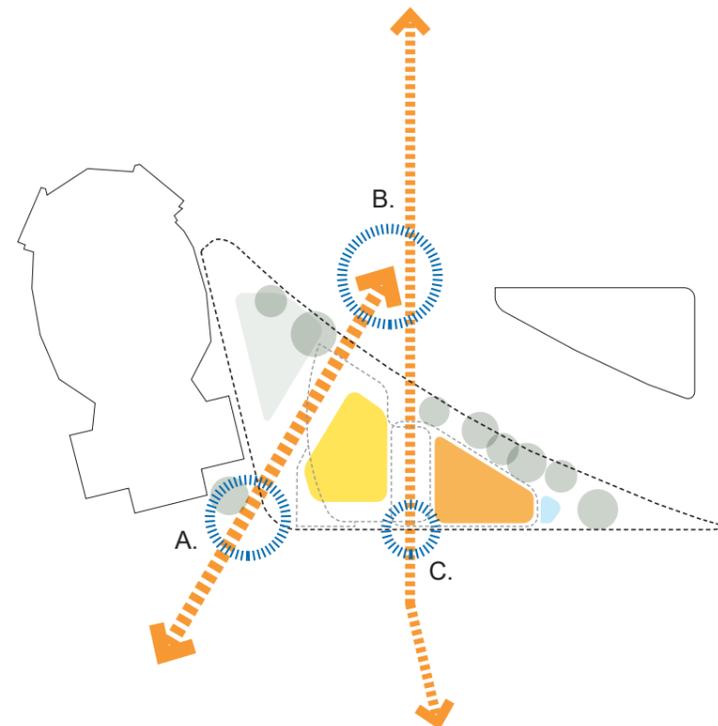


Fig 35. Ground Floor connection diagram

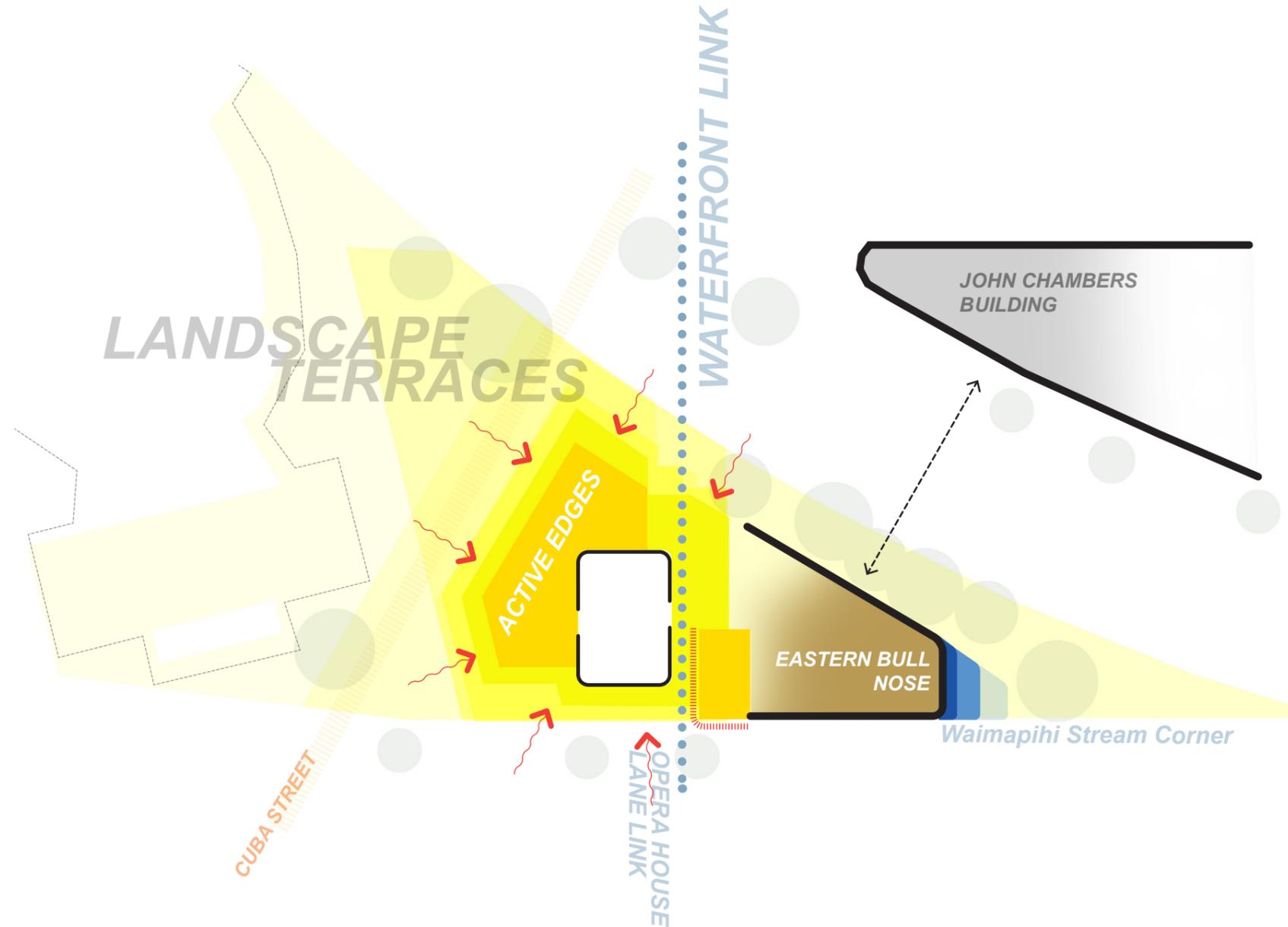


Fig 34. Ground Floor Concept Diagram

3.0 THE PROPOSAL DESIGN APPROACH



Fig 38. Wakefield Street Context Elevation Proposed.



Fig 37. Jervois Quay Context Elevation Proposed.

3.0 THE PROPOSAL

CUBA ST / WATERFRONT CONNECTION



Fig 39. Cuba St / Waterfront connection looking west



Fig 40. Cuba St / Waterfront connection looking east.



Fig 41. Cuba St / Waterfront connection looking north west.

3.3 Cuba Street / Waterfront Connection

This proposal establishes a striking new eastern gateway to the civic precinct. It celebrates this critical nexus in the city, clearly signalling its presence with a bold contemporary architecture of dynamic forms and spaces that draw from and reinforce the form and energy of this part of the city.

It creates a dramatic new architectural landmark that will stand on its own right, but also complement the form and activities of its iconic and historic neighbours, including the Michael Fowler Centre and the Town Hall.

Like a piece of city itself, the proposal is multi-faceted, incorporating interwoven forms, spaces, and activities, integrated with the surrounding city by its lanes and linkages. It supports a diverse and vibrant range of activities and connections, bridging city and waterfront landscapes, and boosting the sense of 24/7 community in the heart of the city.

It is inclusive and unique in the blend of spaces it provides, the activities it will support, and its integration of building, landscape, and public linkages keying into its place in the city. It welcomes and accommodates visitors, and will attract people in to participate and engage in the precinct.

3.0 THE PROPOSAL

THE LANTERN



