

28 July 2017

New Johnsonville Community Hub
Wellington City Council
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Re: New Johnsonville Community Hub

This submission is from the Architectural Centre, an incorporated society dating from 1946, which represents both professionals and non-professionals interested in the promotion of good design.

We have the following comments to make regarding the proposed Johnsonville library and community hub consultation:

1. We are surprised that the consultation regarding how the spaces might be used has occurred following the design of the building ("We're looking for your feedback on how to use the internal spaces shown in the developed designs"¹) and this seems to be a case of a cart before the horse.
2. The almost parallel consultation by Metlink regarding a proposal for a bus hub at Johnsonville strengthens our previous submission that the proposal better engage with the adjacent public transport facilities. Our submission regarding the bus hubs is at: <http://architecture.org.nz/wp-content/uploads/2013/06/AC-Metlink-Kilbirnie-Johnsonville-Bus-Hubs.pdf> and forms part of this submission. We hope it raises useful comments about the need for both the physical location of the bus hub proximate to the proposed library building, but also for both schemes to be responsive and complement each other. Currently the proposal resists meaningful engagement with sustainable transport modes counter to council policy objectives.
3. We continue to have concerns regarding potential overheating and heat loss due to glazing and repeat our request for an energy-use audit done prior to any building commencing.
4. As raised in our previous submission, we consider the potential, with internet technologies, for the library to extend beyond the physical walls of the library to be important. Consequently we are very supportive of the proposal for access to e-books to be available in space between the library and the pool. We assume this would also include cafes and adjacent public spaces. Extension of this to the train station and proposed bus hub, where PT users have to wait for trains and buses, is likely to be appreciated and encourage PT use.

¹ "New Johnsonville Community Hub" <http://wellington.govt.nz/have-your-say/public-inputs/feedback/open/new-johnsonville-community-hub>



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5. While there has been some accommodation of outdoor roof space for the kindergarten, there does not appear to be any engagement with sustainable aspects of architecture. This is exceedingly disappointing and irresponsible, especially given the Council's policies regarding the need to address climate change (e.g. its Low Carbon Capital Policy).
6. The lack of use of the greater part of the roof as an active place with public access is a missed opportunity. Even though the kindergarten now has some access to external space, it by no means lives up to its evocative aspiration to be a "raised "platform in the trees"." We encourage the council to reconsider the aspect of the design to improve the quality of the play space, and extend access of parts of the roof to the general public. Possible inclusions could be a partial green roof, sand pits, potted plants, variety (e.g. ramps) in the plane of the roof where children can play.
7. Just as the roof design is a missed opportunity, there is potential for this building to better maximise the site through higher density mixed use, and contribute to the current lack of supply of housing - which was not such a pertinent need during the earlier stages of the design - but could be incorporated now prior to any construction commencing.
8. It is perverse that the consultation documentation for this later stage is less sufficient than previous. The plan images have poor resolution when viewed on the screen and are a completely insufficient resolution for printing. This is disappointing when we asked for a better set of drawings in the last consultation.

Thank you for this opportunity to comment on the proposed Johnsonville library. If you have any questions please do not hesitate to contact me.

Yours faithfully



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