

APPENDIX 1

LANDSCAPE AND ARCHITECTURAL DESIGN STATEMENT

Landscape Architectural Design Statement / Design Technical Report For submission with Resource consent

11 April 2016

FINAL DRAFT

1 Introduction

1.1 Scope of Report

This report outlines the landscape and architectural design proposed for the redevelopment of Frank Kitts Park and includes analysis of the proposal in relation to the existing Park, waterfront and city context.

1.2 The Proposal

The proposal for the redevelopment of Frank Kitts Park entails the

- upgrade and enlargement of the existing children's playground;
- reconfiguration and redesign of lawns, plantings, walls, lighting, seating and Park structures; and
- construction of a Chinese Garden

1.3 The Design Team

The design of Frank Kitts Park has been led by landscape architects Wraight + Associates Ltd, architects and urban designers Athfield Architects and Chinese Garden Expert Duncan Campbell. The design is a development of the competition winning entry for Frank Kitts Park submitted by this team in 2007.

The design of the Chinese Garden has been developed through on-going discussions over 7 years with the local Chinese community and with peers from the Parks Departments in Wellington's sister cities, Xiamen and Beijing in the People's Republic of China. A number of stakeholders have also been consulted in this process over the years.

Specialised input has been provided by Dunning Thornton Consultants Ltd for Structural Engineering, Aurecon for Civil, Services and Environmental Engineering, E cubed for Lighting Design; Urban Perspectives for statutory planning; and Frank Stoks for CPTED review.

1.4 Design status

The design is a developed design. It incorporates and reflects the agreed developed design intent for the park. Following resource consent there will be further detailing and clarification within the 'framework' set by the developed design documentation, particularly on elements and materials that may come from China as part of the sister city support for the Chinese Garden.

2 Existing Environment

2.1 Site Boundaries

Frank Kitts Park sits on land that was reclaimed from Wellington Harbour using predominantly clean fill. It is bounded by Jervois Quay, Hunter Street access and TSB Arena, the Waterfront Promenade and the Lagoon Promenade. The Park is approximately 13,500m² in area.

2.2 Existing Park

Frank Kitts Park is a public park built in 1989. The Park is made up of an upper and a lower lawn, and a children's playground.

In the north of the Park the main lawn is at grade with the Jervois Quay footpath to the west. The Harbour edge Waterfront Promenade to the east of the Park is elevated 0.5 to 1.5 metres higher than the Jervois Quay footpath. In between there is in part a grassed and terraced amphitheatre, and in part a mounded lawn with a scattering of mature and semi-mature trees. These existing landforms and the configuration of the amphitheatre orientates the north half of the park towards Jervois Quay and the City, rather than towards the waterfront. The top tiers of the amphitheatre and mounded lawn are physically separated from the Waterfront Promenade by 2.5-4m high solid concrete walls, with parapets and capping blocks. The walls once provided protection from and viewing points for the Nissan Mobil car race that was previously held on the Promenade. The materiality of the walls is consistently heavily textured exposed aggregate concrete in large panels which, on the sea-ward side, provides a canvas for a number of maritime memorial plaques, but otherwise provides little activation for either the Park or the Promenade. The walls currently restrict views and constrain physical access to the Waterfront Promenade from the lawn.

The lawn sits beside the children's playground, which includes an iconic 'lighthouse' play structure, and various play equipment such as swings. The playground is an important regional facility, but needs to be bigger, include more diversity in activity and some remedial work for safety.

In the south of the Park a lawn, some plantings and pavements sit 3-4 metres above the Waterfront Promenade on a car park building. The partly subterranean car park building is approximately 3,120 square metres, and provides space for approximately 90 cars. On the car park building's east and south elevation, facing the Waterfront and Lagoon Promenades, small 'boatshed' style retail / hospitality tenancy spaces provide active frontages. Public toilets and boat storage areas for dragon boats are also accommodated within the building facing the Promenades. The car park external walls have a concrete structure and finish that matches the walls to the north (beside the main lawn area) with some infill sections of white powder coated aluminium glazed windows and doors, or solid framed, ledged-and-braced hardwood doors.

Between the two lawns is a generous east-west path that projects the alignment of Willeston Street to the Waterfront Promenade. It ramps up from Jervois Quay heading east, and steps down to the Waterfront Promenade at its eastern extremity. Half way along it intersects with a 5 metre wide north-south path which starts in the south at the

car park pedestrian entry and leads through the lawn and the playground in the north of the Park.

The public Paul Dibble artwork 'Fruit of the Loom,' the Wahine mast and the lighthouse play structure are prominent landmarks in the Park. There is no covered shelter within the Park.

Trees are scattered in the northern part of the Park, and located on the edge of the upper lawn. The random scattering of semi-mature trees in the northern lawn area provides an effect that accentuates the quality of the individual specimen trees, but does not provide spatial definition or en masse wind protection. The Norfolk Island Pines and Pohutukawas are an odd mix of forms: they provide greenery, but do not necessarily add to the character of the Park. The Norfolk Island Pines are variable in condition, with many being very poor quality. There is a lot of variety in height and calliper width.

On the southern sections of the Park the tree planting is more organised around the spatial quality of the pathways and lawns. The Ngaio trees and Pohutukawas on the car park roof provide good spatial definition and wind protection. The garden beds beside the path and the entry to the car park provide definition to the pathways, but do not enhance the overall seaside setting.

2.3 Existing Park Usage

Frank Kitts Park, together with Waitangi Park are the two large primarily green parks on Wellington Waterfront. Both are used for large organised events.