Fig 42. View of the lantern from the Wakefield Street pocket park.

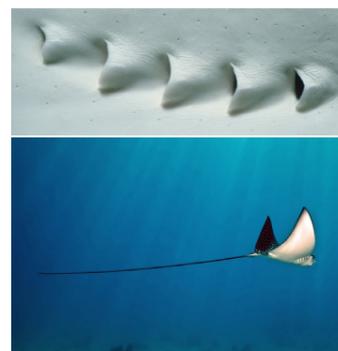
3.4 The Lantern

The 'Lantern' rises up from the intersection point of the lower forms like a lantern over its base, sheltering a new public lane at ground, and housing high-quality commercial space. At Ground + 8 floors it is the highest and most prominent part of the building. This component is carefully configured as a relatively slender 'shaped' form with fine edges when viewed from predominant viewpoints from the harbour and the Cuba Street approach. The location of this height and form occurs at the 'centre of gravity' of the site (at its broadest width), and responds to the generally taller scale of city towards the southwest compared with the lower city towards the east. It also complements the iconic form of the MFC building and amplifies the importance of the Civic/ cultural Precinct when viewed from the Harbour or along the Quays.

The curve of northern elevation of the lantern opens against the convex shape of the Michael Fowler auditorium, opening through-views, and connecting the Piazza with the new landscape. Articulated fins on this façade emulate the stainless steel fins of the MFC, and provide solar mitigation to the upper spaces and visual mediation between these levels and the new MFC landscape/ MFC lounge opposite.

A civic-scaled colonnade wraps around the base providing sheltered connection from waterfront to City, and visual connections between the Quays and the Piazza/ North Cuba connection.

The overlaps and gaps between the forms create moments of intensity: publicly accessible interactive interiors, landscapes, lanes and edges drawing from, connecting and activating the network movements and spaces between waterfront, civic and Cuba precincts.



