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ONE TASMAN PUKEAHU PARK

RESOURCE CONSENT : LANDSCAPE

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LANDSCAPE DESIGN STATEMENT

The landscape proposal for the One Tasman, Pukeahu Park development draws upon the qualities and characteristics of the contextual landscape within which the site sits. Sited directly south of Pukeahu | National War Memorial Park's central domain (Anzac Square) at the intersection of Old Buckle St and Tasman St, the new terrace house and apartment complex presents a new architectural typology for this visually significant corner site.

Located at the southeast corner of Old Buckle and Tasman St intersection the site can be described as a rectangular piece of land in which the long axis of the rectangle is orientated slightly northeast to southwest. The short ends of the rectangle face north to Pukeahu Park and Wellington's CBD/Harbour environs beyond whilst to the south Mt Cook's existing residential community extends towards Newtown. To the west the development fronts onto Tasman St, orientated along the city's north south grid encapsulating a view that includes historic Mount Cook Police Barracks building, the tree covered slopes of New Zealand's National War Memorial, the culturally significant Carillon and Hall of Memories, and the grounds of Massey University and the Dominion Museum Building. To the east, the site looks out over lower Mount Cook to the Basin Reserve, Mount Victoria and its associated greenbelt in which New Zealand's Government House is sited. In effect the site represents a knuckle of transition between Mt Cook's residential community to the south and the urban scale and character of Wellington's inner-city fringe to the north (Te Aro).

Replacing the existing Tasman Gardens development, which is a lower rise apartment complex, the proposed development presents:

- an articulated masonry base to street frontages (Terrace Houses: 3-storey terrace houses, five fronting Old Buckle Street and four on the corner of Old Buckle Street and Tasman Street)

- two high rise blocks set back from the site's street boundaries (Northern Apartments: a 10-storey base-isolated building at the northern end of the site with 104 apartments; & Southern Apartments: a 9-storey base-isolated building at the southern end of the site with 92 apartments)

- a double row of central terraces (Courtyard Terraces: eight 2-storey terrace houses situated above the central carpark)

The textured brick and nuanced facades of the Terrace Houses at street level are a contemporary re-interpretation of the brick construction of the Old Police Barracks Building and the heritage brick wall that runs along Tasman St southward whilst the high-rise blocks within the site's interior present an articulated neutrality being lighter and paler in tone. In a similar fashion the proposed landscape harnesses the character of its immediate context to anchor the new development at the confluence of Wellington's inner-city fringe and the nationally significant Pukeahu National War Memorial Park and NZ National War Memorial grounds.

STREET FRONTAGES

The landscape proposed to envelop the development's street frontages draws upon the distinctive pōhutukawa tree covered hillside of Massey (directly west of the new development) and the pōhutukawa avenues that frame Pukeahu Park. In addition to the retained mature pōhutukawa on the site's northern boundary new advanced nursery stock rātā trees are proposed for the landscape alcoves that are etched into the development along Tasman St. In combination with the new rātā planting, low level ground cover planting reflects the colours and textures of planting framing Pukeahu's memorial terrace spaces. Complementing the references to Pukeahu/NZ National War Memorial are a proposed series of vertical vegetated elements comprising NZ native climbing plants supported on tension cables/rods strategically located in association with the development's highrise blocks.

Terrace courtyards adjacent both Old Buckle and Tasman St provide a further layer of landscape that over time will become more visually evident as plants mature. Accommodated in compact spaces the proposed plantings of Horoeka (*Pseudopanax ferox*) in native ground covers will be visible above courtyard walls from the street indicative of the domestic activity beyond.

Pedestrian entryways into the development are denoted by differentiated paving types – large scale high quality paving for the public entries into the Apartments and smaller scale/ finer detailed high-quality paving for entries into the terrace houses.

The landscape treatment for the northern most vehicle entry from Tasman St, 'Tasman Lane' is envisaged as a shared space whereby a high-quality surface finish signals a pedestrian priority encouraging slower driver speeds. A pedestrian-only entrance off Tasman Street is also provided along side the southern façade of the Northern Apartment block.

CENTRAL CORE EXTERIOR ENVIRONMENTS

Within the development's core the landscape proposal responds to a number of key factors including the functionality of the central outdoor spaces and microclimatic conditions anticipated within each. Each area is proposed to present a distinct character derived from the composition and type of planting and landscape finishes.

