
IL CASINO – CHALLENGES AND CONSEQUENCES

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The Il Casino redevelopment in Wellington produced a ten storey apartment building, on a heritage site, maintained at lower levels as retail and restaurant space. Initially planned before the global financial crisis, and shelved for some years because of the economic conditions it produced, the project was taken from mothballs in 2012.

The challenges of the building's inception still stood: the 2007 budget and architectural design were a given. Time however, and planning law, had moved on with changes in 2008 to the H1:Energy Efficiency requirements for the building creating more stringent conditions for it to meet.

A case study is presented showing the development of the early design to a commercially viable, compliant and comfortable building involving the whole design team (developer, architect, construction company, consultants, component suppliers and installation experts) in its success.

The choices for the building envelope are explored in connection with requirements under the New Zealand Building Code, commercial viability, and the consequences for the occupiers.

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