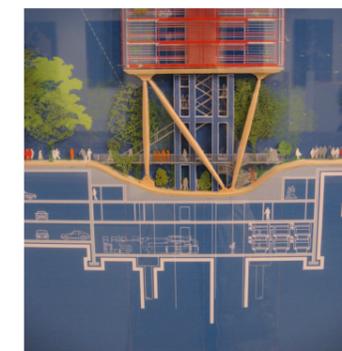
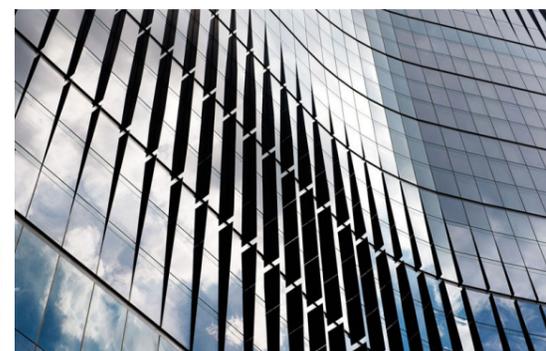
WHAIREPO / EAGLE RAY



TE ARO SHORELINE



PRECEDENT



3.0 THE PROPOSAL EAST WEDGE

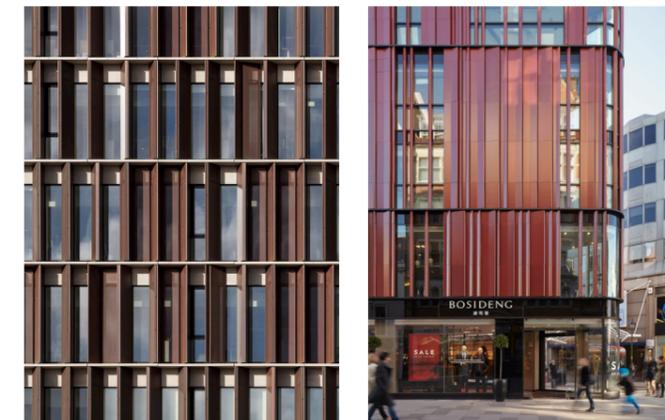


Fig 45. View of the east wedge from the corner of Taranaki and Wakefield Street.

3.5 The East Wedge

The Eastern Wedge is ground plus five levels situated within the sharper eastern portion of the triangular site. Its dramatic eastern corner addresses the Wakefield corridor and links visually to Te Papa, Waitangi Park, the future Convention Centre, and Te Aro's creative IT business neighbourhood. This corner of the building also responds to the west facing 'bull-nose' of the John Chambers building on the diametrically opposite triangular site to the east. The northern elevation of the wedge nestles within the fringe of established quayside pohutukawas, incorporating VUW foyer and tenancies on the ground and VUW and office tenancies above. The southern façade incorporates the same tenancies along with building service area accessed from the street.

On this part of the site, this form complements the scale, character and activity of Xero House across the Quays, and others on lower Taranaki Street



PRECEDENT

3.0 THE PROPOSAL

THE WEST WEDGE



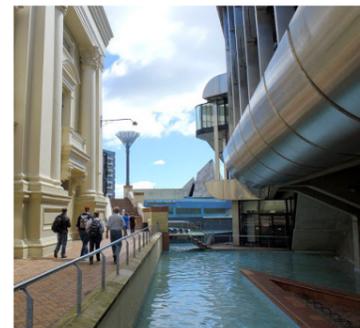
Fig 46. View of the west wedge from the corner of Cuba and Wakefield Street.



Rapperswil-Jona, Switzerland. mizd



Len Lye Centre, New Plymouth. Patterson Associates



Michael Fowler Centre, Wellington. Warren & Mahoney



Umbrella Apartments, Wellington. Athfield Architects

3.6 The West Wedge

The Western Wedge extends from the building podium creating a civic-scaled veranda sheltering an afternoon facing café terrace and public Piazza space below. This wedge cantilevers dramatically, signalling a strengthened sheltered connection from Cuba street through to the Lagoon waterfront. Its scale and material relate to the MFC Renouf Foyer annex. Currently spaces within the lower levels of the Western Wedge are designated for a range of group rooms and open format work/ collaboration space for VUW School of Music. It also includes excellent opportunity for performance-based activities that might complement the Michael Fowler Centre and the Piazza space between, as part of an extended performance landscape.

The café tenancy on the ground floor opens out to an elevated terrace with stepped edges, optimising great aspects to afternoon sun and shelter overhead, this space could on occasion double as a stage to the new Piazza space.



Fig 47. View of the accessible main entry below the west wedge.

3.0 THE PROPOSAL GROUND INTERFACES



Fig 48. View of the internal link connecting to opera house lane beyond.



Fig 49. Interior view of the Opera House Lane / Waterfront connection looking east.



Fig 50. Waimapihi corner view looking north.



Fig 51. Waimapihi corner view looking north/ east.

3.7 The Ground Interfaces

The proposal incorporates a high level of integration between landscape/ external linkages and Internal Ground Floor space, particularly around the high interface north, east and southeast sides. As a base isolated building, with high resilience against sea level rise/ flooding, the ground floor is approximately 1m higher than the adjoining ground. While this presents some challenges in terms of accessibility, it also presents opportunities for elevated terrace areas mediating between interactive tenancies and ground movements. Steps provide edges to sit/ occupy and ramps incorporated into the base 'plinth' provide for accessible movements to major entries and cross links.

