61 Molesworth St

Resource Consent Design Statement

Rev D

Document Prepared by Jasmax for
Prime Properties Ltd.
Contract number 21903600
July 2020

JASMAX

Revision history

Revision	Date	Changes	Notes
A	19.03.2020	Pre-Application meeting	
B	14.04.2020	Draft for Resource Consent Application	
C	20.04.2020	Draft for Resource Consent - Height Reduced	
D	16.07.2020	For Resource Consent Submission	

Contents

Introduction

1.0

1.1 Executive Summary

This design statement has been prepared by Jasmax to support a Resource Consent application for a new office development at 61 Molesworth Street, Wellington. It is to be read in conjunction with the Resource Consent architectural drawings RC-0000 to RC-9001 inclusive along with all related resource application documentation under the same application.

This design statement is intended to describe the client the project brief, external design and appearance of the proposed building, general quality, materiality and design rationale for the proposed building.

Prime Property Ltd has appointed Jasmax, Beca, and Spencer Holmes (the design team) to deliver a Resource Consent submission. The design team has taken time in the early part of the design process as a team to comprehend the unique constraints, requirements and possibilities inherent in this site.

Jasmax together with the design team have developed a coordinated proposal which seeks to provide a high quality and resilient commercial development for the Central Area Capital Precinct. We believe that the proposed development will contribute positively to the city in many facets, provide an improved pedestrian ground floor experience as well as a valuable, highly resislient asset to Wellingtons built environment.

1.2 Project Description

The proposed design is for a new 12 office story and 1 basement car-park story office development at 55 - 61 Molesworth Street. The site occupies a prominent position in Molesworth St with close proximity to the parliament precinct. The development includes an office NLA of 21,885m2 Ground floor retail, End of Trip facilities and basement car-parking for 50 cars. The overall building GFA is 25,020m2. The site has recently been cleared of an existing office building and is currently being used as a car-park facility.

1.3 Project Team

Developer	Prime Property Group
Architect	Jasmax
Project Management	Keyway Construction
Structural Engineer	Beca
Services Engineer	Beca
Wind Engineer	WSP Opus
Planning Consultant	Spencer Holmes
Traffic Engineer	Traffic Design Group

1.4 Strategic Brief

The strategic brief for the project includes the following design strategies to be employed as part of the development:

Heritage Values: An important influence on the design is the Wellington Cathedral of St Paul, which is adjacent to the site and located on the southern boundary. The cathedral is a listed heritage building and needs careful consideration in relation to the massing of the new building and its materiality.

Wind Mitigation: A key design driver identified at the inception of the project was the need to develop a scheme where the wind environment and ultimately pedestrian safety and comfort must be a major determinant of the building design. Any potential adverse effects the development might have to the surrounding environment needs to be designed to be remedied or mitigated as reasonably practicable. This needs to be balanced with the functional requirements and viability of the project as a whole.

To ensure that wind effects are carefully considered and integrated into the early design process and decision making, wind engineers from WSP Opus were engaged during the pre-design process, putting to test a number of early building forms and massing to ensure the final building form was developed to mitigate wind effects specifically targeting at the north and south prevailing winds. Their expertise on wind design was sought early, and the WCC Design Guide for Wind was also referenced closely.

Design Excellence: Design excellence was identified as a leading aspiration for this development. Building quality should be maximized achieving A' grade criteria providing high quality amenity to both its tenants and the wider public. The building design should provide a distinctive form surpassing the quality of the surrounding cityscape in amenity and design excellence.

Design excellence includes a careful and considered response to the local context, including the local buildings, their materiality as well as the local heritage buildings. Other design excellence initiatives include; seismic resilience, energy efficiency, air quality, natural light quality and elevated 360deg views to the city, harbour and green belt.

1.5 Project Brief

The project functional brief was defined and developed closely with the client. This has allowed the design team to put focus on key aspirations for the project both in terms of design and functional requirements.

At the outset of the Concept Design process, the client has outlined the following broad commercial success criteria:

Floor-plate efficiency and flexibility:
The building has been designed to the highest modern office environment requirements. The floorplate design is based on large, high-quality, flexible floor plates around a central core. This layout maximises the A grade floor space with excellent natural light and outlook while placing the core in either B or C grade space. The central core location allows flexibility for it to grow in the north direction if required, again without compromising the A grade space. The layout also allows flexibility for a single tenancy or multiple tenancies per floor with secure access from the central core. This means that the floor-plate will be efficient if it is a single large tenant or 4 smaller tenants. The other benefit of a central core to efficiency is that the building will have no immediate neighbors hard up against the boundary, so there are 360deg unobstructed views to the city, harbor and green belt. Test fit layouts show that all workstations will have excellent views and natural light.

Building Flexibility:
The building has been designed for maximum flexibility both for the individual floor plates and the overall building. Configurations can include: Single floor plate divided up into 1, 2, 3 or 4 tenancies. Whole floor plates over any number of levels, with a single reception level. Floor plates could be interconnected with a void between them. The ground floor retail tenancy and office tenancy could be integrated into the above office level. The floor planning also has flexibility for a tenant integrated design opportunity with the base building. This can present substantial returns to the tenant organization and result in workplace amenity performance well beyond those of the traditional office delivery.

Seismic Resilience:
A key aspect of the brief is to achieve a high level of seismic resilience far exceeding the National Building Standard. The structural strategy proposed for the building will utilise modern seismic design technology such as Base Isolation or Viscous Dampers providing the best seismic resilience for the building and its occupants during an earthquake.

Energy efficiency:
5 green star rating and 5 star NABERS-NZ rating is proposed to achieve maximum tenant comfort along with excellent energy savings and reduced environmental impacts. The scheme utilises high performance floor to floor glazing coupled with generous interstorey proportions to allow maximization of natural light penetration and minimising need for artificial lighting yet allowing for a sustainable mechanical system to be integrated.

1.6 Pre-Application Meeting

A pre application meeting for the project was held at Wellington City Council on 19th March 2020 and attended by the representatives of the client, the design team and WCC.

The proposal was generally well received by the WCC representatives at the meeting, who were supportive of the intent to provide a high quality commercial the building in replacement of the demolished ICI building. Initial comments were favourable towards the modelling of the building form towards the Cathedral in particular the composition of a podium form and the horizontal banding developed to align with the Cathedral. A number of concerns were raised and formally outlined in the pre-application meeting, this includes concerns around alignment of the building to the Molesworth Street boundary, and the need to ensure the final proposal gives respect, alignment, curtilage and reference it its surrounding hertiage context.

The Design Response of this report will address these concerns.

Site and Context

2.0

2.1 The Site

The site is located at 55 - 61 Molesworth Street designated under Central Area in the WCC District Plan. It comprises of Lot 1 DP 23575 - 2,105m2 and Lot 5 DP 1265 - 438m2. The site is part of a block defined by Molesworth street to the east, Collina Terrace to the north and east and a Cathedral parking lot to the south. It is a prominent site with 360 degree views to the harbor, city and town greenbelt.

2.2 The Context

The following pages describe in detail the surrounding context and identifes themes that have been used as design drivers during the early design process.

The site is considered to reside in the Captial Precinct of Wellington Central Area an area that houses parliament, the courts and other significant national institutons. The site has an excellent location at the transition between the broader higher rise commercial setting to the north and east of the site and the lower rise Parliamentary Precinct to the south. This development has the potential to be a gateway building between these two areas. The Parliamentary Precinct towards the south of the site includes; the parliamentary buildings, High Commissions, amenities as well as large civic buildings such as the National Library. The design should acknowledge the importance and relationship of these buildings of national significance.

Molesworth Street is defined in the district plan as a 'Collector Street' providing direct access to State Highway 1 towards the North and is considered a main aertial route for the Capital Precinct. The site enjoys close proximity to major public transport routes, including the central train station and bus terminal conveniently located within short walking distance.

A key contextual consideration is the adjacent WCC heritage listed building - Wellington Cathedral of St Paul 1954-1998 exterior, which is adjacent to the site on the southern boundary. Careful consideration is needed, in particular the overall bulk and massing, the proportions of the bell tower, the street level smaller elements composition and alignment and the buildings materiality.

A wider consideration is the neighbourhood characteristics of the capital precinct. The block pattern in this area is more irregular, with taller buildings concentrated along the Molesworth Street edges. Architecturally, buildings in the surrounding context are a mixture of commerical office buildings with glazed facade systems and more specialist governmental institutional buildings identified by heavier facades and distinctive public entries.

2.2 Site and Context

Aerial View Looking South

2.2 Site and Context

Aerial View Looking North

2.2 Site and Context

Precincts

0 50 100 200

The site has an excellent location at the transition between the broader higher rise commercial setting to the north and east of the site and the lower rise Parliamentary Precinct to the south. This development has the potential to be a gateway building between these two areas. The Parliamentary Precinct ncludes; the parliamentary buildings, High Commissions, amenities as well as large civic buildings such as the national library. The design should achnowledge this importance of these buildings.

KEY:

- Core Goverment Offices
- Specialist Government Buildings
- Amenities
- Parliament Precinct Heritage Area

2.2 Site and Context

Key connections to the City

0 50 100 200

The site is well connected to State Highway 1, public transport routes, including the central train station and ferry terminal and is also conveniently located with excellent walking and bus connections to central Wellington.

KEY:

- Parking Buildings
- Bus Stops
- Train Station
- Ferry Terminal
- Vehicular Connections
- Pedestrian Connections

2.2 Site and Context

Heritage & External Open Spaces

The Heritage identified themes have been focused on the Wellington Cathedral of St Paul, which is adjacent to the site on the southern boundary. Careful consideration is needed, in particular the overall bulk and massing, the proportions of the bell tower, the street level smaller elements composition and alignment as well as the buildings materiality.