TASMAN LANE | Shared pedestrian/vehicle environment

Accessed from Tasman St (north), the Tasman Lane affords a generously spaced, ramped route into the site's central zone between the Northern and Southern Apartments. A high quality paving finish is proposed across the extent of the laneway. The selected paving is proposed to be of the same type as that proposed for the 'The Gully', extending the quality finishes of the Gully garden landscape out to Tasman St. An accessible car park is accommodated on the laneway's 'public' side (west of the proposed gate entry) additional residents' parking is accommodated to the east of the entry gate. An informal grouping of kōwhai trees are proposed to the Laneway entrance, a reference to Pukeahu's eastern terrace planting of kōwhai that similarly cascade eastward toward the Basin Reserve.

On the north side of the laneway a garden bed and low-level planter are proposed to accommodate a mix of native New Zealand climbing plants supported by a series of tensioned cables fixed to the Northern Apartment's southern facade. Over time the climbing plants are envisaged to provide a level of filtered screening for the northern block's lower level apartments whilst providing visual amenity for north facing apartments in the southern block.

TE PARARI (THE GULLY) | Communal Courtyard

This communal garden space will be accessible from Tasman Lane, the Courtyard Terraces and private garden terraces at the base of the Northern and Southern blocks. It provides amenity as both a space to move through and to view from the surrounding apartments that look out and down upon it. The courtyard is entered from the south end between raised planters. Comprising a meandering composition of planting and paving the central pathway provides a direct but informal route from Tasman Lane to Old Buckle St. On its eastern flank, the courtyard accommodates level access to ground level under cover parking and stepped access to the Courtyard Terraces.

The Courtyard Terraces extend eastward from the central zone of the Gully, comprising two rows of attached terrace buildings framing a central east-west running communal pedestrian path. On the northside of each terrace row compact courtyard spaces provide private outdoor space for each of the dwellings. Sitting over the roof of car park building below, the courtyard spaces are envisaged as a simple composition of paving and potted planting.

ARA TONGA (SOUTH LANE) | Vehicle Access

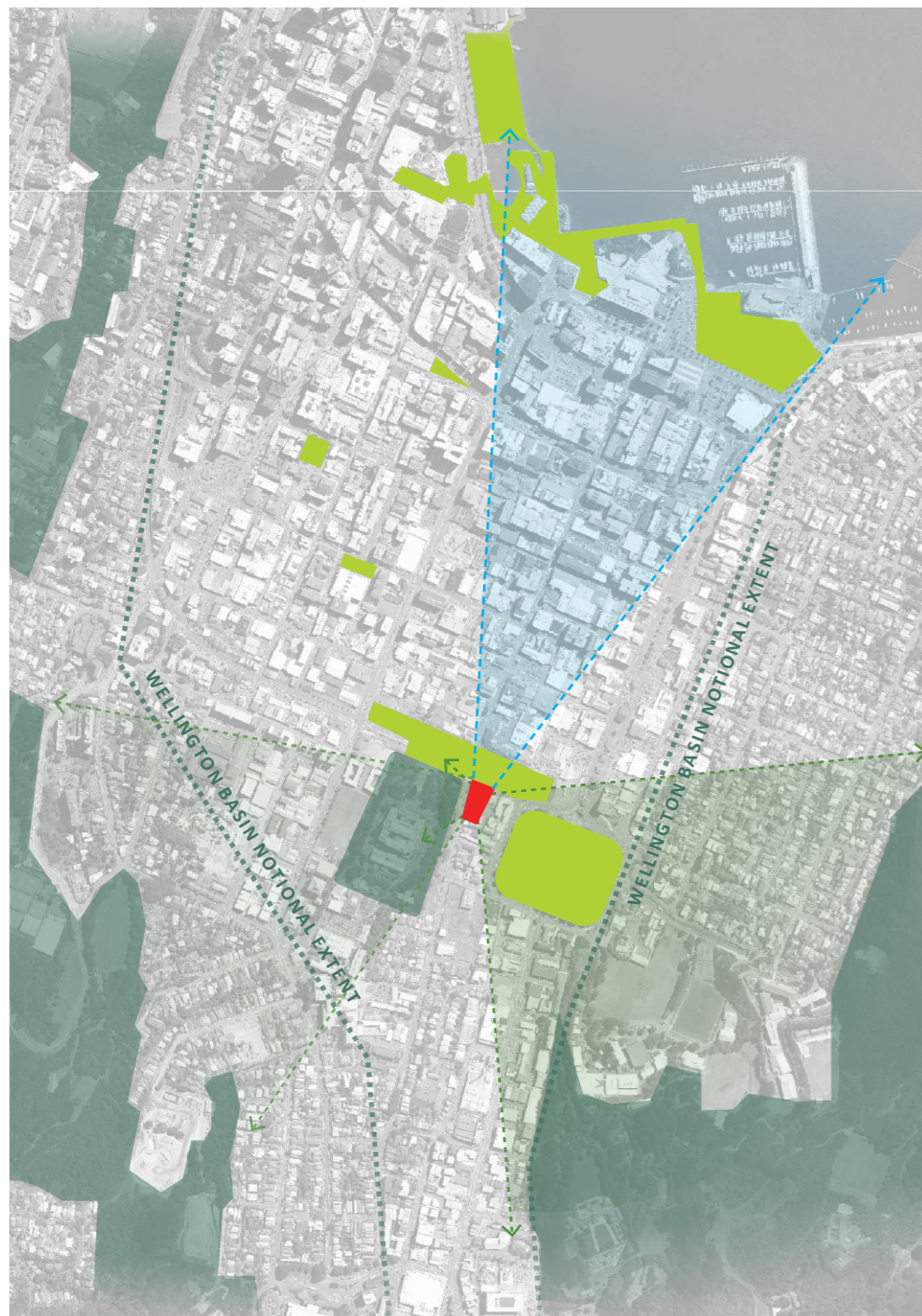
The development's southernmost vehicle crossing provides access to the underground car park that stretches along the site's eastern boundary. Pockets of planting frame either side of the driveway providing visual amenity for drivers entering/exiting the car park.