The Waimapihi Stream Corner

Eastern Wedge terminates at the point where the historical Waimapihi Stream once met the harbour. This significant cultural and ecological history will be told both through the landscape design (refer the separate Landscape Architecture report by WA), as well as by textures and patterns inlaid at the Ground level plinth to the building in this area. Access to this part of the site along Wakefield Street and the Quays will also be improved via the new landscape in this area.

3.0 THE PROPOSAL MATERIALS

3.8 Articulation and Materiality

The articulation and materiality for the proposal has been developed in response to:

- The strata of the building- ie the 'plinth' base components of all the building parts are generally high mass surfaces, such as honed concrete or selected stone surfaces, and the elevated components are lighter materials such as glass, timber or folded metals.
- The expression of each component in relation to its context- ie the western wedge is clad in a modulated coloured stainless steel, or similar material, in reference to the material and form of the MFC Renouf Foyer, the metal clad fins on the western curve of the Lantern in response to the opposing façade of the MFC upper lounge, and the cladding of the Eastern Wedge providing a system of punched windows reminiscent of the surface grain of some of the buildings along Wakefield Street.
- The likely internal use of space and primary orientation of outlook- ie the northeastern side of the Lantern with prime harbour outlook is more open/ highly glazed with the likelihood of open format workspace, compared to the Eastern Wedge façade with the likelihood of more cellular components, particularly on the lower levels within VUW School of Music Fitout.
- ESD drivers- The building is aiming for high ESD performance, (refer sustainability and resilience section below), so cladding systems are high performance, highly insulated and the ratio of glazing to solid façade is in the order of 60:40. The façade systems have been considered such that they can be manipulated re the final distribution of solid or diffuse components in response to tenant reqs and optimum environmental performance.

The varying heights of the major building components creates a varied and dynamic roof silhouette to the overall proposal as well as opportunities for upper level terraces and green roofs to improve amenity for adjacent spaces.

The main plant area for the building is integrated within the extended skin/ facade on the top floor of The Lantern. This enhances the reading of the lantern from most viewpoints as a singular form with a simple silhouette free of discordant looking bits and pieces on the roof. The roof of the Western Wedge incorporates a landscape terrace accessible from the adjacent floor within The Lantern. The roof on the Eastern Wedge incorporates an area of extensive green roof where overlooked by levels above.

The detailed façade materials are as marked on drawing RC 2.02- RC 2.05



Fig 52. South Elevation Diagram



Fig 53. West Elevation Diagram



Fig 54. North East Elevation Diagram

3.0 THE PROPOSAL

ACTIVITY AND AMENITY



3.9 Activity and Amenity

The primary activity on upper levels is flexible workspace/ education space. The ground floor caters for a range of food and beverage tenancies, foyers to the upper levels, and some extended education tenancy. End of trip facilities (bike parks and showers), and the service/ deliveries area are also located on the ground floor.

The upper levels provide large flexible floor plates suitable for multiple workspace arrangements including co-working/ multiple tenancies per floor. Areas on the lower levels are suited particularly to performance focused activities with direct outlook/ exposure and access to Michael Fowler Centre/ Town Hall. Currently VUW School of Music are undertaking early fitout design for these spaces. All floors have excellent amenity:

- Seismically resilient/ safe (base isolation provides seismic resilience, raised ground levels provide sea level rise/ flooding resilience levels. High public interface and central location contribute to excellent CPTED day and night.
- Environmentally healthy/ sustainable- excellent and sustainable environmental systems- minimum 5 star Green Star and NABERS NZ rating, high ceilings, low carbon materials, excellent daylight all sides, access to outdoor amenity/ green space on multiple levels, good provision for cycling (including electric cycle charging)/ walking.
- Accessible- universally accessible spaces, and direct access to ground level amenities within the building as well as the waterfront/ Cuba Street.
- Connected- Well connected to walking, cycling and public transport routes, including potential future light rail.
- Spectacular outlook and views to the harbour and the city

This is an excellent location to support a high working population within the city.

There are two main lobbies for upper-level tenancies, arranged either side of the Opera House Lane cross-site link. End of trip / showers are directly proximate to the main lobby and vertical core servicing the upper levels. The second lobby, exclusive to the education facility is linked to a large foyer/ reception space connecting to teaching rooms. This lobby is likely to include a generous mixer stair and atrium accessing the School of Music spaces on Levels 1,2 and 3 above.

The Interactive ground floor food and beverage tenancies are mostly clustered around the west quadrant of the building with shop fronts onto sheltered outdoor terraces and the Piazza and landscape spaces on the Michael Fowler, Wakefield Street and Jervois Quay sides. Tenancy spaces also link to the Opera House lane link and both of the main lobbies for upper level tenancies.