KEY:

- Site
- Heritage Buildings
- Green Spaces
- Parliament Precinct Heritage Area

2.2 Site and Context

Building Context

0 50 100 200

The character of the surrounding buildings are low to higher rise with an external appearance primarily of masonry facades with punched or strip windows. The design needs to address the human scale of these buildings as well as the human scale of the ground level of Wellington Cathedral of St Paul

1. Wellington Cathedral of St Paul
2. ACC
3. NZ Rugby Union
4. National Library
5. Parliament Buildings
6. Wellington High Court
7. Ministry of Justice
8. Wellington Court of Appeal
9. Inland Revenue
10. Thai Embassy
11. Wellington Train Station
12. Red Cross
13. The Treasury
14. Residential/Office

Key Views

2.2 Site and Context

Local Built Context

ACC

BOWEN CAMPUS

THAI EMBASSY

NATIONAL LIBRARY

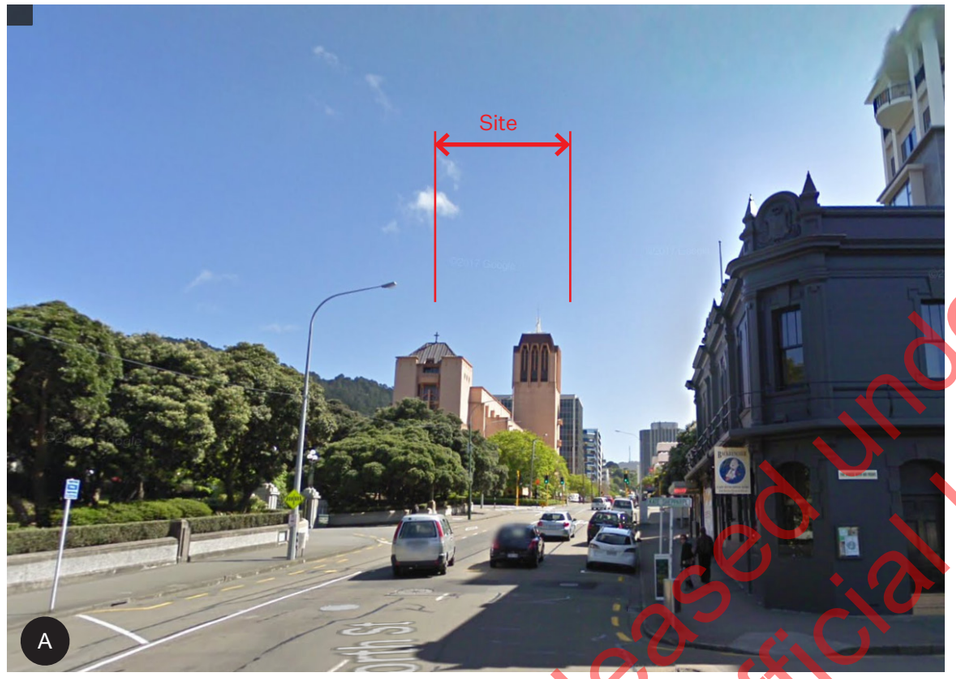
RUGBY HOUSE

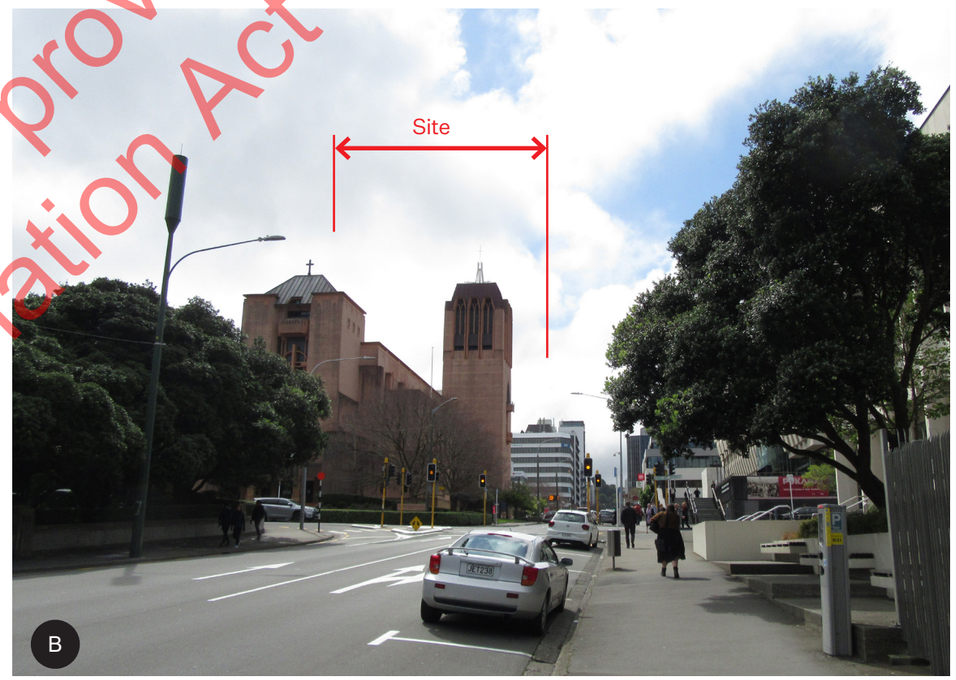
ST PAUL'S CATHEDRAL

RED CROSS

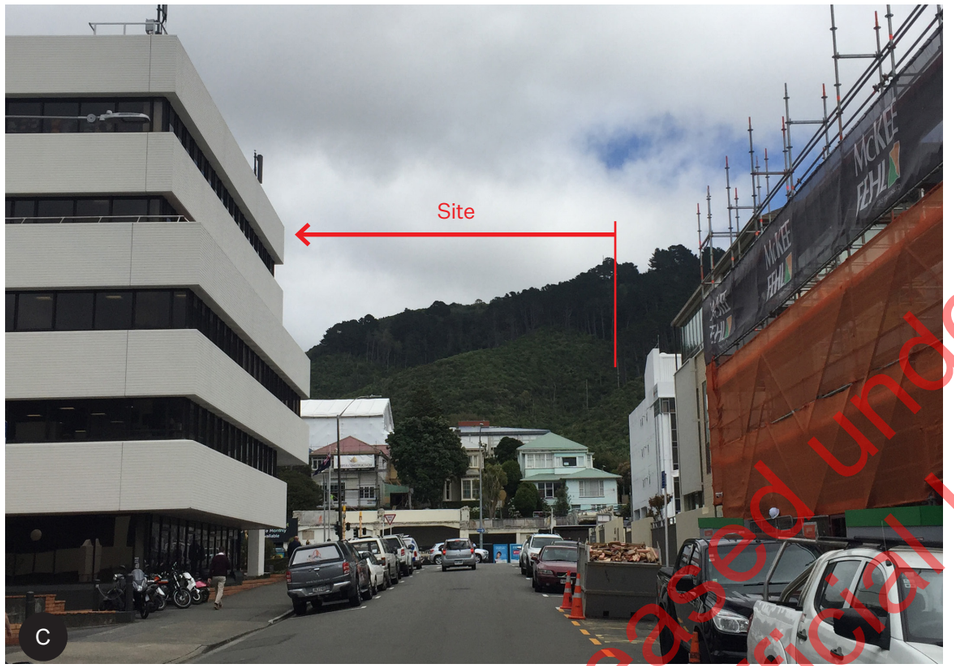
COURT OF APPEALS

Key Views - Looking north up Molesworth St





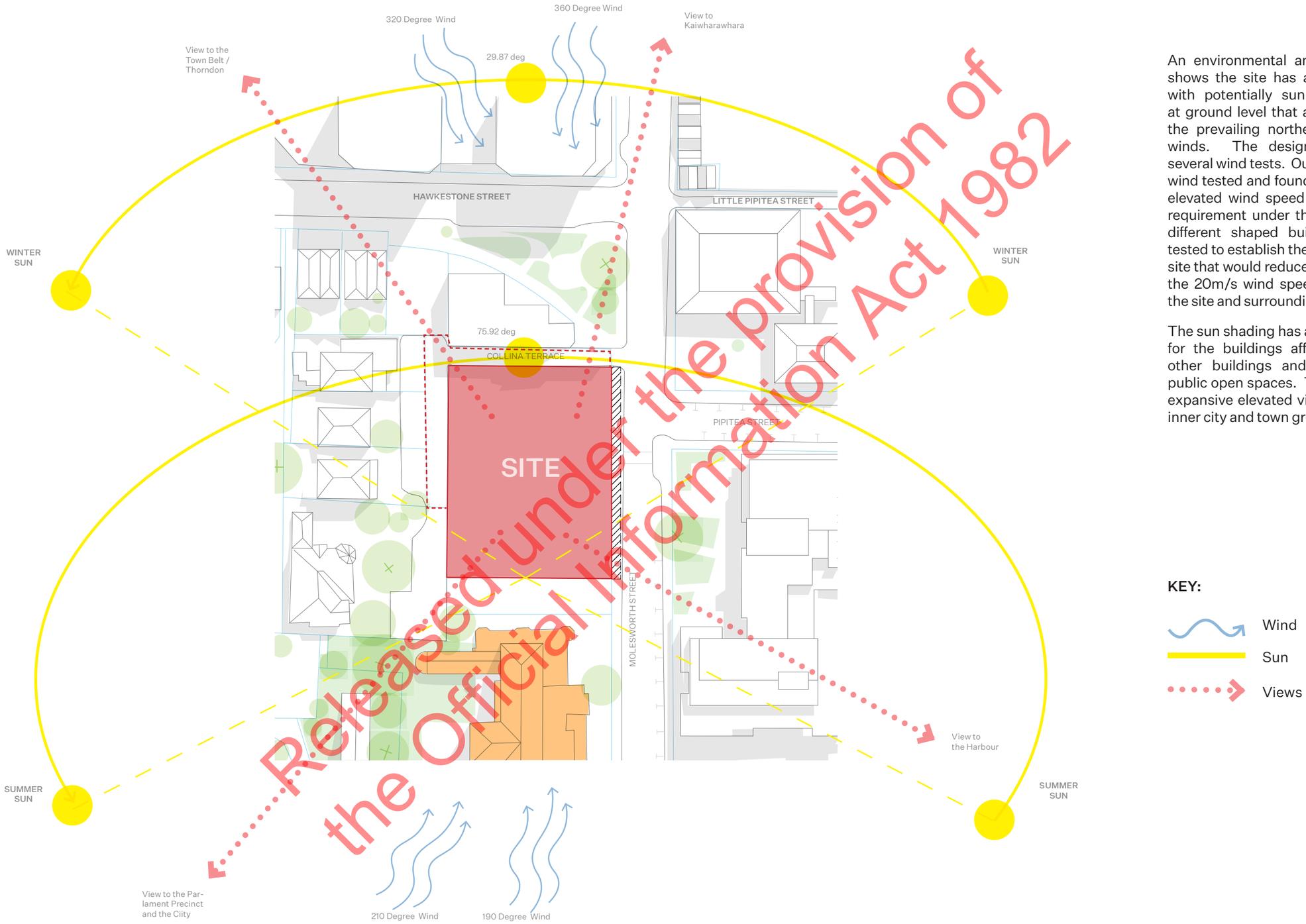
Key Views - Looking west up Pipitea St and south down Molesworth St



2.2 Site and Context

Key Views - looking south down Collina Terrace

2.3 Environmental Analysis



An environmental analysis of the site shows the site has a northerly aspect with potentially sunny indoor spaces at ground level that are protected from the prevailing northerly and southerly winds. The design has undergone several wind tests. Our initial design was wind tested and found to create areas of elevated wind speed above the 20m/s requirement under the District Plan. 6 different shaped buildings were then tested to establish the best shape for the site that would reduce wind speed below the 20m/s wind speed requirement for the site and surrounding area.