ONE TASMAN PUKEAHU PARK | WIDER CONTEXT

The Tasman St Apartments site sits on the fringe of Wellington’s inner city precinct of Te Aro immediately south of Pukeahu | National War Memorial Park and immediately east of the New Zealand National War Memorial Grounds and Mt Cook Police Barracks Building. Elevated above the valley floor that extends out to the Harbour between Tinakori Hills and Mount Victoria, the site has a high level of visual prospect out to the north and east. Situated in close proximity to a number of the City’s primary public outdoor spaces the site is afforded a high level of access to public green amenity.

Located at the intersection of Tasman St and Old Buckle Street the site has a high level of access into the city’s local and arterial route network of streets. Its CBD fringe location affords multiple traversable routes across the city east-west and north-south along Wellington’s exiting street network. Yet to be fully defined, Wellington’s future Mass Rapid Transport corridor is likely to sit within close proximity of the Tasman St site affording a high level of public transport commuter connectivity into the city and to Wellington’s outer suburbs

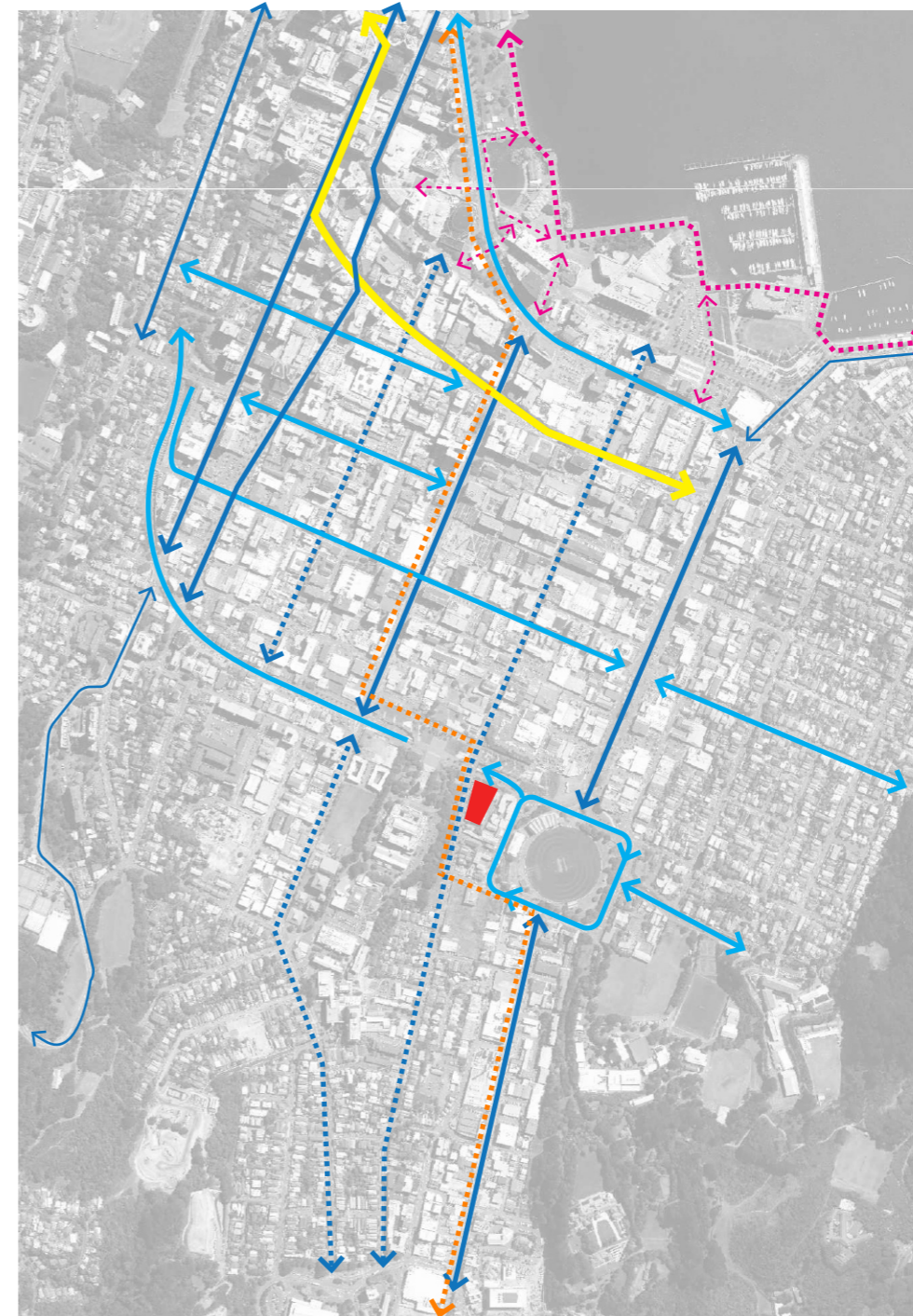
URBAN OPEN SPACE



- LEGEND**
- SITE
 - URBAN OPEN SPACES
 - FORESTED AREAS/GREENBELT
 - - - VIEWS TOWARD GREENBELT
 - - - VIEWS TOWARD HARBOUR

ⓘ
SCALE 1 : 10,000@A3

URBAN CONNECTIONS



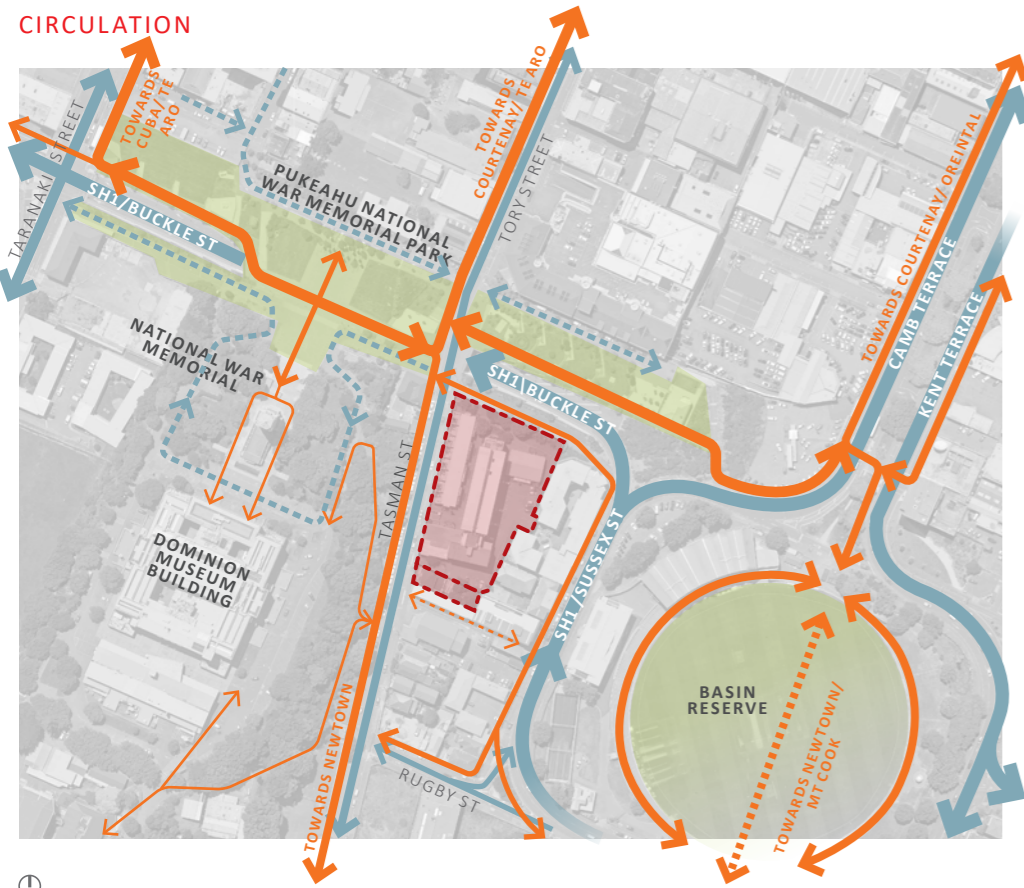
- LEGEND**
- SITE
 - ↔ N/S CONNECTIONS - HEAVY VEHICLE USE
 - - - N/S CONNECTIONS - HEAVY PEDESTRIAN USE
 - ↔ E/W CONNECTIONS
 - ↔ PROPOSED 'GOLDEN MILE'
 - - - HARBOUR CONNECTION
 - - - LETS GET WELLINGTON MOVING MASS RAPID TRANSIT OPTION. ROUTE INDICATIVE