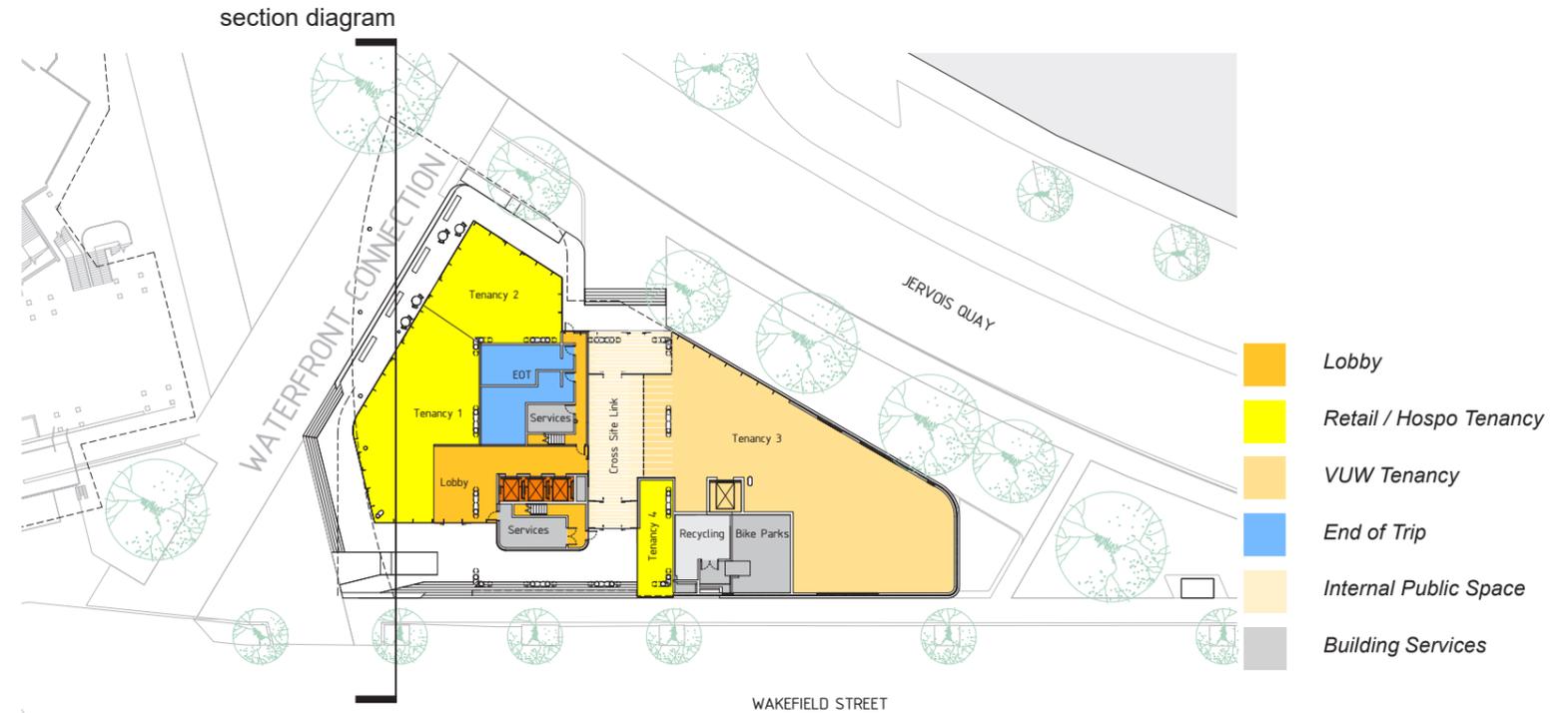


Fig 55. Ground Floor Activity Plan

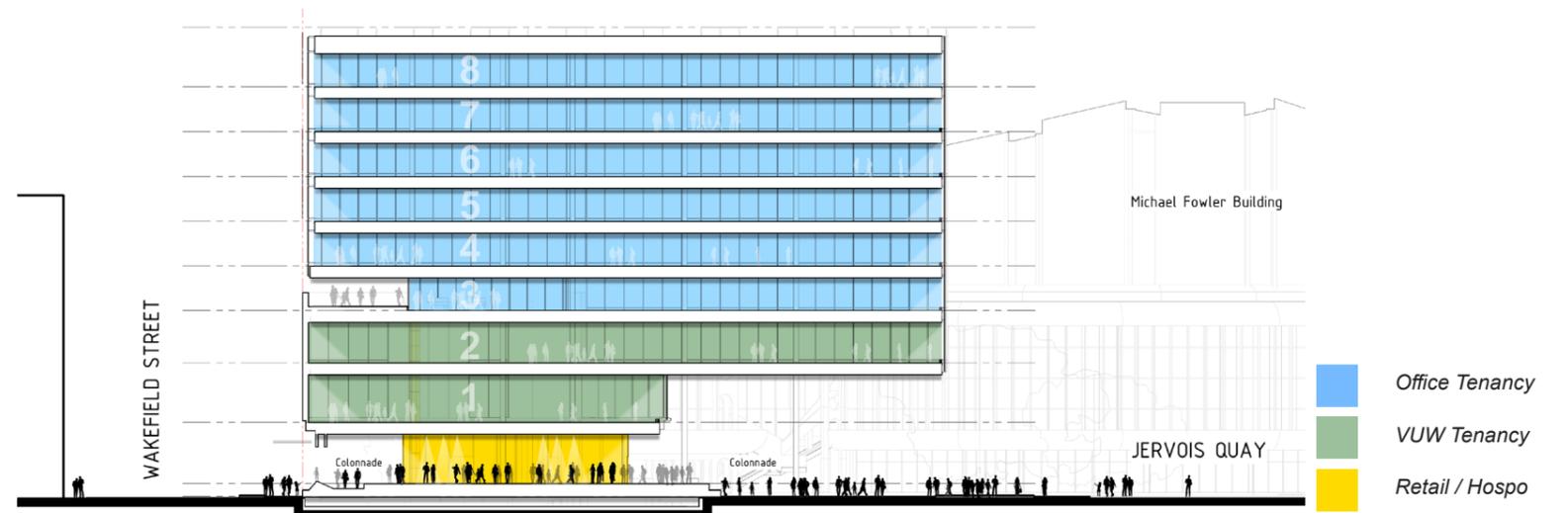


Fig 56. Section Diagram

3.0 THE PROPOSAL SERVICING

3.10 Servicing

(Refer also the Traffic report by Stantec)

Bike parks are located directly off the Wakefield St footpath. End of Trip facilities are provided in a central location