The sun shading has also been analysed for the buildings affect on the entry, other buildings and the surrounding public open spaces. The site also offers expansive elevated views of the harbor, inner city and town green belt.

2.4 Wind Driven Design

2.4.1 Wind Driven Building Form

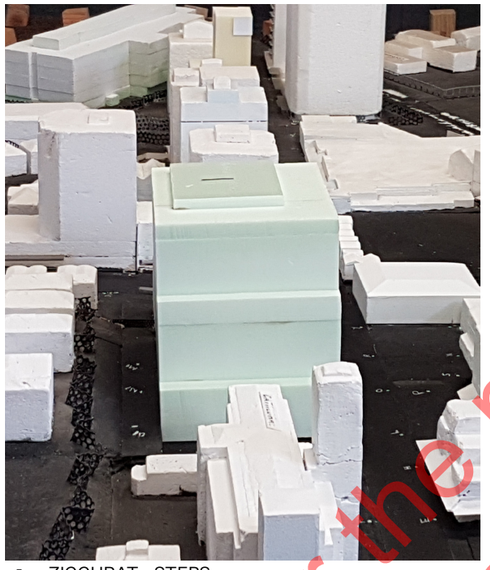
Early site investigations during pre-design identified a potential risk in the addition of building mass on the site and the effects this would have on the wind environment in the surrounding area. As a result it was proposed to use wind tunnel testing as an early tool in the design process.

From previous testing of various schemes on this site WSP Opus noted that the prevailing winds from the South and North direction (namely 320, 360, 190, 210 degrees) were the worst case. A number of previously tested schemes resulted in wind speeds increasing beyond the 20m/s safety threshold in the North and South prevailing directions. These wind directions became the focus of our preliminary studies when deriving considering the wind driven building forms.

Using guidance and advice from WSP Opus coupled with the Design Guide for Wind developed by WCC, a building shape and massing study was conducted to find a building form that would provide optimal wind performance for the site. This was developed with the focus of reducing wind speeds in the north and south directions, and firstly using the buildings shape, and form to mitigate wind affects before considering any off site methodologies.

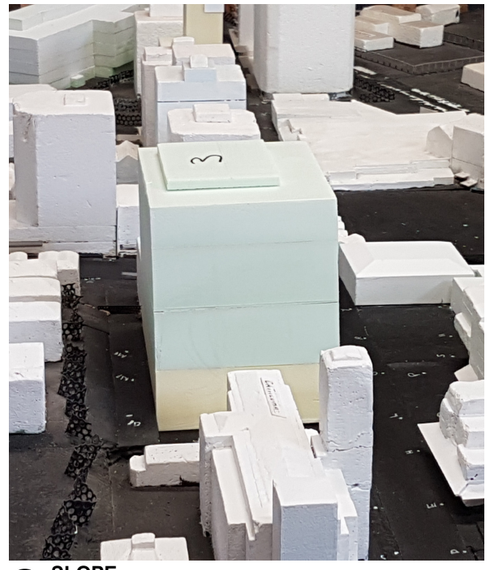
Six building shapes all with comparable massing and building areas were put to the wind tunnel test to find the best performing building shape for the site. Resulting wind speeds were tested and compared to previous schemes, as well as the results from the demolished CIC building that previously occupied the site.

Wind Modelling



1 ZIGGURAT - STEPS
- Stepped effect dissipate wind
- Deflects downwash of wind stopping it from reaching to ground

2 TOWER PODIUM
- Tower minimum 3m set back from podium
- Podium base deflects some of the downward wind flow before it reaches ground



3 **SLOPE**
- Encourages wind hitting sloped facade to drive upwards rather than to ground
- Highly dependent on slope angle.

4 **BULLET**
- Curving corners encouraging lateral wind flow around the building reducing downward flow

5 **STEPPED CORNER**
- Reduces area of facade to the south, reducing downward wind hitting facade
- Open corner allowing wind to dissipate

6 **CHAMFER**
- Reducing area at of southern face, reducing downward wind hitting facade
- opening up corner

Wind Mitigation - Options 1 - 6 Test results

Gust Speeds

OVERALL BEST PERFORMING

OVERALL BEST PERFORMING

Location	320 Deg										360 Deg									
	Exg	Prev	New	4 St	1	2	3	4	5	6	Exg	Prev	New	4 St	1	2	3	4	5	6
F	11	15	10	10	-	-	-	-	-	-	11	12	11	-	-	-	-	-	-	-
G	14	16	16	13	-	-	-	-	-	-	13	14	14	-	-	-	-	-	-	-
H	15	17	18	15	-	-	-	-	-	-	13	13	15	-	-	-	-	-	-	-
I	10	15	11	5	-	-	-	-	-	-	8	4	5	-	-	-	-	-	-	-
J	11	13	11	6	-	-	-	-	-	-	8	6	6	-	-	-	-	-	-	-
K	11	12	11	8	-	-	-	-	-	-	12	14	11	-	-	-	-	-	-	-
L	13	16	17	15	-	-	-	-	-	-	13	15	15	-	-	-	-	-	-	-
M	11	16	14	10	-	-	-	-	-	-	10	12	14	-	-	-	-	-	-	-
O	10	18	21	10	19	19	19	18	19	19	14	14	17	-	15	15	15	17	15	15
P	10	17	18	10	19	19	19	18	19	19	15	14	17	-	16	16	16	16	16	16
Q	9	17	21	6	4	4	4	23	4	4	10	16	25	-	6	6	6	22	6	6
R	8	13	18	9	19	19	19	20	19	19	10	9	17	-	18	18	18	18	18	18
S	16	14	15	9	17	17	17	16	17	17	8	10	16	-	15	15	15	15	15	15
U	9	15	14	9	18	18	18	17	18	18	13	12	16	-	16	16	16	14	16	16
X	9	9	14	10	16	16	16	15	16	16	13	13	19	-	19	19	19	19	19	19
Y	13	12	15	10	16	16	16	15	16	16	10	10	18	-	19	19	19	19	19	19
O1	18	19	20	17	-	-	-	-	-	-	12	14	15	-	-	-	-	-	-	-

Was 25

Gust Speed

OVERALL BEST PERFORMING

Was 23

OVERALL BEST PERFORMING

Location	190 Deg										210 Deg									
	Exg	Prev	New	4 St	1	2	3	4	5	6	Exg	Prev	New	4 St	1	2	3	4	5	6
F	15	15	15	16							17	16	13	-	-	-	-	-	-	-
G	14	27	23	15	19	22	24	20	16	17	15	26	28	-	26	26	29	21	17	20
H	14	18	16	13	16	17	17	15	14	13	14	21	20	-	18	18	19	16	14	14
I	5	21	12	12	14	14	15	16	14	14	10	19	14	-	14	13	16	17	17	16
J	7	22	15	11	17	19	18	16	21	20	11	24	20	-	20	21	21	24	24	21
K	14	20	9	10	16	16	17	23	22	25	16	24	14	-	21	18	19	29	26	27
L	14	24	20	16	20	20	21	19	17	22	15	25	25	-	23	23	25	20	17	23
M	13	21	17	13	18	20	20	17	15	18	14	24	22	-	22	23	25	18	16	19
O	19	24	18	18	21	22	20	18	18	25	21	26	25	-	25	26	29	21	19	31
P	18	20	18	16	20	20	19	18	18	23	21	24	25	-	25	23	25	19	17	27
Q	14	15	10	9	-	-	-	-	-	-	18	17	14	-	-	-	-	-	-	-
R	12	15	15	15	-	-	-	-	-	-	20	14	19	-	-	-	-	-	-	-
S	18	8	16	15	-	-	-	-	-	-	25	15	24	-	-	-	-	-	-	-
U	16	17	11	11	-	-	-	-	-	-	19	22	18	-	-	-	-	-	-	-
X	14	13	14	15	-	-	-	-	-	-	18	17	15	-	-	-	-	-	-	-
Y	16	11	14	14	-	-	-	-	-	-	27	18	14	-	-	-	-	-	-	-
O1	15	16	20	14	-	-	-	-	-	-	15	16	16	-	-	-	-	-	-	-

Was 28

Was 25
22
25
25

NOTE: REFER SECTION 2.1-2.3
EXG = ORIGINAL DEMOLISHED BUILDING
PREV = SPA SCHEME
NEW = JASMAX ORIGINAL SCHEME
1-6 = OPTIONS 1 TO 6 AS PER PAGE 18-19

2.4 Wind Driven Design

Wind Mitigation - Overall Best Performance

2.4.2 Preliminary Wind Tunnel Testing

Wind testing results showed that option 5 provided the best wind speed results which largely fell below the 20m/s threshold. Some localised areas resulted in slightly higher wind speeds. Such as (J & K) around the entrance which had increased wind speeds slightly and will require localised mitigation. This could include the use of a generous entrance canopy and vertical screening.

It was also noted that areas that had claused wind speed saftey issues in previous schemes, in particular to the entry plaza area outside Rugby House (Highlighted in Blue) wind speeds were significantly reduced to below 20m/s. Wind conditions in the northen corner of the site also improved significantly.