ⓘ
SCALE 1 : 10,000@A3

ONE TASMAN PUKEAHU PARK | LOCAL CONTEXT

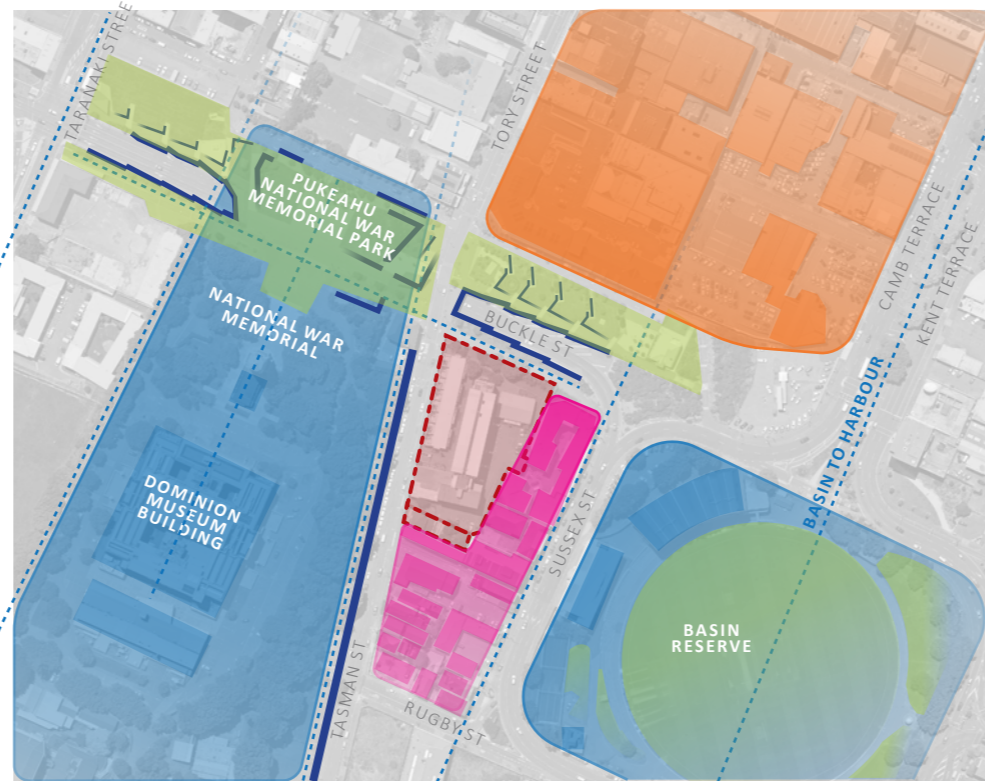
The site is well connected into Wellington Central's network of pedestrian and vehicle routes. Spatially it forms a fulcrum like piece of land around which the culturally significant grounds and residential environments pivot. Visually, and most immediately, connected to Pukeahu and Massey University grounds the site is bounded by a number of distinctive cultural landscapes of which Pōhutukawa plantings are a common and recognisable feature.