In Frank Kitts Park the lawn areas provide a fair-weather lunchtime destination for many city workers due to their greenery, the proximity of the water and promenade, and a range of seating options, but they appear to be under-used, considering its potential. The "Frank Kitts Park User Observation Report" prepared for Wellington Waterfront by Miko Betanzo and Andrea Ricketts notes: "A general lack of use of the broad open spaces in the Park was observed, suggesting that these areas are utilised mainly during Park events. In general the Park interior saw little use, both during the week and weekend days." The playground, on the other hand, is an attraction that is well-used.

2.4 Context

Frank Kitts Park sits at the Harbour end of Willeston and Hunter Streets. Both streets are part of Wellington City's orthogonal street grid, which was laid out on the flat north and east facing shores of the Harbour. The earliest European settlers needed the Harbour for their communication with the outside world and so, not surprisingly, their street layout privileged views and direct access to the Harbour.

The Park runs parallel and adjacent to Jervois Quay, which is close to 30m wide and, with 6 lanes of moving traffic, is a distraction from the amenity of the Park. Two city blocks east of Wellington's Lambton Quay, the Park lies on the section of the waterfront in closest proximity to the major retail spine of the city.

The Waterfront Promenade, to the east of the Park, is a significant pedestrian and cycle public thoroughway that runs from Kumutoto through to Oriental Bay and onwards. It is a highly active and generous space that responds to the scale of the Harbour and the

pedestrian traffic that goes through. It is used for promenading, sitting, cycling and roller blading, and al fresco cafes.

To the north of Frank Kitts Park is the vehicular service entry to the TSB Arena and Shed 6, and beyond is Queens Wharf. This vehicular service entry, which borders the children's playground, experiences heavy use infrequently, and which is controlled by retractable bollards and as-needed traffic barriers.

To the south of the Park is the Lagoon Promenade, which overlooks the lagoon and its associated buildings including the Boathouse, Te Whare Waka, NZX Centre, Odlin's and a collection of bridges and boats along Taranaki Wharf. The Lagoon Promenade is an important connection from the Waterfront to Civic Square, the City Library, Town Hall and City Art Gallery.

At its south-west corner the Park is linked to the city by a narrow over bridge at the Harris Street, Jervois Quay intersection. This pedestrian bridge was built in the late 1980's to provide access to the upper level of Frank Kitts Park. It has no disabled access, has issues with its clearance height, has tight access on in its western landing and, while not highly frequented, has some regular users.

2.5 Microclimate Conditions

The Park's location on the waterfront means that it is subject to Wellington's frequent winds from the north and south. Some northerly protection is afforded by the TSB Arena and Shed 6. The car park building affords some protection of the lower lawn areas. But the loose scattering of trees limits the effectiveness of vegetation as a wind buffer.

The site enjoys good solar access for most of the day. Towards the late afternoon the tall buildings on the city-side of Jervois Quay progressively shade parts of the lawn area, and the car park shades part of the Promenades.

2.6 Views

Set within the pedestrian-connected open spaces that form the Wellington Waterfront, Frank Kitts Park is visible from a wide range of views within the City and its Harbour.

From the Harbour and Oriental Bay, the Park provides a green element above the Waterfront Promenade wall and below the high-rise buildings that extend along the Quays.

Due to its position on the eastern edge of the CBD the Park is viewed extensively from a raised vantage point in adjoining buildings.

From ground level in the CBD and Jervois Quay, some mid and distant views through the Park to the hills and city beyond the Harbour are available. The Park is a green landmark indicating activity and destination on the waterfront. The visibility of the water is currently constrained in views from Willeston Street and Jervois Quay by the wall structures at the eastern edge of the existing Park and the car park building. Hunter Street is one of the few places where the water can be seen through the Park.

The Park also contributes significantly to the series of views unfolding as one progresses around the Waterfront Promenade in a northerly direction. Views to the Park from Oriental Bay, Clyde Quay, Taranaki Wharf, Te Papa, the Lagoon, and the City to Sea Bridge provide a sense of unfolding and destination. This effect is limited in the southerly direction due to the scale of the adjacent Events Centre.

Views from within the Park vary. The lawn in the north is open to the street at ground level providing a relatively unbuffered visual relationship between Park and traffic and city. There is a sense of enclosure here reinforced by the amphitheatre and built form on Jervois Quay. At the playground the view opens up to the east, linking the Promenade and the Harbour and hills beyond.

The raised southern end of the Park provides elevated views, uninterrupted by traffic, to the city. Visual connections from here to the Harbour are only possible at the edges of the elevated area: the solid balustrade constrains views from the lawn area. From here there is also a strong axial view looking north from the upper lawn along the longitudinal route that extends from the car park entry to the Queens Wharf Events Centre and Museum of Wellington City & Sea.

3 Project Brief

Prepared by the Technical Advisory Group the brief (attached as Appendix One) states the intent of the redevelopment:

“... the redesign of Frank Kitts Park, including providing a Chinese Garden. This is and will remain a major green open space (Framework pp27, 35), complementing the new large green space of Waitangi Park”.

The brief notably refers to the Wellington Waterfront Framework:

“While the entire Waterfront Framework, and all its values, objectives and principles are to be considered, the Framework outlines a clear intention for Frank Kitts Park:

This is a large green Park and a centre for outdoor activities both on and off the water. There is a concern that the Park faces the city and does not open out to the water's edge. However, with the exception of the need for improvements around both the quay edge and the water edge, and the end of the Events Centre, work in this area is not seen as a priority. (Framework p35)

The waterfront can be thought of as a string of open spaces of different sizes and types. They reflect the character of different parts of the waterfront and their relation to central city spaces. (Framework p14)”

“Briefing Considerations” are summarised below.

