**Site 8 Design Brief**

From the north Kumutoto design brief:

*“Site 8 is an important site in the North Kumutoto area. It is to be developed as public open space. The space needs to be a recognised destination with a positive relationship to the Kumutoto Plaza open space. Like the spaces created by extruding Whitmore, Waring Taylor and Johnston streets on to the waterfront, the space needs careful consideration in order to support diversity, richness and activity.*

*The space could include defining elements which can be recognised from a distance and may include structures that provide shelter from the weather, support activity in the area and promote the use of the space (e.g. playground equipment, performance art, coffee vending) throughout the year, throughout the week and throughout the day. Solar analysis of any proposed building on Site 9 will be required to ensure adequate sunshine for good quality public amenity in this space.*

*There is specific opportunity within and adjacent to Site 8 to recognise the history of the area and enhance the setting of heritage buildings.”*

Public consultation on open space activity was carried out in February 2014 – although this did not convey a strong direction for activities and use there was a general consensus that site 8 should be ‘green’. A copy of the results and analysis of the public consultation are attached.

Developed Design principles:

* Design should have a rich conceptual quality: Design will be innovative and creative
* The site should offer something ‘new’ to the waterfront and city complementing other activities
* The site should celebrate Wellington, both physically in terms of sense of place and culturally.
* Appropriate visual quality in this high profile public waterfront location
* The design should be green in every sense – i.e. planted and environmentally
* Buildability and Cost effectiveness will be taken into account
* The design shall be politically feasible (in relation to district plan and Variation 11 decision )

**Design Statement**

Site 8 is to be developed as a playful moment within the urban fabric - ‘Bivouac’ an intimate encampment of community spaces and activities. A collection of built forms and neighbouring spaces will allow for a combination of community and public uses including but not limited to:

* studio / workshop space (micro sheds)
* temporary occupation (sleep-outs pods)
* gatherings / meetings (street banquet)
* micro events. (the urban stage)

**Design quality within the Waterfront Context**

* Visual and design quality are particularly important on the public waterfront:
	+ The landscape and activity on it will be prominent to visitors to the waterfront and act as a landmark on at the junction of the Kumutoto lane and the promenade.
	+ The public, and consenting authorities have high expectations for the quality of urban design, landscape architecture and buildings on the waterfront. These are set out in the Wellington Waterfront Framework. In addition, for more general design quality expectations, Central Area and Variation 11 design guides will both be relevant. These do not prescribe solutions, but establish high expectations for quality and demand attention to detail.
	+ A zero height limit is used as a trigger for rigorous consideration of any building project on the waterfront.
* The landscape and any structures should be concept-driven contemporary design. They should be an innovative planning and design solution which ensures functionality and cost-effectiveness, and delivers a quality appropriate to this prominent waterfront location.

**Design issues and considerations**

**Public space** design considerations

* Generation of and support for activity and public occupation, connections to the water, spatial definition, integration with spaces and routes around, positive relationship with Kumutoto Plaza open space and Site 9.
* The design should contribute and respond to the urban design and character of the public domain on Wellington’s Waterfront and the Kumutoto open space masterplan
* Successful public spaces are characterised by spatial definition, sunshine, areas of shelter, activity around the edges, views in and out and connection with other space. They usually contain a feature or focal point that gives them a distinctive character
* Public spaces that are responsive to changes in use are desirable to ensure continued activity and vitality on the waterfront.
* Public spaces should incorporate opportunities for planting trees and integrating coastal ecologies.

**Activity** Design considerations

* Diversity of use will support diversity of opportunity, of occupation, and extended use of the waterfront.
* The potential for concealment and entrapment needs to be minimised. Public open spaces should be designed to maximise personal safety in line with the Council’s Guidelines for Design Against Crime and Injury and best practice in Crime Prevention Through Environmental Design (CPTED) and Injury Prevention Through Environmental Design (IPTED).
* Public spaces that are flexible in design allow for multiple and changing activities. Often these activities are unforeseen. Possible activities include all those typically seen in city streets and open spaces and might also include performance art, children's play, vending, public meetings, fishing, picnicking, rollerblading and any

other waterfront recreational event.

**Access** Design considerations

* Some consideration should be given to accessibility to the water,

**Bulk and form of built elements** Design considerations

* The design of open spaces should consider opportunities for sculptural elements to highlight the historical context of the area.
* The district plan requires that development does not intrude into designated view shafts, in this instance the Whitmore Street view shaft. A case might be made be made for minor intrusion where this contributes to the quality of that view shaft
* The Variation 11 Environment Court decision and north Kumutoto design brief

**Materials** Design considerations

* Choice of materials shall be appropriate for a harsh maritime environment.
* Choice of materials shall be appropriate for high public use
* Choice of materials should reflect the industrial and nautical elements of the working wharf
* Notwithstanding the above, materials shall be robust, hard wearing and the use of salvaged or recycled materials are encouraged