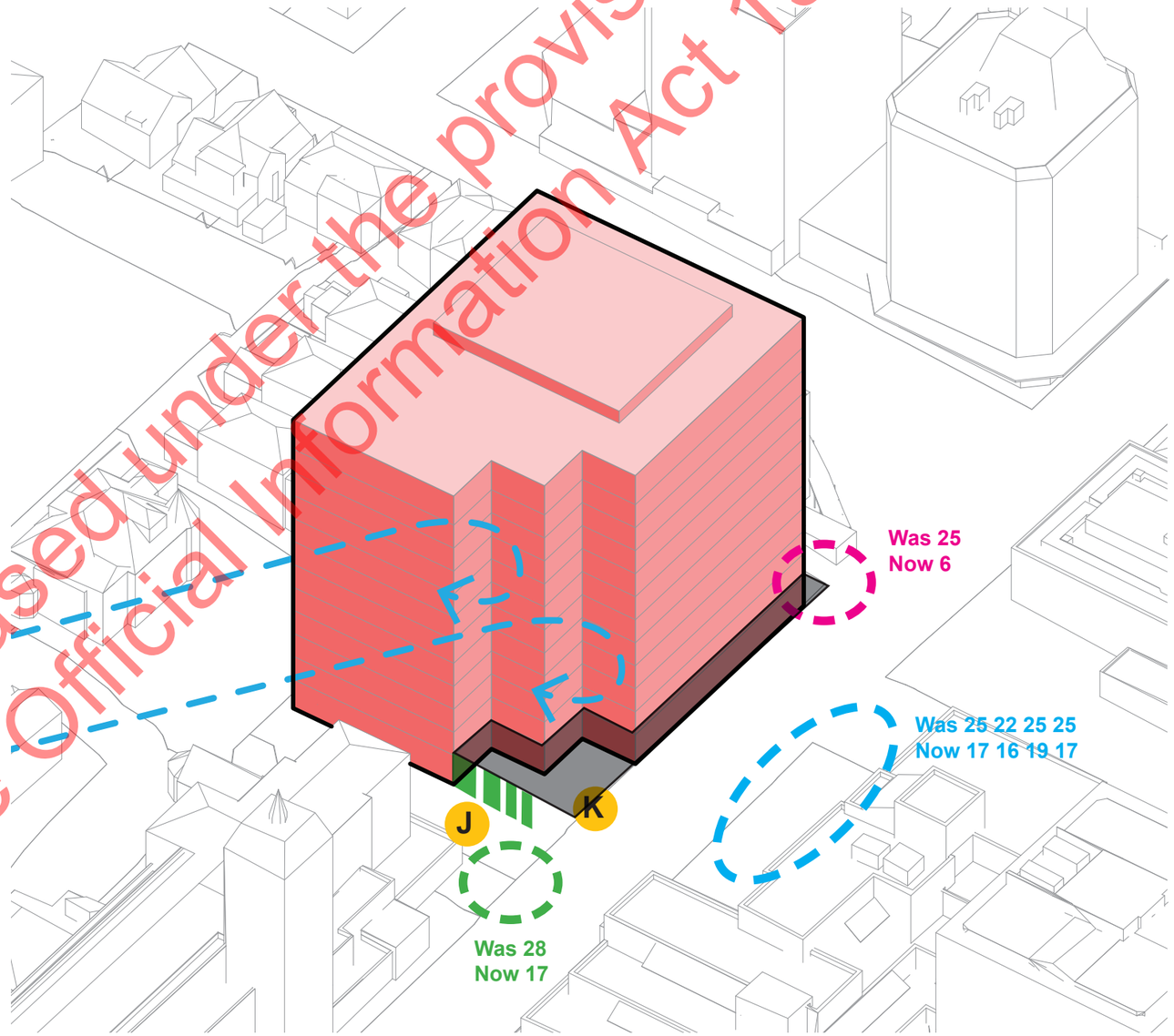
2.4.3 Overall Building Form

As a result of this early wind testing, a basic wind driven building form was derived and theoretical principles adopted from the option 5 building shape. This building form was taken and further developed and refined to balance other design and functional requirements. The final building form along with additional architectural details such as verandahs and screening are designed to help mitigate wind effects in the localised areas still presenting higher wind speeds. The final design has been put to a full wind test. These results are concluded in the final Opus wind report.

The final outcome is a design and building form highly influenced by the requirement to minimize and reduce adverse wind effects, using building form and detailing as tools avoiding the use of off-site measures.

Overall Best Performance in Wind Option 5: Stepped Corner

- Previous problem areas - wind reduced below 20m/s threshold
- corner points J&K require localised wind mitigation
- Possible solutions to test at concept design - plaza canopy, hit and miss screening to south boundary, landscaping/trees



2.5 Sun Shading Studies

Sun and Shade Study - 21st December

N

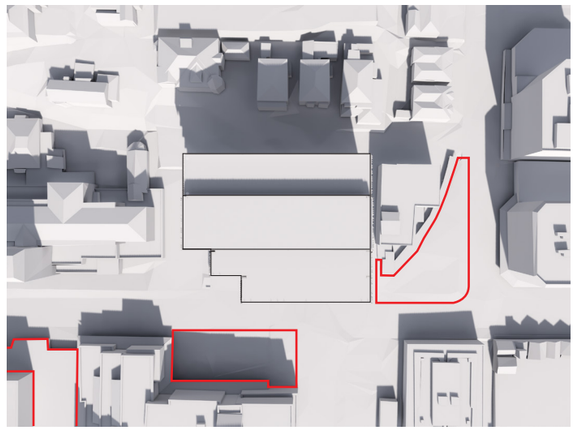
Sun studies for the 21st December were modelled to examine the impact of shades to adjacent surroundings, as well as to confirm the climatic benefits of main entry orientation. The proposed building casts shadow onto Molesworth St only in the afternoon during summer.
There is no impact to the Magyar Millennium Park and William Colenso Square, and there is moderate impact to the public space in front of New Zealand Rugby Union from 2pm onwards.

The main entrance to Molesworth Street receives sun from morning through till afternoon in summer. Entering with the sun, to both office space or hospitality space on Ground Level, is considered a significant positive aspect for the entry option.

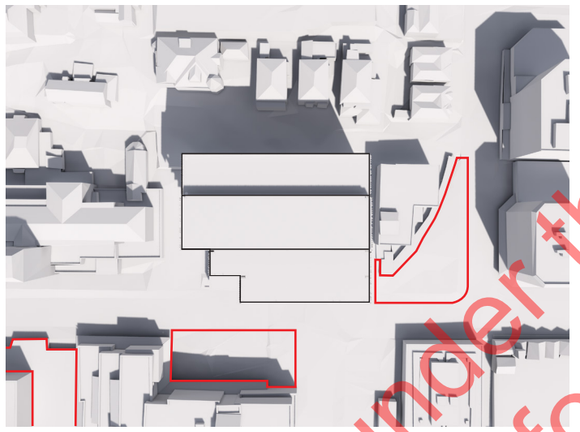
Legend

Public open space

21st December

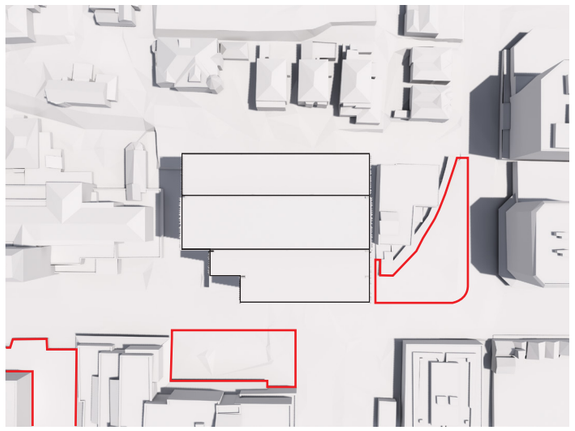


09:00 AM

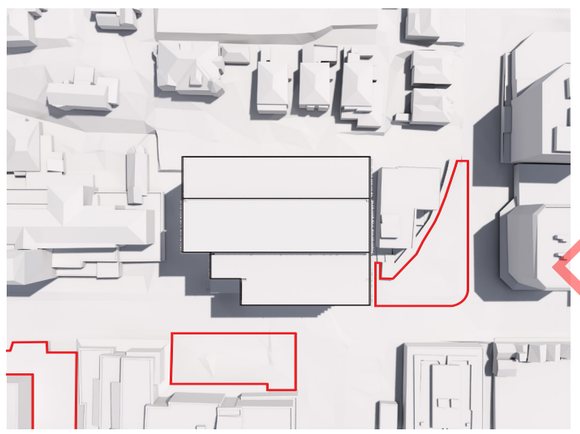


10:00 AM

11:00 AM



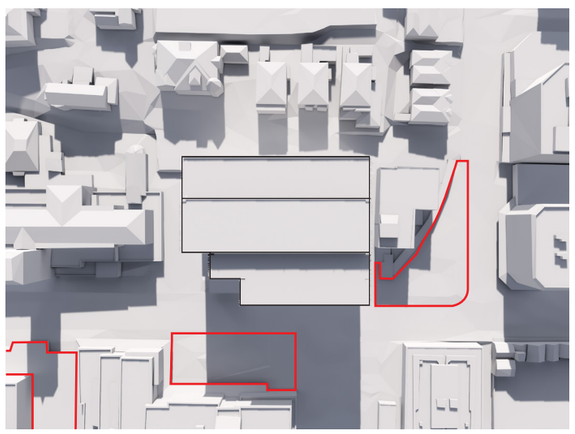
12:00 PM



01:00 PM

02:00 PM

03:00 PM



04:00 PM

2.5 Sun Shading Studies

Sun and Shade Study - 21st June

N

Sun studies for 21st June were modelled to examine the impact of shades to adjacent surroundings, as well as to confirm the climatic benefits of main entry orientation. The proposed building has no impact on Magyar Millennium Park and William Colenso Square; and has moderate impact on the public space in front of New Zealand Rugby Union from 2pm onwards. Most shading to public open space is from other buildings.

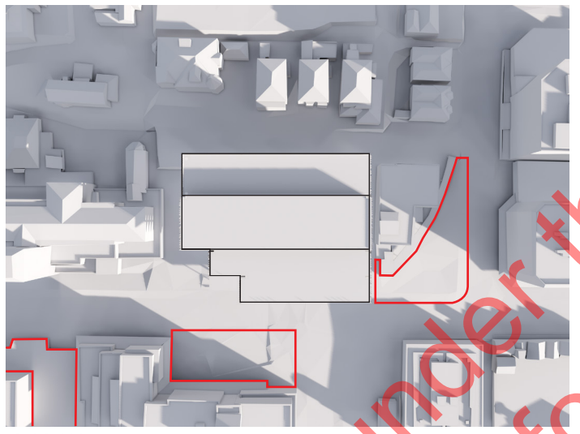
The main entrance to Molesworth Street receives sun from morning through till midday. Sun, to both office space and hospitality space on Ground Level, is considered a significant positive aspect for the entry option.

Legend

Public open space

21st June

09:00 AM



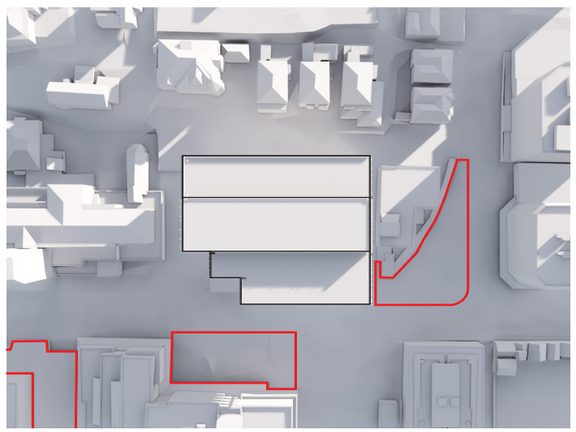
10:00 AM

11:00 AM

12:00 PM

01:00 PM

02:00 PM



03:00 PM

04:00 PM

2.6 Site History

2.6.1 Area History

Molesworth St has been the home of political activity since the 1860s, when Parliament was relocated to Wellington. The street is named after Sir William Molesworth, a director of the New Zealand Company and later the Secretary of State of the Colonies. Molesworth St is a north-west-bound one-way street linking the CBD with the motorway and Tinakori Rd. The street is home to many of New Zealand's major governmental and archival institutions, including the Beehive and the National Library.