1. “General Design Approach” calls for a creative response to Frank Kitts Park as an events space integrating the Chinese Garden, and a skilful reuse of the existing and selectively retaining some features.
2. “Activity” recognises designing for diversity of use including temporary events, whilst ensuring flexibility.
3. “Chinese Garden that is in the order of 3000sqm” is to be integrated and complementary to the Park. “The Chinese Garden will:
 - create an impression that the space is larger than its actual dimension;
 - not necessarily be completely surrounded by walls, although access control for safety and security will be an important consideration;
 - include water features a large pond, large rocks, sizeable trees and pavilions; and
 - be organised along a simple pathway, with a single entrance and single exit. The formal symbolic entrance should face north and the entrance and exit must not be aligned on a single axis.”
4. “Sense of Place” states “sensitivity to context, design creativity and integrity, and compositional coherence are crucial”. The character of the site is to be distinctly Wellington.

4 Wellington Waterfront Framework

The project follows the guidelines as set out in Wellington Waterfront Framework, April 2001.

The Values and Principles are:

- expression of heritage and history
- expression of Maori heritage and presence
- “sense of place” for Wellingtonians
- diversity of experience
- sense of collective ownership and involvement
- experience of space and openness
- ease of access

Some key features of the Frank Kitts Park area are defined in the Framework:

- a large green Park
- a centre for outdoor activities both on and off the water
- Jervois Quay edge to be made safer, especially for children using the playground, without compromising Park safety
- access to the water improved
- south end of Events Centre could be improved for aesthetic reasons and to provide activity on the edge of the Park.

These guidelines have informed the brief that the design team have followed in the design development for the Park.

5 Design statement

5.1 Park Design Philosophy and Structure

“Quality public spaces range from grand to intimate, enabling multi-cultural celebrations and events as well as small informal encounters. The city is designed to encourage social interaction...What makes Wellington so unique and attractive is its diversity and series of contrasts.”

Reference: Urban Design Strategy for Wellington

The proposed design of Frank Kitts Park aims to:

- refocus the Park on the waterfront
- reconfigure the green outlook into a clear spatial structure
- improve and enlarge children’s play
- introduce a celebration of Chinese in New Zealand
- introduce water sensitive urban design
- provide more options and flexibility for hosting events
- ameliorate microclimates.

The design will enable the Park

- to provide a rich and diverse series of flexible spaces that build upon the existing infrastructure of the Park; and
- to integrate activity, shelter and exposure, intimacy and openness, vibrancy and respite, varied topography, rich planting palettes, play options, safety and ease of access.

To a large extent the Park will continue to be spatially determined by the constraints of the car park and access entrance to the TSB arena; and will continue to be structured by Jervois Quay and the Waterfront Promenade running north-south and the projected alignments of Hunter and Willeston Streets running east-west. Thus, part of the Park will remain elevated above the car park, and part will be at the Jervois Quay/ Waterfront Promenade level. The opportunity for two open spaces framed by the intersection of the city and waterfront grids provides opportunities for increasing diversity of experience and activity, while improving connectivity and safety.

At the lower level, in place of the amphitheatre and mounded lawn, the Harbour Lawn will be an open space large enough and flexible enough for all types and sizes of events and casual activity. By removing the eastern wall it will provide an at-grade connection between the Waterfront Promenade and Jervois Quay and reorientate this space towards the Harbour.

At its northern edge the existing playground will be enlarged and revitalised.

On the upper level in the south, the City Lawn will be reconfigured to include generous paved areas and shelter that facilitates amenity for looking out to the Harbour, with a sunken lawn that orients back to the city.

The Chinese Garden will mediate between the two levels, occupying the extension of the Willeston Street alignment and retaining the upward tilt of the ground plane. In this location, the Chinese Garden takes advantage of borrowed views between Jervois Quay

and the sea, orienting views progressively outwards to the reconfigured Harbour Lawn, the sea and the City Lawn, through a sequence of courtyards.

These four areas are described in detail below.

5.1.2 Children's Playground

On the northern edge of the Park, active, imaginative and cognitive play opportunities will be integrated into overlapping terraced playground spaces that step up from east to west in a safe and stimulating environment. Each terrace will provide age-related play equipment for 1-3 year olds, 2-6 year olds, 6-12 year olds or 12years +. The equipment has been selected to increase the range of equipment and diversity of play experiences available in waterfront playgrounds, including those at Waitangi Park and Oriental Bay Beach. The equipment has been set out to meet the required safety codes. At the west end the reconstructed lighthouse, a long-term landmark in the Park, will be relocated. At the northern edge there will be a new flying fox, a fixture that is popular in play. At the eastern end, marking the limit of play activity, will be an elevated deck and parapet that mimics a boat prow.

The playground will be larger than the existing, and there will be multiple entries off new paths on three sides of the playground. The paths are designed to entice attraction and facilitate access towards play activity. Access from the north will be restricted so as to avoid conflict with the Hunter Street service access road: low walls, raingardens, Pohutukawa trees and fencing will contain playground users.

Ample planting in the playground will help to articulate the terrace spaces and entries, and provide amenity. Mature Pohutukawa tree planting and deciduous tree planting will also provide shade in the summer months.