next to the main core with good access from either the Quays (and waterfront) or the city and with direct access to the commercial lobby.

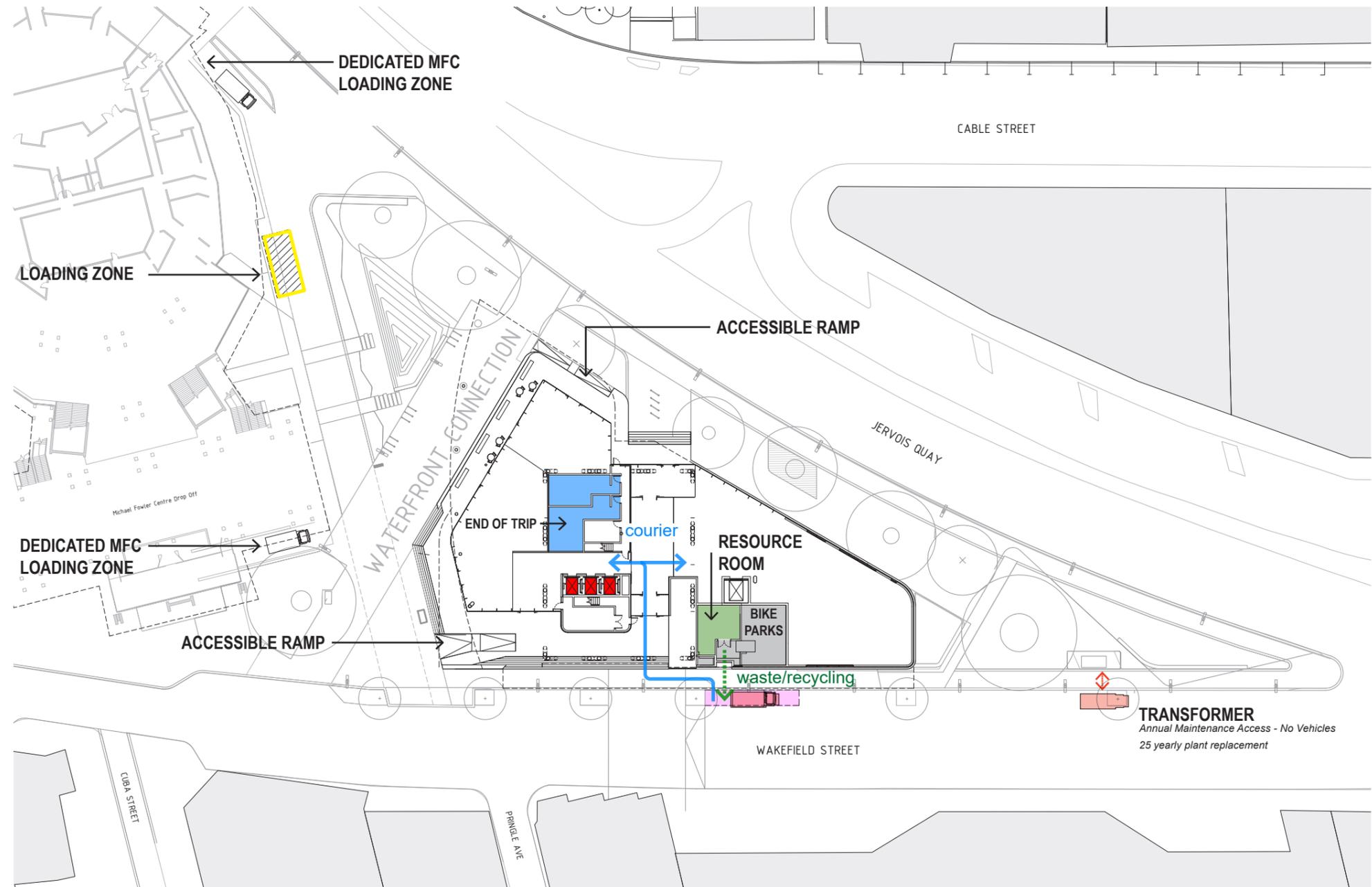
A kerb side loading zone is proposed along Wakefield Street, away from the primary pedestrian interfaces, and well located to allow good access to the proposed Resource Room.