2.6.2 Site History

Prior to the 1960's the site appeared to be occupied by a number of 1-3 storied residential buildings, this was consistent with the adjacent sites 21-53 Moleworth street which is now home to The Cathedral of St Paul.

The 1960s brought on a significant number of developments in the area. On the 61 Molesworth site, a modernist 10 storied podium-tower was designed by Stevenson & Turner with construction completed in 1964. The ICI House was built as commercial offices for Imperial Chemical Industries. At the time ICI House was a designed as one of Wellingtons first buildings to incorporate a curtainwalling system. It exceeded the height limits of 25.6m to 35m and the service tower to 40.5m which allowed the building to enjoy views across the city and allowed natural light into the office floor plates. The ICI House was a gateway building, exceeding the height of its surrounding context in its era. The modernist building was demolished in 2016 following damage from the November 14 Kaikoura earthquakes. The site is currently used as a carpark.

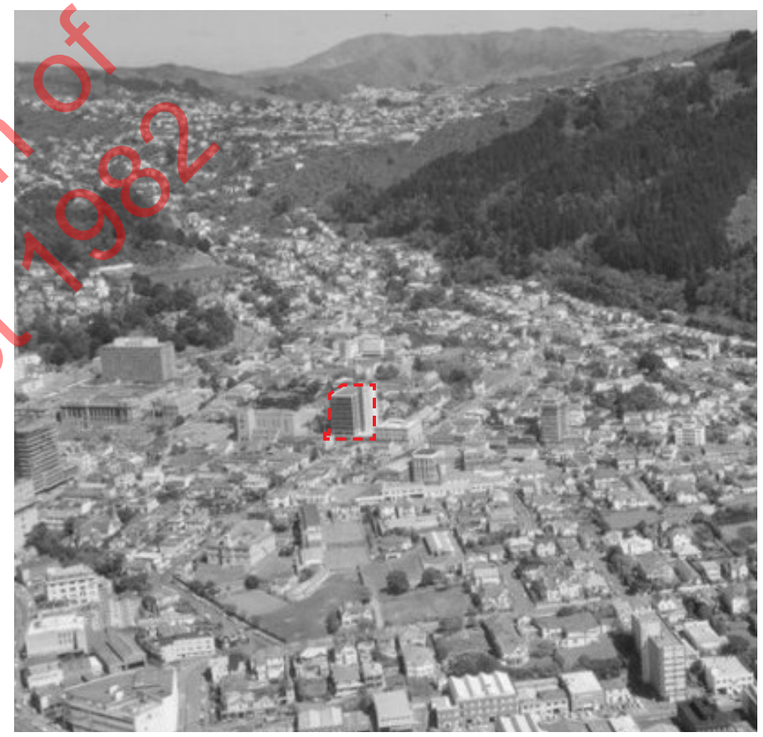
2.6.3 Cathedral of St Paul

As the Church of St Paul on Mulgrave Street (now know as Old St Paul's) grew in congregation and with a sucessions of additions. Efforts to replace the church with a larger cathedral began in the late 19th century but did not become reality until early 1960s on Molesworth Street. The Cathedral of St Paul, on Molesworth Street was opened in 1964 and extended to its present substantial size in 1995.

Cecil Wood, appointed by the Wellington Diocese as the architect of the new Cathedral in 1938, and later the building was completed by Architect Miles Warren in the 1960s. The Napier earthquake in 1931 influenced the Cathedrals change of plans and material. The present Cathedral of St Paul was designed on less ornate lines and built of the stronger reinforced concrete than earlier designs inspired by great medieval stone Cathedrals of Europe.

Both ICI House and The Cathedral of St Paul were constructed and opened its doors in 1964. While both area constructed in the same time period, they provide a contrasting nature in functional use and architectural language. A new contemporary commerical office tower proposed to replace the ICI building will seek a similar gateway status, align and make reference in design and appearance to its historical setting.

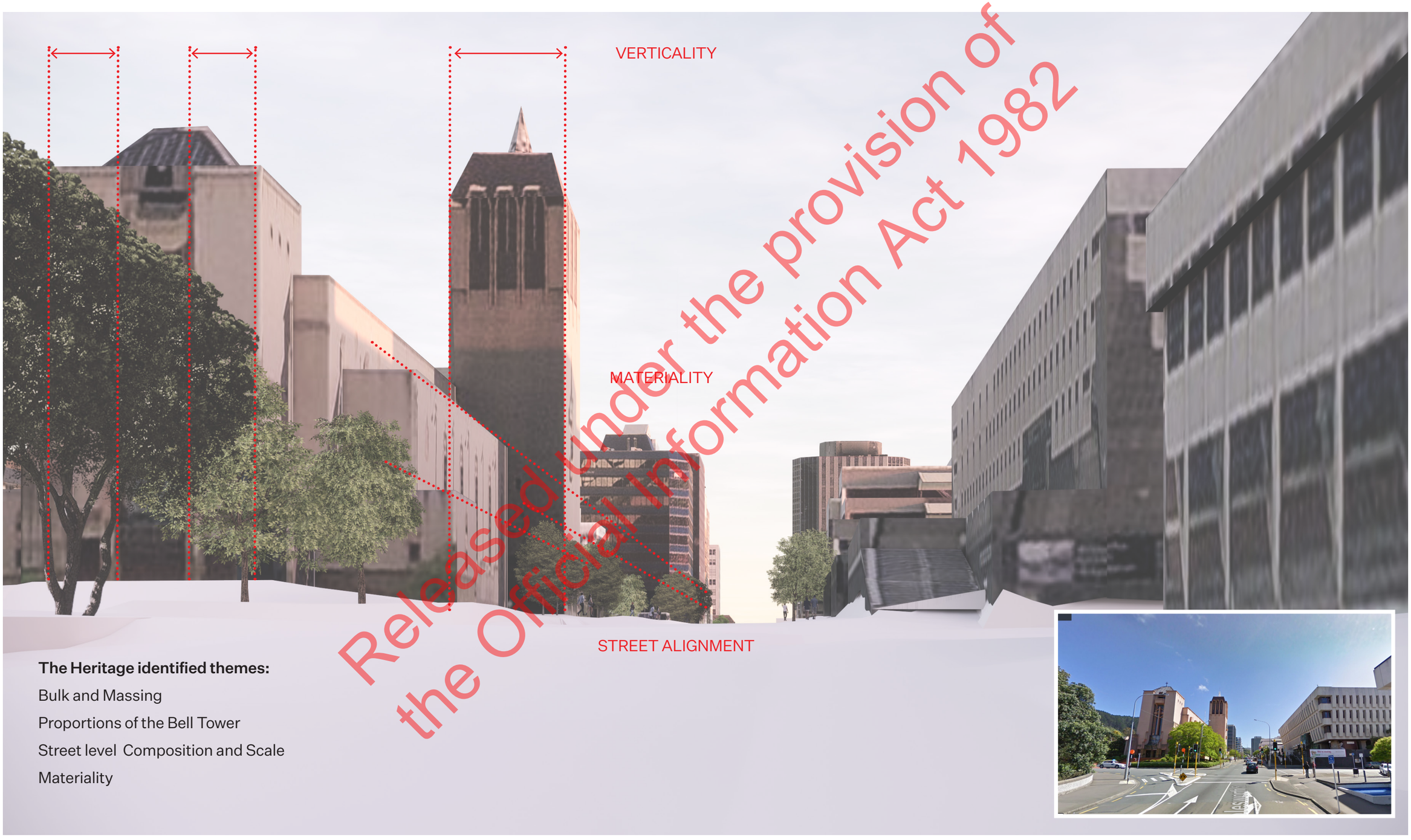
Site 1956 - Residential



Site 1965 - ICI House

St Pauls Cathedral alongside ICI House - Circa 1972

Site 1965 - ICI Building



The Heritage identified themes:

Bulk and Massing

Proportions of the Bell Tower

Street level Composition and Scale

Materiality

2.7 Heritage Context

Heritage Context - Wellington Cathedral of St Paul

The Heritage identified themes:

Bulk and Massing

Proportions of the Bell Tower

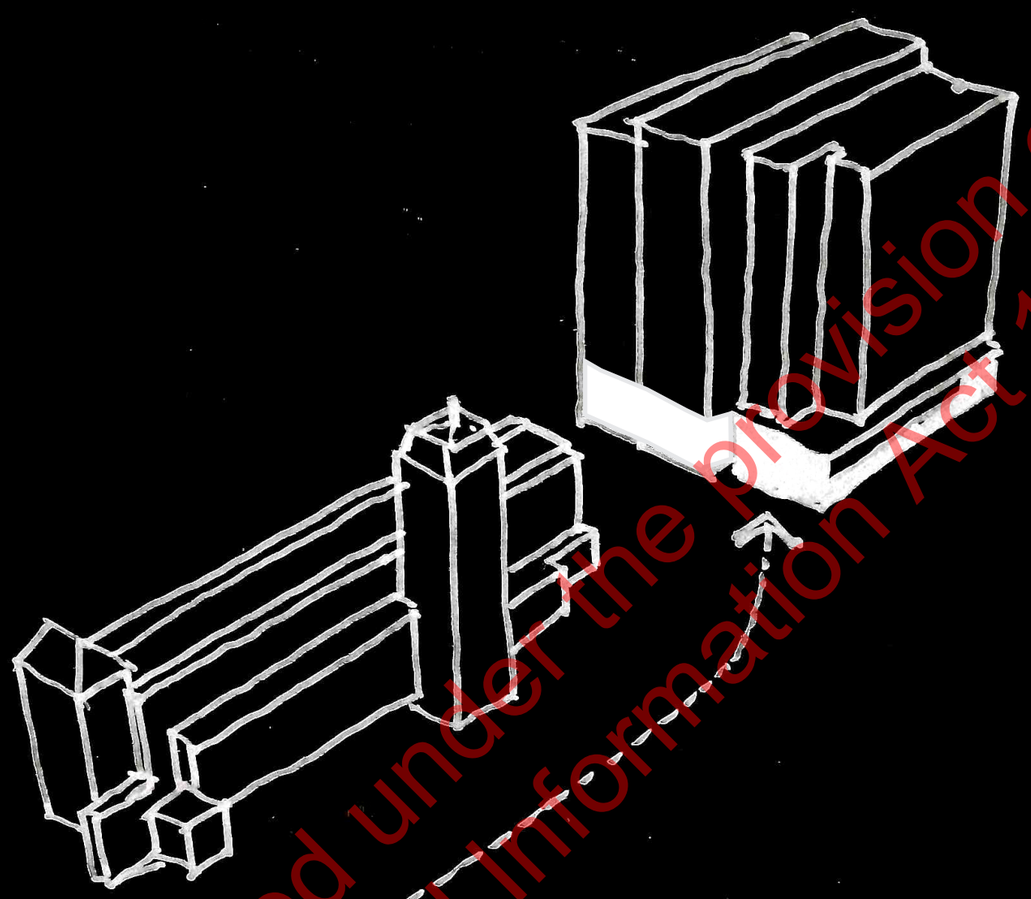
Street level Composition and Scale

Materiality

Design Response

3.0

3.1 Design Drivers



1 Wind Driven

- Staggered South East corner to mitigate wind effects
- Saw tooth facade to north and south elevation to mitigate wind effects
- Podium to deflect wind at street level
- Verandah to deflect wind at Molesworth St.