There will be multiple options for carers to sit and watch. Seating walls, edges of terraces and changes in level have been designed to integrate seating wherever possible. This reduces the number of freestanding elements and increases flexibility of use. Additional seats selected from Council's Waterfront Park suite augment these elements.

Public toilets, including baby change facilities will be available on the south side of Shed 6 on the Waterfront Promenade. These toilets will provide facilities within 50 metres of the new playground. The toilets are the subject of a separate design study and consenting process.

5.1.3 The Harbour Lawn

The Harbour Lawn is the broad open field that will form the biggest activity space in the Park. It is designed to be programmatically flexible, facilitating respite from the city, small gatherings, and large scale civic celebrations. It will have fixed seatings at the edges, all the necessary underground services infrastructure that is needed to hold events, and inbuilt subsurface capacity to structurally accommodate large marquees without adversely affecting the lawn.

This large open space will be oriented and open to the Waterfront Promenade, expanding the sense of space on the busy Waterfront Promenade, and enjoying views of the Harbour and distant hills. The Lawn will have a shallow incline to the sea, meeting flush

with the Waterfront. This incline generates a 2 metre elevational difference from the western edge of the Lawn down to the Jervois Quay kerb 25 metres away, which will beneficially minimise visibility and noise of Jervois Quay traffic.

To the west of the Lawn, there will be concentrations of free standing seating set in front of planting. The planting will buffer the effects of northerly winds that blow down Jervois Quay, and further filter out views of the busy street from the Lawn. These 'Coastal Gardens' of wetland, low shrub and tree planting areas are proposed in north-south planting beds: on a three metre wide, 1:5 embankment leading down to a north-south path (the Park Promenade); in an 8 metre wide gravel bed with seating and memorial plaques; and, beside the Jervois Quay footpath, in a 5 metre wide raingarden which will collect and filter stormwater from the City's streets and paved vehicle access within the Park before discharging into the stormwater system and Harbour.

The 5m wide north-south 'Park Promenade' will be set amongst these linear planting beds. It will replace the existing path in this alignment, but will be located 5 metres to the west, providing for a larger lawn area, and also providing more direct access to the Park's new entry plaza at the Hunter Street / Jervois Quay intersection. The Promenade will be about 1 metre below the elevation of the top of the embankment, so its pedestrian users can enjoy views over the Harbour Lawn to the sea.

The footpath beside Jervois Quay will be retained and widened along the length of the Park and paved in asphalt with stormwater channels inset to supply the raingardens. There will be two equally spaced bridges across the raingardens and concrete steps up the embankment to provide access between the Lawn, the Park Promenade and the Jervois Quay footpath.

Narrower concrete and gravel paths will flank the northern and southern edges of the lawn, linking the Park Promenade to the Waterfront Promenade, and providing at-grade access to the Lawn. The northern path will also provide access into the children's playground. An avenue of Pohutukawas will be planted beside the line of the northern path to provide shade and some wind buffering. The southern path will have free-standing north-facing seating with good solar access at its edge, and a 5-10 metre wide embankment of planting behind to provide a green setting of trees and shrubs for the walls of the Chinese Garden.

The Wahine Mast will be relocated to the eastern edge of the garden bed at the southern edge of the Harbour Lawn, and be set at the ground level of the Waterfront Promenade. The seventeen maritime memorials currently positioned informally on the existing walls of the Park are to be relocated to five new free-standing walls beside the Park Promenade, in a space where they can be displayed together, and where there is room, with a view to the sea, for passers-by and mourners to reflect.

In the south-west of the City Lawn, the Entry Plaza is the forecourt to all the spaces in the Park: it provides an important and direct connection point to all parts of the Park. To the south a path leads up to the City Lawn. At the south-west it addresses the reconfigured access doors to the car park, and a stepped path to the Upper Lawn and Tea House. To the north it connects, across a bridge over the raingarden, with the Park Promenade, the Harbour Lawn and the Playground. To the east it provides an entry to the Chinese Garden.

5.1.4 The Chinese Garden

Building a garden is akin to writing an essay or composing a poem; as is the case with those two arts, a garden can only be called well designed to the extent that all its various twists and turns accord to a particular pattern, that its beginning and its end respond to each other, and that it avoids, above all else, both the supererogatory and the disorderly. (造園如作詩文必使曲折有法前後呼應最忌堆砌最忌錯雜方稱佳構園既成矣)

Qian Yong 錢泳 (1759-1844), "Zaoyuan" 造園 [On Building Gardens], *Luyuan conghua* 履園叢話 [Conversations from Within Footsteps Garden] (1838)

The challenge of Creating a Chinese Garden in Wellington

The Chinese Garden seeks to respond to the challenge of the "contemporary" New Zealand in the realm of a Chinese Garden. The design addresses scholarly questions about the art of gardens and Chinese gardens: how does a garden located far removed from China seek to embody (or represent) "Chineseness" without imitative and antiquarian mannerisms? And, how can the traditions of Chinese garden making continue to find replenishment as new generations of Chinese-New Zealanders explore ways of interacting with both the world around them and the history that has brought them to this place in a manner that is both unique and that will also serve to engage the minds and bodies of all visitors to the garden?

China gave rise to one of the world's longest continuous traditions of garden culture, a tradition that produced a form of garden that was the private domain of the elite class: its walls were designed to deter all those not already highly trained in the proper cultural manner of reading its various features. Ironically, the tradition also proved itself a pluralistic and ever-changing one, prone always to shifting fashions and marked regional differences, quick to adopt itself to the specific circumstances of both time and place.