Approximately 20no. carparks will be removed from the existing site with no private carparks provided for as part the proposal.

3.11 Sustainability and Resilience

The proposal (Building and landscape) is designed to achieve NZ Green Building Council design and as-built 5 star Green star rating, and a minimum 5 star NABERS NZ rating with the associated energy monitoring throughout the building.

The building design also incorporates high resilience measures including a base-isolated diagrid structure, designed to respond safely to a 1-in-1000 year event and raised ground floor in response to sea level rising/ flood. Additionally, the site is next to the high priority Civic Precinct area and has easy access to State Highway 1 and other exit routes.



- Bike Parks
- End of Trip
- Resource Room
- Loading Zone

3.0 THE PROPOSAL PLANNING CONTEXT

3.12 Planning

As described on Page 10, the project site sits within the Central Area, with a height limit of 27m AGL, with the Proposed District Plan proposing a height limit of 40m AGL. The diagrams on the right outline the proposed building heights above ground level (AGL). These are summarised below:

- West Wedge – 16.7m AGL
- East Wedge - 26.8m AGL
- The Lantern - 37.7m AGL
- Plant Room - 39.3m AGL

For a detailed assessment of the environmental effects refer to the Urban Perspectives AEE.

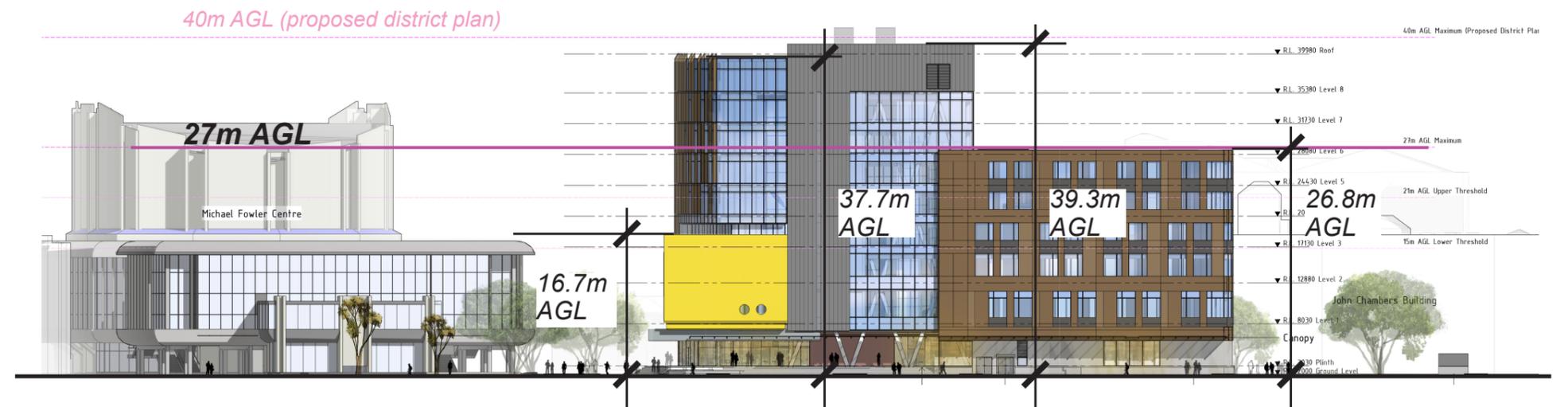


Fig 57. South Elevation Height Diagram

3.13 Shading

The proposal is located near the Civic Square and Taranaki St Wharf / Lagoon area Sunlight Zones which are to be protected from shading during the hours of 12 noon to 2pm. Fig. 59 demonstrate that the proposal will have no shading effect on these zones.