2 Heritage

- Staggered corners articulated as a series of vertical towers that respond to the Bell Tower of St Paul's Cathedral
- Podium relates to horizontal grain of the Cathedral
- Podium materiality is sympathetic to materiality of the Cathedral

3 Contextual

- Materiality and scale is sympathetic to the language of surrounding buildings
- Location adjacent to government agencies, parliamentary, civic and historic buildings.
- Typology, exploration of the workplace environment
- Indoor Public Space creating a new hospitality destination for the local community.

4 Planning Efficiency

- Central core allows for high quality flexible floor plates.
- Tower plan allows flexibility for core to shrink and grow as required by tenants.
- Core layout allows for floors to be split into multiple tenants if required.

5 Tower

- The tower articulation is distinctive and will define the building. The tower will be an urban marker to the wider city while being respectful to St Paul's Cathedral
- Materiality is glass vertical fins accentuating the verticality of the tower contrasting with the "solid" podium it rests on.

6 Podium

- The podium is articulated at street level to provide a welcoming human scale main entrance that addresses the main pedestrian flow up Molesworth St
- Materiality is in contrast to the tower for intimacy of public use, rather than the typical corporate entrance

DESIGNED TO MEET GOVERNMENT BUILDING PERFORMANCE SPEC.

DESIGNED TO MEET A - GRADE OFFICE SPACE

DESIGNED TO EXCEED CENTRAL AREA UDG.

QUALITY

INCREASED FRESH AIR RATES

NON TOXIC MATERIALS

HIGH LEVELS OF NATURAL LIGHT

ELEVATED 360deg VIEWS

WELLNESS

MAIN FLOOR PLATES: **1,737m²**

WORKPLACE FLEXIBILITY

FLOOR PLATES

STATE OF THE ART SEISMIC RESILIENCE STRATEGY DESIGNED TO EXCEED NBS REQUIREMENTS

ELEVATED ABOVE THE TSUNAMI ZONE

RESILIENCE

TARGET 5 GREEN STAR

BIOPHILIC DESIGN

END OF TRIP PROVISION AT GROUND LEVEL

SUSTAINABILITY

TARGET NABERSNZ 5 STAR RATING

ENERGY EFFICIENCY

3.2 Visualisation

View From Intersection of Molesworth St and Aitken St

3.2 Visualisations

Main Entry Sequence

3.2 Visualisations

Main Entry Sequence

3.2 Visualisations

Lobby and Cafe

3.2 Visualisations

Lobby and Cafe

3.3 Design Coherence

3.3.1 Building Form & Heirachy

At a macro scale the building is separated into two distinctive tower and podium forms, with each of these working together to providing a distinct architectural language.

The upper levels are expressed as a rhythm of vertical glass towers, light in form and material, largely consisting of glazed facade systems. The tower levels towards the south are articulated with setbacks to emphasie verticality and to be perceived as a series of smaller vertical towers aligned beyond the existing Cathedral tower. Furthermore the architectural detailing and patterning of the glazed facade and oversailed roof top detail are used to emphasis this verticality and lightness of the building. The use of glazing and contemporary architectural detailing provides contrast to the Cathedrals bell tower as a contemporary and modern reference rather than imitation. The upper towers express the functionality of the upper levels of building, as a contemporary office building with expansive views around the city.

The lower levels of the podium provide a heavier and horizontal emphasis in composition. The use of a stone clad podium top and horizontal banding references the use of similar forms and materials in the surrounding civic and government buildings as well as the reinforced masonry construction of The Cathedral of St Paul. The podium touches lightly on its feet, using a delicate glazing system at the buildings double height entry located at the south east corner towards the City. Here clear and finely detailed shopfront glazing is used to highlight the buildings grand double height entry from the city side referencing the generous public entryway of contextual civic buildings as well as providing an interactive street edge along Molesworth Street.

3.3.2 Scale

The use of articulated vertical towers helps to reduce the perceived scale of the building against the adjacent Cathedral. The sense of scale is further refined by expression of vertical sawtooth facade panelling proposed for the north and south facades of the towers, allowing the building to be expressed as a lightweight and translucent form rather than a singular orthogonal mass.

At ground level articulation of the podium gives a sense of change in use and demarcates a shift to a more intimate human scale. The provision of public amenity including a cafe, public seating and a shift to a more civic and public plaza atmosphere to the ground floor alongside thoughtful entry and verandah detailing, selecting warm and tactile materials will help to reduce the scale and provide an intimate, comfortable and welcoming setting for public and building occupants alike.

3.4 Relationship to Context

3.4.1 Context

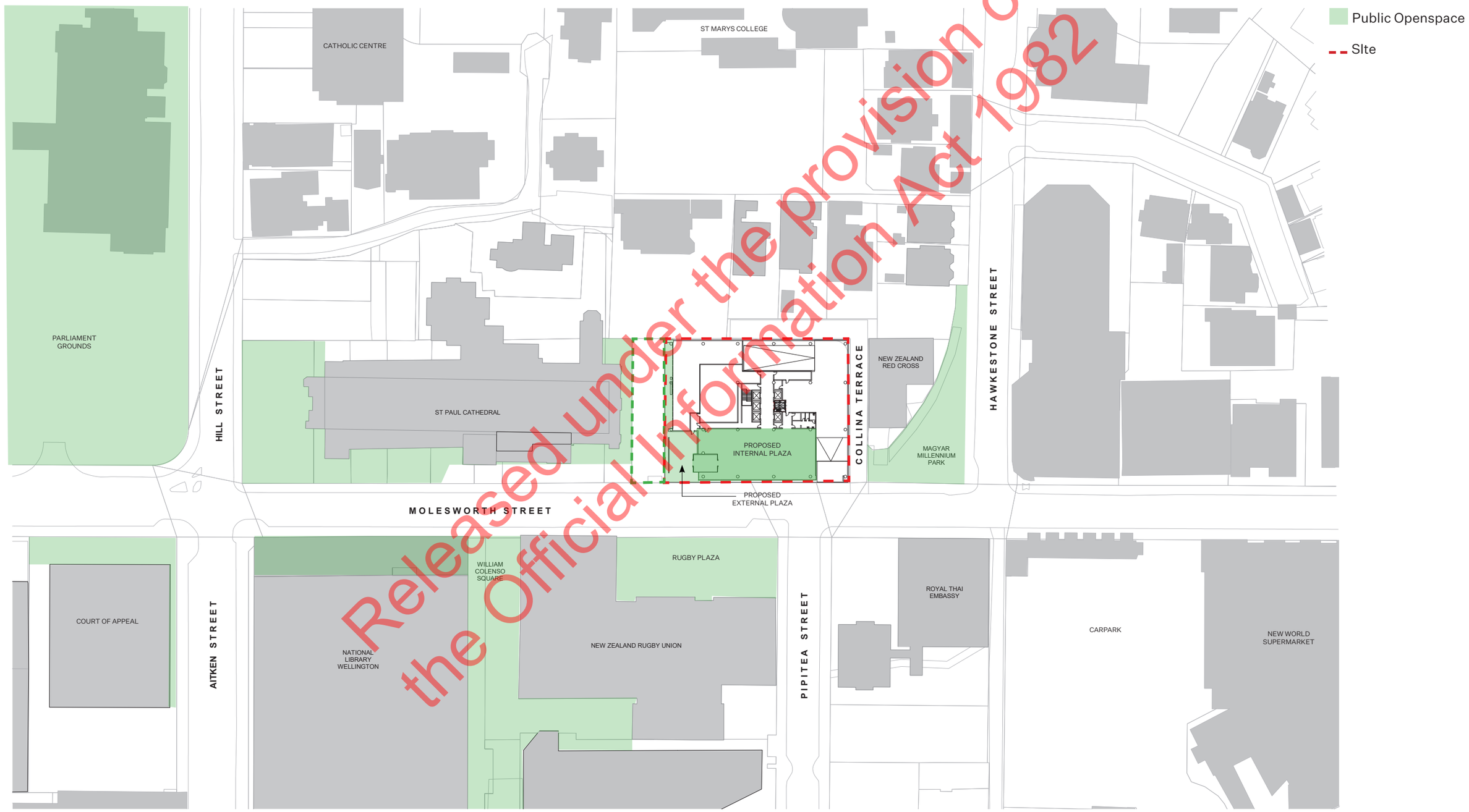
The site sits within the Capital Precinct Area as described in the Central Area Guidelines. The Capital Precinct is comprised of a mixture of purpose built specialist government institutions of a civic nature as well as commercial office buildings of various eras. While the Downtown CBD is predominately occupied by high rise commercial glazed offices the CBD meets the Capital Precinct towards its North. Parliamentary and Stout Street Heritage Area provide a distinctive lower, irregular, less dense block patterning occupied by a number of heritage buildings with more ornate detailing. This character changes again as you move north along Molesworth street, where commercial office buildings again begin to take prominence. The proposed building sits at this transitional point, and much like the demolished ICI House will continue to act as a gateway building marking the transition from the parliamentary and civic precinct towards a more commercial setting. It can be noted that the ICI House built in 1964, the same year in which the Cathedral of St Paul opened its doors, was also a landmark building of its time. Being one of the first curtain walled office buildings in Wellington and a commercial building of significant height compared to its immediate context.