In keeping with this aspect of the tradition's adaptability, Wellington's Chinese Garden will be both "Chinese" in important ways, but also and uniquely, it has been designed to respond to and engage with its specific location in time and place, imaginatively and creatively. Ji Cheng 計成, China's greatest traditional garden designer, captures something of this complex balance between the actual and the ideological in his magisterial treatment of the topic, *Yuan ye* 園冶, first published around 1635, as translated by Alison Hardie under the title *The Craft of Gardens*:

"Making use of the natural scenery is the most vital part of garden design. There are various aspects such as using scenery in the distance, near at hand, above you, and at certain times of the year. But the attraction of natural objects, both the form perceptible to the eye and the essence which touches the heart, must be fully imagined in your mind before you put pen to paper, and only then do you have a possibility of expressing it completely" (夫借景園林之最要者也如遠借近借仰借俯借應時而借然物情所逗目寄心期似意在筆先庶幾描寫之盡哉)。

Principles of symmetry, axiality, hierarchy, and disclosure underpin the Chinese tradition of landscape usage and garden design in order to capture, in microcosm, something of the majesty of the forces of nature that embody the harmony that, according to Chinese understanding, prevails throughout the cosmos.

The proposed Chinese Garden is to be a public one accessible to all. Its walls, far from serving to exclude, invite within all those who wish to enjoy a moment's respite from the wind or the bustle of an increasingly hectic world. It therefore seeks to be a living embodiment of aspirations that, although derived in this specific instance from a particular place and a particular tradition of garden design, are nonetheless universal in their appeal. But this will not be a garden that seeks to replicate the form and meaning of a garden built long ago and elsewhere and for other purposes, however well such a garden may embody the quintessence of aspects of past Chinese traditions; rather one that intends to engage, creatively and productively and in a manner quite unique to itself, with its particular site and its specific representational purposes. In this way, the design of Wellington's Chinese Garden serves to extend understandings of the nature of the Chinese Garden and its evolving possibilities by suggesting one particular and localized answer to the question of how Chinese traditions of garden making can continue "developing in step with changing times".

The Naming of the Garden

Writing sometime in the early 1630s, the late-Ming artist and writer Chen Jiru 陳繼儒 (1558-1639) spoke of the "Four Difficulties" (四難) involved in the construction of a garden: "It is difficult to obtain fine mountains and waters; it is difficult to have old trees; it is difficult to design the garden; and it is difficult to assign names to the various features of the garden once designed". If the Harbour beside which this garden is to be built overcomes the first of these difficulties, and time will serve to overcome the second, this design the third, the solution to the fourth is proposed in full awareness of the importance traditionally accorded to the naming of a garden in China.

An old transliteration of the name Wellington is: Huilingdun 惠靈頓. We have taken the first character of this transliteration and attributed it to the garden, a name, therefore which on one level reads simply "Wellington's Garden": in Pinyin romanisation, Huiyuan. But for the English name of the garden, the Garden of Beneficence (惠園), we have chosen to pick up on one of the many resonances of this character: favour, benefit, kindness conferred, grace, and beneficence, this last being, according to the OED: "Doing good, the manifestation of benevolence or kindly feeling, active kindness", perhaps the best possible attribute of a garden.

Engagement with the garden, either from afar or as one makes one's way through its various parts, should seek therefore, in a quiet and beneficent manner, to raise questions rather than to embody any fixed and firm conclusions, to open itself up to on-going processes of self-reflection and mutual influence about the dynamic nature of a Chineseness that is again set to play a role as culturally important as it was in the past.

Placing the Garden Within Frank Kitts Park

In the centre of the plan of Frank Kitts Park stands the Garden of Beneficence: the Chinese Garden located here will capture something in its relationship to the Park, and, in turn, between the Park and the City and the Harbour, whilst also suggesting a dynamic of progression through the site as a whole.

The Garden of Beneficence will sit at the end of Willeston Street viewshaft. In long views down Willeston Street, the tiers of walls that sequence the Garden will nestle below the beacons of Mount Victoria houses and St Gerrard's Monastery. To progress through the Garden from the street front onwards is to ascend from street level to the heights where one is finally afforded a prospect of the Harbour beyond.

The Garden Structure

The walls around the Chinese Garden's edges will serve various purposes: to define the boundaries of the garden in a manner that invites within rather than excludes; to selectively frame the views (of the Park from the Garden and the Garden from the Park); and to provide for entry or egress to both the garden and the Park for a variety of purposes and from a number of points. The design seeks to fulfill these requirements in an innovative and symmetrical manner that embodies a number of important traditional features of the garden in China, whilst also responding to the realities of the site, such as the presence of the carpark.

Inside the garden will be three interlocked but separated spaces, named Heaven's Well, the Chamber for Retelling the Past, and the Chamber for Contemplating the Future. Together they replicate the shape of the early forms of the character "心" [heart and mind], this character being a pictograph of the ventricles of the heart itself and the lifeblood that flows from and into it.

Although the garden will have one main route throughout its entirety, there is no preferred direction for one's movement through the various vistas presented by the garden, and a variety of side paths to be taken along one's way, or spots where one can linger.

The Entry Plaza

As mentioned above the entry plaza is an important hub for access to all parts of the Park.

