

9 November 2018

Resource Consent Team
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Re: Resource Consent: North Kumutoto Precinct Project: 15 Customhouse Quay (Site 9)

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

The Architectural Centre has the following comments to make regarding the proposed design for Site 9:

Housing

1. Currently the most important need to be accommodated in the city is social and affordable housing. People have used terms such as "housing crisis" and "housing shortage" to describe this. In fact the WCC is currently facilitating the conversion of CBD office buildings into housing. In this context, we believe that the construction of a building for commercial office purposes does not manage the use of physical resources in a way that enables people and their communities to provide for their social, economic and cultural well-being (RMA s 5(2)).

Public architecture

2. This is a public site, yet the proposed building does not include any public space. We do not consider space which requires the occupant to be a commercial customer (e.g. a restaurant, a shop) to be truly public space. We consider that the ground floor and rooftop should enable both generous degrees of public access and public space. We do not support the sort of unattractive and measly rooftop access provided in the former Post and Telegraph Building at Chaffers (now Waitangi) Park. The ground floor needs to provide shelter, and facilitate access across the site.

Shelter

3. We acknowledge the role of the building in positively mitigating wind levels around the waterfront. We also note the overhang of the first floor of the building that provides shade. We also note the absence of a shading diagram for 1pm (there is one for 12 noon and 2pm) (Design Report p. 20) and suggest that the Commissioners evaluating the proposal require a diagram showing the shade cast by the building at 1pm.

Sustainability and Resilience

4. We support the adoption of base isolation and the anticipation of sea level rises in the design of the building. We also support the decision to not include car parking. We note that only 12 bike parks appear to have been provided and



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consider this to be an insufficient number to support the needs of people. We suggest hi-density bike racks are used, and that a minimum of 15% of employees riding bikes to work be accommodated by the provision of cycle racks.

Interactive spaces and public art.

5. We note the reference to "publicly interactive spaces such as the lobby, ground floor tenancies, and edges to public promenades are suitable for developing layers of integrated art or interpretation over time within the growing network of public art on the waterfront. This includes the potential for narratives specific to Tangata Whenua" (Design Report p. 19). While we are sure this is well meaning, unless there is a solid proposal for such artwork which is a condition of the resource consent, this sentiment cannot be considered to form any part of the application. We encourage the applicant to include and commit to a material proposal, or provide funding to the Wellington Sculpture Trust as a condition of the consent.

Te Reo Māori

6. The WCC has recently introduced a comprehensive Te Reo Māori Policy (Te Tauīhu). There is no sense that this proposal has considered in any way how the proposal could contribute to Te Tauīhu's commitment to te reo Māori and Wellington as te reo Māori city. We can see potential in a te reo name for the proposed extension of Lady Elizabeth Place, and the naming of the building, and/or the site, and in bilingual signage throughout the building.

Thank you for this opportunity to comment on this Resource Consent application for North Kumutoto Precinct Project: 15 Customhouse Quay (Site 9). If you have any questions please do not hesitate to contact us.

Nāku iti noa nā



Christine McCarthy
President, Architectural Centre