The proposed building response has been carefully designed to sympathetically pay respect and reference to the local context, including consideration of suitable alignment, compositional arrangement and materiality of notable buildings in the area in particular the Cathedral of St Paul along with others such as the National Library. It does this while retaining its identity as a private commercial office building by its expression as a glazed commercial facade in its tower levels, but provides public amenity and references to is heritage and civic context in its lower more intimate podium expression. Special reference is made to the proposed expressive exterior facades to create further relief and visual richness.

A public indoor space has been introduced at ground level in the entry lobby, to compliment the existing public open spaces adjacent to the site including; Magyar Millennium park, William Colenso square and NZRU plaza. This is to ensure there is a good pedestrian network of public spaces both sheltered and open to the weather conditions. The proposed glazing systems ensure a good level of transparency of the building exterior providing the desired visual connection between the surrounding public space and building interiors.

3.4 Relationship to Context

Public Spaces



3.4 Relationship to Context

Heritage Context - Wellington Cathedral of St Paul

3.4.2 Relationship to Cathedral of St Paul

Careful consideration has been given to the relationship of the proposed to the Cathedral of St Paul. In particular the siting and massing of the tower portion of the building is stepped back and set back to place the majority of the massing of the building away from the Cathedral towards the North. The massing has then been further refined to respond to the Cathedral bell tower height and proportions. The ground floor podium level has also been designed to respond to the cathedral with the introduction of strong horizontal lines that align with key features at the ground level of the cathedral. Materiality for the tower is glass curtain wall with profiled glass thermal stacks to the north and south elevations. This treatment gives the building a distinctive identity as well as providing excellent views and daylighting to the office floors. The solid materiality of the podium has been designed to contrast with the tower floors, to both respond to the cathedral materiality and give the hospitality area its own identity and intimacy. The facade materiality and building form, will result in a distinctive building for Capital Precinct Area, with its own identity that is appropriate for the prominence of the site and the proximity to the cathedral.

3.5 Massing, Height and Scale

3.5.1 Building Mass

The siting and mass of the proposed development has been carefully composed to mitigate the visual impacts of the building to its neighbouring context, in particular its adjacency to the heritage Cathedral of St Paul. The massing of the tower levels have been deliberately shifted towards the north and away from the South East corner of the site to give curtilage to the adjacent Cathedral. The provision of a stepped setback to the south eastern corner of the tower levels, provides a respectful distance reducing the visual impact of the building but is also tested to mitigate wind effects from southerly winds.

The southern podium is also setback to create an open and generously proportioned building entry. Towards the Western and Northern boundaries the proposed building is setback as a result of a right of way easement created by Collina Terrace, thus giving the building generous setbacks to three boundaries. On the Eastern boundary along Molesworth Street the proposed building seeks to align directly to the site boundary and street edge. This alignment was raised as a point of consideration in the WCC pre-application, with suggestions that an alignment to the Cathedral building edge would be more supported. Its is noted that the block pattern in the immediate context and typical to Capital Precinct is irregular, with buildings providing irregular alignment, shape and varied dimensional relationships with the street edge. This proposal seeks to define the street edge and use the direct alignment to Molesworth street to help to highlight the generous double height entry space, designed to provide shelter and amenity to the public. The ground floor plaza proposed is designed to act as a sheltered public space and provide an amenity that is lacking in this area.

3.5.2 Building Height

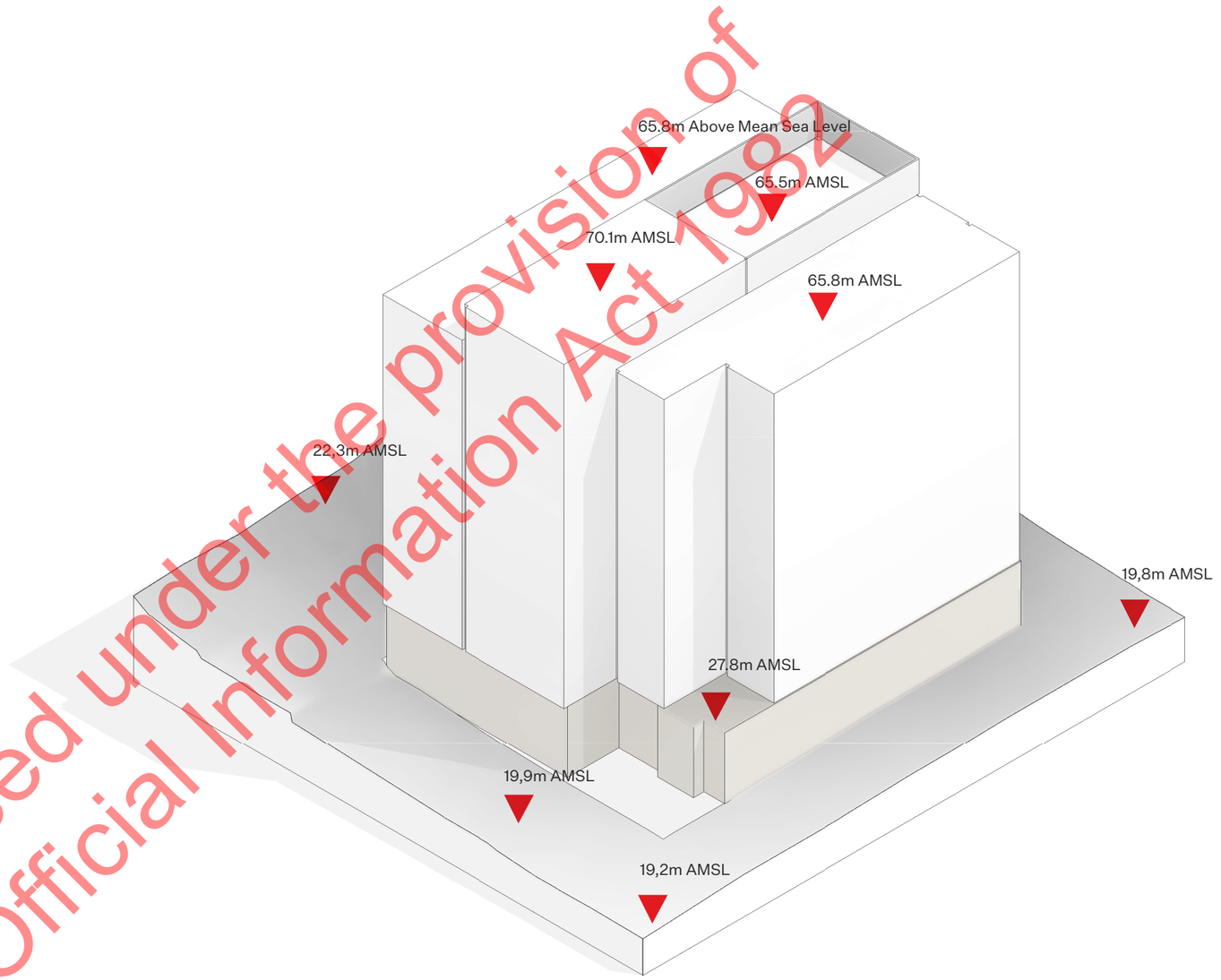
The buildings height is given variation by the visual distinction of vertical tower forms. The central tower proposed as highest and stepping down towards Molesworth street as well as the western boundary. This rhythm references the stepped height and proportionality seen in the base form of the Cathedral of St Paul. The height of the towers are further enhanced by vertical patterning, the use of an over-sailing parapet detail, and additional height to the central tower sought to create a more elegant vertical proportion, particularly the north and south elevations. The use of additional height helps to exaggerate these proportions giving the building a hierarchy of scale in a similar way that the bell tower does on the cathedral. Much like its former ICI House the new contemporary office tower seeks to sensitively give alignment and reference to the neighbouring Cathedral yet maintain its status as a gateway building by utilising additional height and incorporation of state of the art technologies.

3.5 Massing, Height and Scale

Proposed Bulk and Mass

MASSING CALCULATIONS

- Allowable Building Mass Volume — 83,537m³
  (2543 x 43.8 x 0.75 = 83,537m³)
- 15% Design Excellence Allowance — 12,530m³
- Total Allowable Massing — 96,067m³
- Massing Achieved — 88,724m³



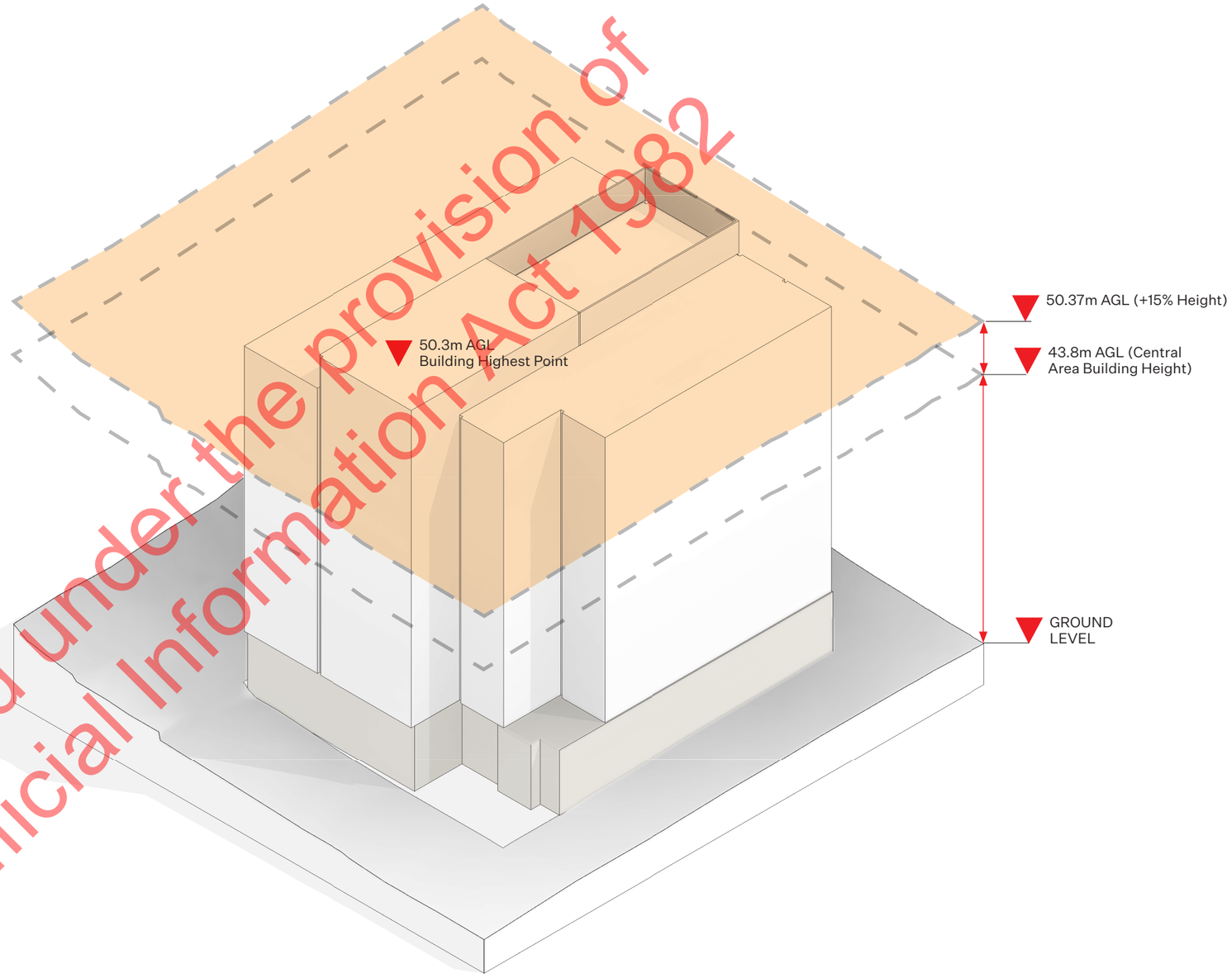
The design excellence mass volume allows the building to fill the site to the street edges even though the vertical edges to the south are stepped back and therefore eroding the mass at the site entrance.