The Pai Lau gate, to be situated at the entry plaza to the Park and garden itself, represents the commemorative arch (牌樓) that was so much a feature of the public architecture of traditional Chinese urban spaces, erected as monuments to mark the life of outstanding local figures. In this case, the gate is intended to represent the idea of friendship between all peoples, those of New Zealand and China in particular. The composition of the entry space with the stone and concrete paved forecourt, solitary elegant Prunus mume tree, silhouetted in front of the stone clad wall with a base of terracotta bricks - a traditional material from Wellington's sister city in Xiamen - provides invitation into the Garden of Beneficence. The off-centre entry to the Garden will be sheltered by an asymmetrically folded roof canopy, which is supported on thin steel posts that sit either on the wall or inside the Garden.

Heaven's Well (天井):

This courtyard, to be situated immediately within the entrance to the garden, represents that central feature of all traditional Chinese domestic architecture, the aperture that invites one into the hidden and enclosed space of the home, where light and heat are offered by the heavens above and which were vital for the continued and healthy life of the family within.

There is an intentional sparseness to this space. Within Heaven's Well will be a dramatic solitary and strong scholarly rock that assists in 'grounding' the visitor to the earth as the light and sky floods the enclosed space of Heaven's Well. The rock also articulates slow movement between the obliquely arranged entry and exit. There is one other view out –

a borrowed view - through a moon-window with a water cascade into the Garden's adjoining Chamber for Retelling the Past.

The internal face of Heaven's Well's enclosing 2.5m high wall will be finished in a white plaster, with the interpretive text of the garden set into these internal walls, so that one can linger to read the story of the garden and its making, or the story of Chinese immigrating to New Zealand. The coping on the walls will be black granite with the symbol of the garden engraved into it, referencing a traditional tile capped wall.

Gallery for Calming the Waves (安瀾廊):

The Gallery beyond Heaven's Well is to be a threshold between the Park and the Garden, partially veiling the garden as a quiet and beneficent but dominant feature of the Park. The Gallery will make the Park a feature of the Garden (through borrowed views), but will also make the garden a feature of the Park.

The name of the Gallery For Calming the Waves derives from a line in a poem by the 1st century BCE poet Wang Bao 王褒 which, in the words of an early commentator, "connoted peace under heaven." The gallery serves to draw one along its length towards the sea, in keeping with the allusion captured by its name.

A roofed pavilion provides shelter to the lower levels of the Gallery. Unlike the lightweight entry structure this structure is made from heavy timber posts and beams with steel lattice infill. A symmetrically folded roof sits over. Movement through the pavilion will offer shifting views of the Park, the City, the Harbour and the hills to the north, whilst at the same time offering enticing possibilities of wandering through the sun-lit Chamber of Retelling the Past to the south. The pavilion also mediates between the lower fine-stone clad wall that encloses Heaven's Well, and the high heavy-stone buttressed concrete wall that faces the Waterfront Promenade.

Large rocky outcrops will separate the Gallery and the Garden chambers. Travelling up the stairs, past a threshold marked by a wall with a dragon on one side and traditional Chinese poetry on the other, the Gallery will join the Chamber for Contemplating the Future, providing contemplative spaces with views out to the Harbour.

Chamber for Retelling the Past (述往室) and Chamber for Contemplating the Future (思來室):

The names for these rooms are taken from the "Author's Preface" to perhaps the greatest single work of Chinese literature, the universal history compiled by the Han dynasty historian and astrologer Sima Qian 司馬遷 145?-90? BCE) and entitled *Shi ji* 史記 [Records of the Grand Historian], and here are intended to represent both the Chinese community's continuing relationship with its past and the future contribution of this community to the wider Wellington community.

They will be secret gardens, out of nature, enclosed, with zigzag paths threading through 'mountains' of rocks, between planting, and beside rushing water. The past tells of rugged and calamitous times. The future promises serenity and harmony.

The gardens attempts to achieve dramatic intensity lent to it by conceits of concealment and disclosure, surprise and anticipation, a dimension of the experience of a Chinese garden captured by the Qing dynasty scholar Li Dou 李斗 (fl. 1795) in his *Yangzhou*

huafang lu 揚州畫舫錄 [Record of the Painted Barges of Yangzhou] (1795) when speaking of a visit to a garden in that southern Chinese city once famous for its gardens: “Touring this space one feels oneself to be like an ant crawling through the twisting eye of a pearl, or to have encountered a screen of tinted glass, for every new twist and turn leads one on to yet another splendour” (遊其間者如蟻穿九曲珠又如琉璃屏風曲曲引人入勝).

The ‘Chamber for Retelling the Past’ will have an ornate central meandering naturalistic stream and waterfalls and ponds (no more than 300mm deep) with contorted limestone boulder edges and lush native and exotic planting. A gravel path with stone bridges switches back a number of times as it ascends to maximize views and facilitate equal access.

The Chamber for Contemplating the Future will be refined and simplified, deferring to the view. Planting will be more suited to the exposed conditions facing the sea. Stonework will be cut and hewn. The walls will be of a fine textured precast concrete capped with thin black granite. A new stairwell is proposed to physically connect this Chamber back to the Waterfront Promenade.

The intention is for both the chambers to include artifacts and sculptures to stimulate and evoke and provide seating for the contemplation and relaxation of mind and body. The walls will be clad with fine stone.

Tea House

On this upper level beyond the Chamber for Contemplating the Future, a partially enclosed tea house pavilion with an adjacent paved terrace for seating and group activities is proposed. Sailing above this will be an asymmetrically folded roof similar to the roof form of the gateway at the Entry Plaza. The tea house provides a recognisable feature of the garden from the Waterfront Promenade. It will be part verandah and part enclosed: the centrally enclosed component will provide the potential for weather protection and hospitality facilities; the encircling posted verandah spaces will provide opportunities to overlook the Gardens, the City Lawn or the Harbour.