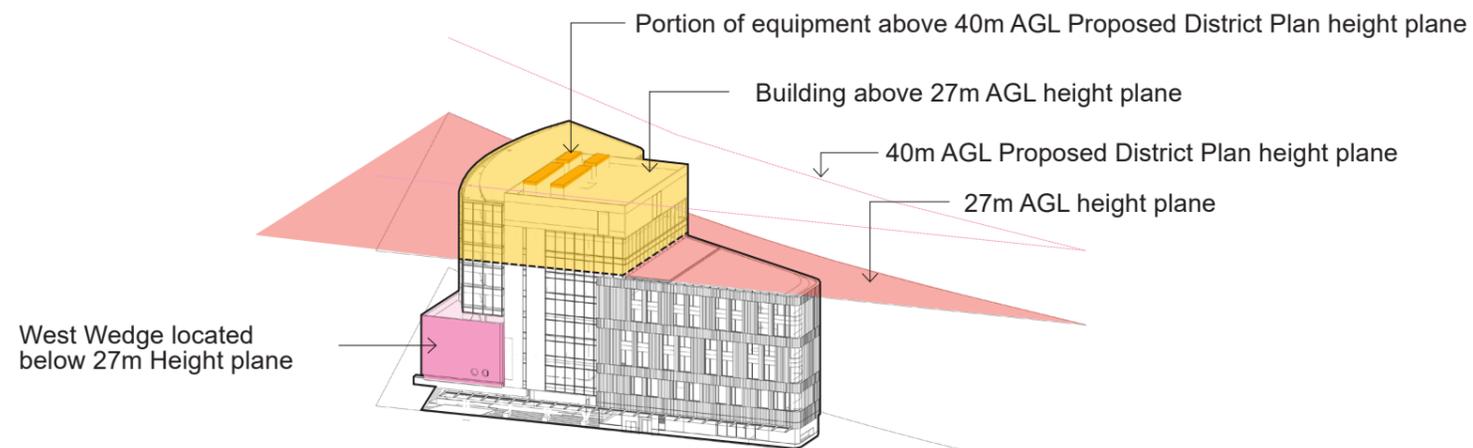


Fig 58. Building Height Diagram



Fig 59. South Elevation Height Diagram

Autumn Equinox (March 21st)
12:00PM

- Existing Shadow
- Additional Proposed Shading

Protected areas

3.0 THE PROPOSAL CONCLUSION



3.13 Conclusion

The proposal is for the comprehensive development of an important site at the eastern end of the Wellington Civic Precinct.

The design has been developed in response to the WCC Design Brief for the site and with reference to specific contextual conditions. The design process has followed a thorough site analysis, drawing on underlying historical and existing patterns of city and harbour edge, and complementing existing open space and street connections, buildings and landscape. Detailed earlier in the report, these aspects include:

- The 'figure ground', formal composition, and the overall scale of the development reinforcing historical harbour edge and Civic Precinct, reconnecting to Cuba Street, and retaining/ shaping important visual and pedestrian connections between city and waterfront.
- The form and articulation of the building components referencing the scale and articulation of adjacent built form (particularly the MFC building and the mix of buildings to the south and east, including the John Chambers Building).

The design is interactive and connective, repairing historical connections and forming new links between parts of adjacent city and waterfront. It provides excellent amenity to public realm, complementing other civic and performance facilities in the precinct. This includes publicly accessible cross-site links and active sheltered edges and ground floor tenancies, along with provision for a significant working population close to the heart of the city and transport links.

The design also provides excellent amenity for its occupants. With its provision for large connected flexible floorplates, multi-faceted outlooks, integrated roof terraces and curtilage landscape, along with its seismically resilient and sustainable design approach, the proposal provides for a large capacity of effective, safe, healthy, well-connected and enduring workspace.

The composition of interconnected building components with varied articulation, informed by varied local contextual condition, provides a visually dynamic assemblage- that is formally coherent as a whole in itself, as well as a piece of integrated city with its context. The height and form of the central lantern, in combination with the MFC building, provides a striking marker to the eastern end of the Civic Precinct that reinforces a pattern of strong harbour edge buildings.

The configuration of building and landscape at the historical Waimapihi stream mouth along with the reinforcement of city/ harbour connections provides opportunity for reflection and interpretation of cultural narrative through the development of the design.

The proposal is the outcome of rigorous and excellent design process from a rigorous council-led design competition through a process of engagement and review by numerous relevant advisory groups and/or custodians of adjacent land, including WCC officers, Urban Design Panel, Heritage New Zealand, Wellington Water Limited and The Tenth Trust. This has led to multiple iterations and refinements of the design. As a result, the proposal has reached a comprehensive, balanced and responsive outcome.