3.5 Massing, Height and Scale

Proposed Height

HEIGHT CALCULATIONS

– Allowable Height	43.80m
– 15% Design Excellence Allowance	6.57m
– Allowable Height + 15%	50.37m
– Height Achieved Worst Case from Ground	50.30m (South Side Parapet only)



The design excellence height is considered beneficial to the design as it gives the building a more elegant vertical proportion, particularly the north and south elevations. The central tower is the tallest tower helping to exaggerates these proportions and gives the building a hierarchy of scale in a similar way that the bell tower does on the cathedral.

3.6 Edge Treatment

3.7.1 Building Entry

The main building entry is located on the south eastern corner of the site to prioritise the main pedestrian flow up Molesworth street from the Wellington CBD. The design of the lobby breaks away from the traditional tower lobby model, by providing an indoor public space that feels light and spacious, almost an external space, but is sheltered from wind, rain and traffic noise.

The lobbies main activity will be hospitality, creating a highly socialised space that is intimate, welcoming and provides a high-quality experience that helps define the new building. The materiality and form of the podium contrasts with the tower, further emphasizing that this is a community space welcoming to the surrounding businesses and not solely for the use of the office workers. The ground floor layout also includes carpark access and loading dock to the north-east and 300m2 of office accommodation.

3.7.2 Street Frontage

Ground floor spaces directly adjacent to Molesworth Street has been designed to create public amenity along the pedestrian route. The use of shopfront glazing has been maximised to create a extremely visually open and vibrant active ground floor space, with the exception of only a small section of the street which will provide entry into basement carpark and servicing. Overall approximately 90% of combined street frontages contains display windows and is thus fully compliant with District Plan requirements. All back of house mechanical plant screening and ventilation have been directed towards Collina Terrace West and North service lane facades.

3.7.2 Vehicle and Servicing

Vehicle entry into the building is located towards the north corner of the site, positioned away from the buildings main entry to minimise its impact on the public space and the buildings active edges. Carparking is located at basement level not visible from ground floor. Servicing, truck dock and mechanical plant are all planned and orientated towards the Collina Terrace service lane and accessed via the north corner of the site.

Precedent images of ground floor cafe

3.7 Facade Composition & Building Top

3.6.1 Tower Facades

There are two distinct tower facade treatments. A sawtooth indulating facade treatment to the North and South tower elevations, and a more traditional flat curtain-walling system for the west and east facades. All tower curtain walling will be composed of a high performance glazing specified to meet technical performance requirements. A vertical frit patterning is proposed to assist in providing the required shading for a comfortable internal environment and allow utilisation of a sustainable and environmentally efficient mechanical heating and cooling control system.

The sawtooth patterning creates an emphasis of the vertical and provides visual interest, depth, texture and varied reflectance of the surrounding context. It is also used to further dissipate wind in the prevailing north and south winds. In contrast the East and West tower facades are kept flat to create visual relief and secondary status to the highly textural north and south facades. This variance helps to enhance the overall verticality of the tower, moving it away from a simple cuboid form of other typical office towers.

The sawtooth south facade will be particularly visible and noticeable as pedestrians walk up Molesworth street from the City. Overall the effect of facade will add scale, proportion and animation to the glazed upper portion of the building.

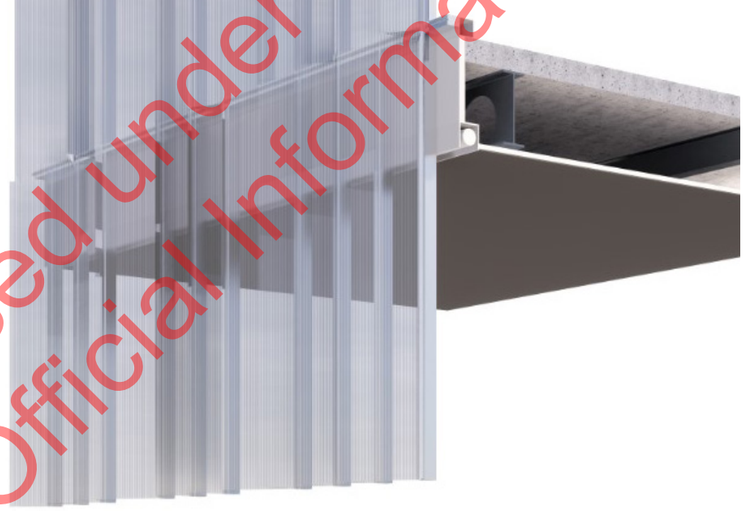
3.6.2 Podium

The generous double height ground-to-first-floor level created by the podium conveys a distinctive architectural expression using stone cladding and shopfront glazing. The podium marks a shift in scale transition between upper private and lower public levels. The architectural podium of the building allows for warm materiality and finer detailing and expression focused on the pedestrian close scale experience, while the upper storey glazed facade is designed for the large scale experience of the building from a more distant vantage point.

3.6.3 Building Top

The building top has been integrated as part of the overall composition of the tower. The vertical glazed facade panels continue to run, oversailing the last floor and roof-line. The building tower forms extends towards the sky elongating the height of the building. Service roof plant and lift overruns sits in the central tower form, with the mechanical plant towards the north. All service plant and lift overruns will be obscured by the glazed parapet hidden from street and elevation view.

East & West Tower Facade Glazing



North & South Sawtooth Glazing

Podium Stone Facade

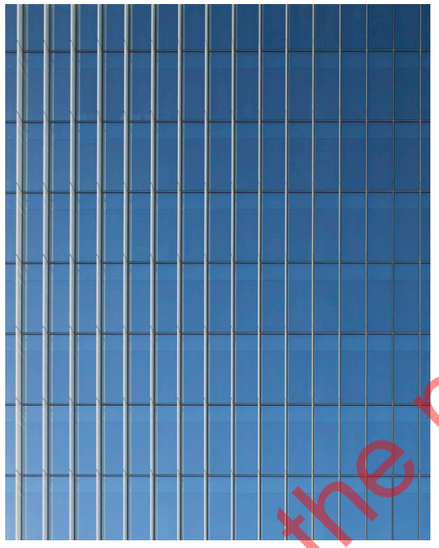
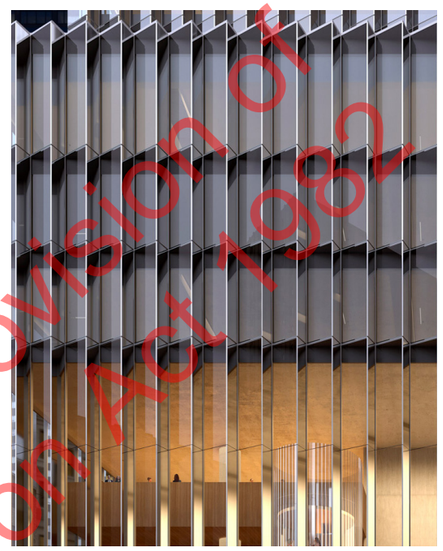
3.8 Materials & Details

3.8.1 Facade Detailing

The tower level facades are proposed to be detailed as commercial unitised systems for ease and efficiency of installation. The glass façade spans from floor to floor and contains an insulated spandrel panel concealed behind the glass façade at the inter-floor level.
This spandrel panel conceals ceiling space and services beyond, but does not create a heavy spandrel and horizontal banding externally due to being behind the vertically fritted high performance glazing. Allowing for the vertical rhythm and patterning to take visual prominence.

3.8.2 Ground Floor Detailing

The use of stone as a cladding material to the lower podium levels provides a reference to heritage and civic buildings within its surrounding context but also provides a sense of warmth and material robustness for a generous office entry. The stone podium is coupled with the use to transparent shopfront glazing to provide visual connections to the internal public lobby space. Material and detailing of the podium promotes an appropriate level of transparency while maintaining a degree of privacy, glare and sunlight control by means of articulated stone walls and canopies.

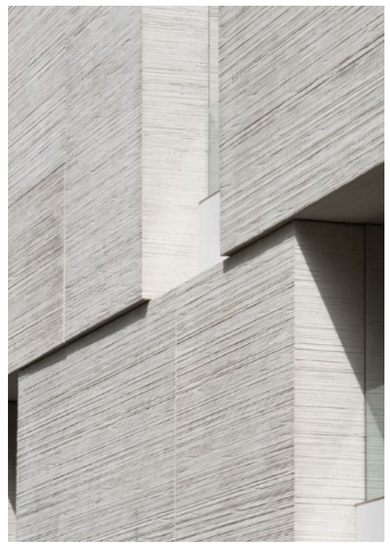




Precedent images of tower facade treatment

3.8.3 Verandah

Pedestrian shelter will be maintained and enhanced via a continuous glass verandah along Molesworth Street. The verandah terminating along Molesworth street, north of the site to provide the necessary clearance to the car-park entry for service vehicles only. The verdandah is expressed as an integrated design element to the podium, the overall architectural design intent for the building the verandah is lightweight, simple and transparent blade protecting pedestrians from wind and rain however allowing visual connections above as well as natural light and sense of openness along Molesworth street. The south entry of the building is protected by the overhanging stone eave of the podium.





Precedent images of podium facade treatment