Pool of Still Waters (止水池):

Water, both running and still, is a vital element in any Chinese garden. The name of the Pool of Still Waters derives from a line from “The Sign of Virtue Complete” chapter of the great Taoist classic, the Zhuangzi 莊子 [The Book of Master Zhuang]: “Confucius said, ‘Men do not mirror themselves in running water – they mirror themselves in still water’”

The source of the water in the Chamber of the Past will be the Pool of Still Waters, which will sit adjacent to the City Lawn above the car park. The Pool will lie at the highest level, 3.5m above where the journey into the Garden starts at the Entry Plaza. It will have a focal sculptural element at its western end. The Pool will be sheltered from the northerly winds by a slatted screen that also provides balustrading at the edge of the path and stairs that leads back to the Entry Plaza. Climbing plants are proposed to soften the screen, and provide protection from the prevalent winds.

Buildings

As with a traditional Chinese Garden the buildings are an integrated component of the garden, helping to structure and support both the narratives and the open space amenities provided by the landscape. Within the Garden of Beneficence three folded roofs will provide a contemporary reference to the floating, pavilion roofs with upturned

and oversailing eaves of the traditional Chinese Garden. These roofs will be located over the entrance to Heavens Well, in the lower part of Gallery for Calming the Waves and over the teahouse pavilion. Each of these roofs and their supports will be constructed of steel and timber, using simple internal single or double steel columns (referencing bamboo frames) or heavy timber posts (referencing both traditional Chinese garden gallery construction, and in this context, wharf piling) and a pressed metal roof (referencing traditional roof tiles). The underside of each roof is to be made from hardwood slats providing a crafted 'warm' soffit in the manner of both traditional Chinese structures as well as those from the Pacific.

The Tea House enclosure will be a low predominantly glazed volume with a flat membrane roof. Large sliding doors and screens open up to the surrounding terrace allowing it to operate in response to the weather. A solid walled component provides opportunity for future toilets or enclosed storage to suit future fit out needs.

Building sizes:

Entry pavilion: Roof area: 64 sqm. Height: 3.9-4.6m

Gallery: Roof area: 140 sqm. Height: 3.0-4.3m

Tea House: Roof area: 168 sqm. Height: 3.8-4.5m. Enclosed area: 70 sqm

Services

Wastewater and potable connections will be provided for the future teahouse on the upper level. Wastewater connections will feed via gravity through the car Park roof into the existing main running along the wall of the carpark building.

As part of the proposed Chinese Garden a circuitry water feature is to be provided. The Pool of Still Waters is the main storage body of water, which travels through the Chamber for Retelling the Past through a system of weirs. It is proposed to treat the water via sand, cartridge and ozone filtration before being pumped back into the Still Pool. Water will be harvested from the Tea House roof and supplemented by town supply when levels are low.

Downpipes from the roof over the entrance to Heavens Well and the southern pavilion will discharge into the existing downpipe connections to the stormwater reticulation. Water run-off from the Gallery pavilion is proposed to fall directly onto the gravel below.

Security and maintenance

The operational proposals are for the Chinese Garden to be closed at dark, unless special events are organised. To achieve security it is intended that access from the entry plaza, the stairs at the Waterfront Promenade, and from the Tea House area will be gated. Anyone accessing the Garden after dark without licence, would need to cross water, rocks or clear garden walls: this possibility will need to be controlled by Council's security officers, assisted by the proposed lighting and camera system.

5.1.5 The City Lawn and the Car Park Building

The City Lawn will provide an open space above the activity of the Promenades and at the end of the passage through the Chinese Garden. The main body (and focus) of the space will be a sunken lawn which will provide for smaller events.

Around the periphery will be the Pool of Still Waters and Tea House as described above, plus some tree planting to the east and west, a relocated 'Fruit of the Loom' public art work, and a pavilion on the southern edge. Pavements will provide flexible spaces to accommodate small events and gatherings which can orient towards the lawn, the Chinese Garden, or out to the Lagoon or Harbour. The parapet and coping at the existing two seaward edges will be removed: a visually permeable balustrade and handrail will replace them.

A part pergola / part pavilion structure wraps around the terraces on the southern edge of the upper level, providing shelter from sun and rain. This structure is detailed with steel columns and connection details. The columns drop down to the lower level of the promenade along the lagoon edge to provide a double height loggia space against the water. A steel frame links these columns on the roof plane. Perforated interlocked roofing elements will be suspended from this frame to provide screening and shelter. A glass canopy to a portion of the pavilion on top of the steel roofing frame creates an area sheltered from the rain. At the eastern end this roofing opens up to provide a permeable green roof with climbing plants. The building roof area is 422 sqm; its height is 3.5-4.2m.

The proposal entails the following provisions for access to the City Lawn to facilitate and encourage more use of this space:

- A new grand staircase from the Lagoon Promenade with arrival focusing on the artwork in the Pool of Still Waters. The new staircase will also provide seating to watch activities on the lagoon. The base of the staircase will be highly visible from the foot of the stairs of the Sea-City Bridge.
- A universally accessible ramp wide enough for vehicular use from the Entry Plaza.
- Retention of existing stairs at the southeast corner of the City Lawn.
- A new path and staircase to the north of the Pool of Still Waters, which provides physical connection to the carpark pedestrian entry and the Chinese Garden Entry Plaza.

