

SITES 8, 9, 10

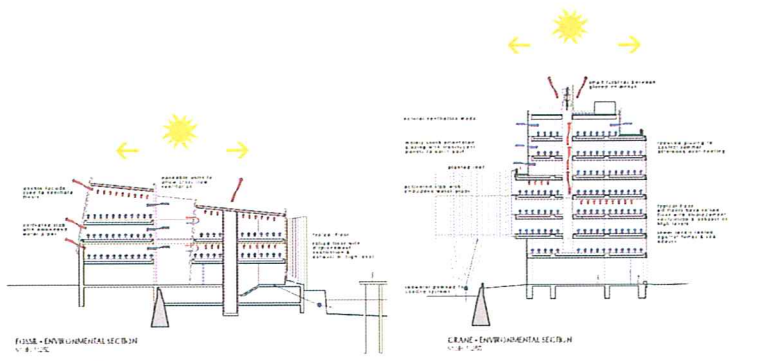
The Kumutoto Precinct is a pivotal point of the Wellington Waterfront. It marks a transition between the working port and the public waterfront, a northern gateway between the waterfront and the city, and a link between land and maritime transport hubs. It is the beginning of the harbour promenade at a point where the waterfront turns a corner.

The landscape and building components are considered as one, each weaving into the other to create a diverse range of spaces and forms linking into the landscape of spaces between the city and sea, providing new amenity and tracing the history of the site.

The site 8/9 building is conceived as a contemporary fossil embedded within the harbour edge. Something found - now unearthed and exposed. It is a piece of waterfront landscape that extends up from the sea bed through layers of reclamation providing a range of internal and external spaces, public and tenanted, from sub-wharf to roof terrace. The split in the building forms a cutting through which Whitmore Lane extends.

In contrast the site 10 building straddling the working port and the public waterfront is conceived as a piece of maritime infrastructure - raised, technical, robust and wharfy. It draws its architecture from the elevated canals and industrial constructions of the port and the landscape of stacked and horizontal elements of the working waterfront. Height, concrete buttens or containers ready to be transported to or from the port.

The Fossil, the Stack and the Crane.



FUNCTIONS + SPACES

The ground floors of both buildings are generous in volume and include numerous interfaces with the adjoining public spaces and promenades. It is envisaged that these tenancies would generally be public activity tenancies such as cafes and retail as well as foyers for the upstairs tenancies.

Where buildings edges interface with public ground colonnades or overhangs provide shelter and invitation to passers-by. The landscape and building surfaces merge as they integrate to define the varying circulation promenades and plazas.

The upper level spaces are generally office tenancies with unique Waterfront and city aspect and address. There is a high level of Environmental sustainable design incorporated in all spaces including careful consideration of energy use, passive heating and cooling, and potential energy generation via wind turbines on the roof of building site 10.

The facades are designed to provide an optimum balance of opening for views and natural light and closure or shelter for roof reduction and privacy. This balance has led to a diverse range of silhouettes from expressed exo-skeleton, shell, stacked blocks to double and single glazed facades.

Both buildings incorporate landscaped roof terraces that are, in the case of site 8/9, accessible to public directly from the promenades, and to the upper office tenancies elsewhere.