To maximise use of the City Lawn the grand staircase is a key recommendation, but it will require removal of one of the more unsightly and underused elements in the area: the footbridge that links the east and west sides of Jervois Quay at Harris Street. Removal of the foot bridge will be very beneficial to the quality of the environment at the ground level, but would also require installation of at-grade traffic light coordinated crossings.

The project entails alterations of the car park building, including the demolition of a small part of the carpark in the north-east, (though with no loss of carpark spaces), and the demolition of the northernmost tenancy on the Waterfront Promenade. Some of the existing car park walls beside the Lagoon Promenade and the oriel at the south-east corner will be reconstructed to remove curves and cantilevered sections which have seismic issues. The replacement walls will be re-clad in these places with steel plate to visually strengthen the corners and avoid mismatched finishes.

Existing Ngaio trees along the ramp will be retained. Existing Pohutukawas will be relocated providing a mature tree structure through the redeveloped City Lawn. Under-planting will be confined to low growing Wellington coastal species to allow for clear views between tree canopies and ground.

5.2 Access, Circulation and Traffic

External Connections

- Hunter Street: no impact on its capacity as a service vehicle entry to the TSB Arena Events Centre. Retractable bollards and as-needed traffic management will continue to ensure safety in this area.
- Waterfront: Promenade is unaffected and largely outside the scope of the Park proposal. With the reorientation of the Harbour Lawn to the sea connections to the Park will be greatly improved.
- Lagoon: Apart from columns to City Lawn roof, the Lagoon Promenade is unaffected, sitting outside the scope of this project. Improved connections from the Lagoon Promenade to the City Lawn are made with new grand staircase at the city end.
- Vehicular Car Park entry is maintained in its current configuration. Vehicles' access is through the current entrance at the west end of the car park from Jervois Quay. The car park air intake will be adjusted to align with the Chinese Garden axis.
- Both pedestrian car park entries are to remain in situ, though the northern entry will be reconfigured to sit at the edge of the proposed Entry Plaza.

Internal Access

The redeveloped Frank Kitts Park aims to ensure clear and comprehensive visual and physical access across the Park from north to south and east to west. The main access routes through the Park including bridges over the raingardens will allow emergency vehicles and other service vehicles access through the Park, onto the lawns and up to the upper terrace. Heavy vehicles will be restricted from the car park roof structure.

5.3 Environment

The proposal aims to mitigate the harsh environmental conditions of the Harbour location where possible.

5.3.1 Wind

The Harbour Lawn will be open to wind from the Harbour, but partially protected from northerlies by the mass tree planting along the north and western edges. The courtyard spaces throughout the Chinese Garden and the planted areas to the north will provide refuge on very windy days. Balustrades and screens on the City Lawn will also incorporate some wind screening.

5.3.2 Sun

The shade diagrams show that the Park enjoys good solar access for most of the day, losing some sun in the late afternoons, especially in the areas near Jervois Quay. The large proportion of sunny spots will ensure that the Park receives good usage. Very little overshadowing will occur as a result of the proposed structures in the Park. Some very minor additional overshadowing will occur on the Waterfront Promenade in late afternoon, and in the restricted area on the Lagoon Promenade during the middle of the day (where there is already overshadowing by the car park walls.).

5.4 Infrastructure

5.4.1 Water

Potable water reticulation has been provided throughout the Park to service proposed drinking water fountains on the lower level and provide water for the future teahouse and café. This reticulation will be fed from the Council main that currently supplies the irrigation water for the Park. A new connection onto this existing main will be installed, prior to the irrigation feed. Backflow prevention would need to be installed onto the irrigation feed to prevent potential contamination of the potable water.

5.4.2 Energy

Power will be distributed across the Park, with outlets in numerous discrete locations, providing adequate capacity to service future events.

5.4.3 Lighting

Lighting will be provided in all areas of the Park, with a particular focus on the proposed pathways. Most lighting will be achieved through pole-mounted fittings, with some wall lighting in select locations to highlight features. The removal of the existing park walls facilitates the effectiveness of the proposed lighting strategy.

6 Conclusion

The Park will be a rich and diverse series of spaces that will enable activity on large open lawns and in small courtyards; on wide and narrow, direct and serpentine pathways; in sheltered spaces and exposed spaces; on flat and terraced ground planes; in veiled spaces and revealed spaces; with still, cascading and ephemeral water; and with diverse plantings.

The new Park will be built around a clear structure that is defined by the extending the city street east-west grid to meet the north-south alignment of Jervois Quay and the Waterfront Promenade. It recognises the key access points into and out of the site and it recognises and enhances the importance of viewshafts in the Wellington environment.

In a broader sense the proposal recognises and respects the opportunities of this Park as large green space at the edge of the City, especially for a city where the grid has been structured to provide green at its edges in the town belt and at the waterfront.

The proposed playground, the City Lawn and Harbour Lawn, all seek to enhance what is there now, making more out of the potential for activity and the adjacency of the Park to the Harbour, the City and the Waterfront Promenade. The Gardens of Beneficence craft the ideas of borrowed landscapes into a journey that symbolically and physically interprets Wellington and 'Chineseness'. The Entry, the Gallery, the Gardens of the Past and the Future, the simplicity of courtyards, and the abundance of miniature landscapes, the still waters, the cascades all add to the "simple complexity".

The Park design builds upon the structure that exists in Frank Kitts Park. It recognises that a wholesale intervention is unsustainable. Instead it undertakes modification where changes have the greatest benefit; amplifying and enriching a reoriented sequence and quality of spaces. This position presents a sustainable future where an overall character is defined and achievable within the budget and, over time, allows activities to be added and removed from the Park.