CIRCULATION



- 🕒 SCALE 1 : 4,000@A3
LEGEND
- PROJECT BOUNDARY
 - ↔ PEDESTRIAN CIRCULATION
 - ↔ VEHICULAR CIRCULATION

URBAN TYPOLOGY



- 🕒 SCALE 1 : 4,000@A3
LEGEND
- PROJECT BOUNDARY
 - SPATIAL AXIS
 - WALLS
 - CULTURAL AREA
 - LARGE GRAIN URBAN
 - RESIDENTIAL GRAIN URBAN

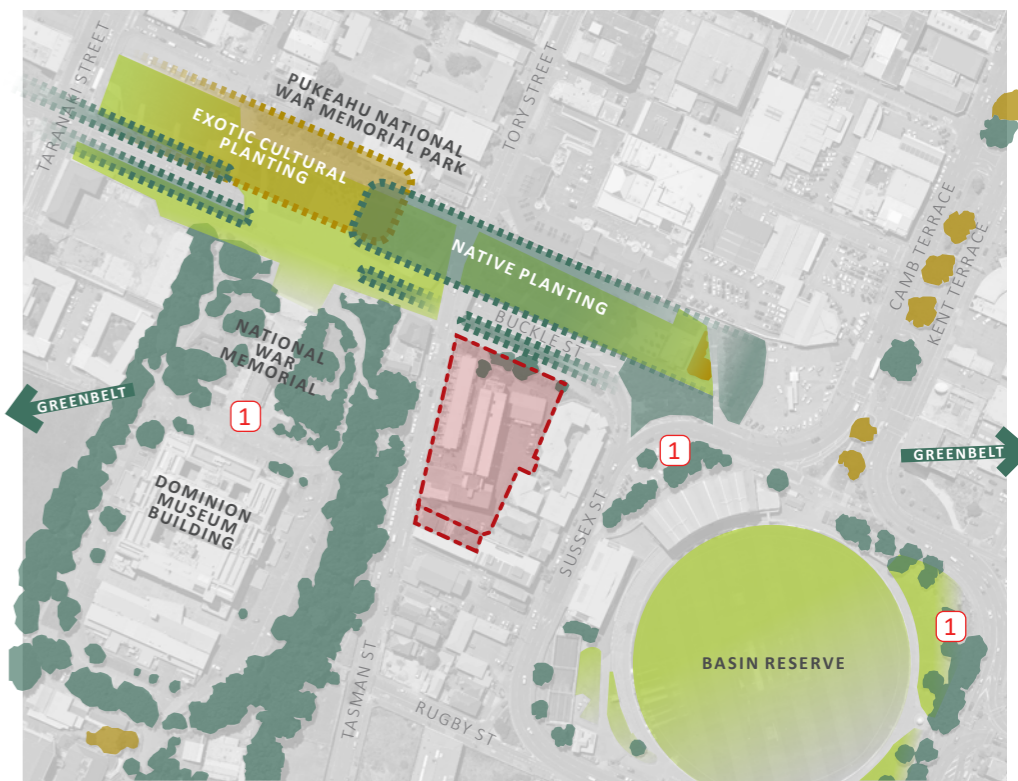


'Prison Bricks' wall running along Tasman St towards the police barracks at the corner of Buckle St + Tasman St. The wall marks a change in elevation + showcases the band of pōhutukawa trees surrounding the National War Memorial, museum + Pukeahu



The distinctive retaining walls in Pukeahu National War Memorial Park define the space as a series of terraces as well as containing Buckle St + Araas Tunnel from the raised pedestrian experience

VEGETATION PATTERNS



- 🕒 SCALE 1 : 4,000@A3
LEGEND
- PROJECT BOUNDARY
 - NATIVE TREES/ VEGETATION
DOMINANT SPECIES PŌHUTUKAWA
 - EXOTIC TREES/VEGETATION
GUMS, OAKS, OLIVES, ELMS, PINES, PEARS, PLUMS, APPLES
 - OPEN SPACE
 - 1 NATIONAL WAR MEMORIAL SURROUNDS + BASIN SURROUNDS CHARACTERISED BY A FRAMEWORK OF MATURE PŌHUTUKAWA TREES



Significant, large bands of pōhutukawa trees surround Pukeahu + the National War Memorial



Olive + gum trees around the Australian Memorial

ONE TASMAN PUKEAHU PARK | PROPOSED SITE ACCESS + BUILT ENVIRONMENT

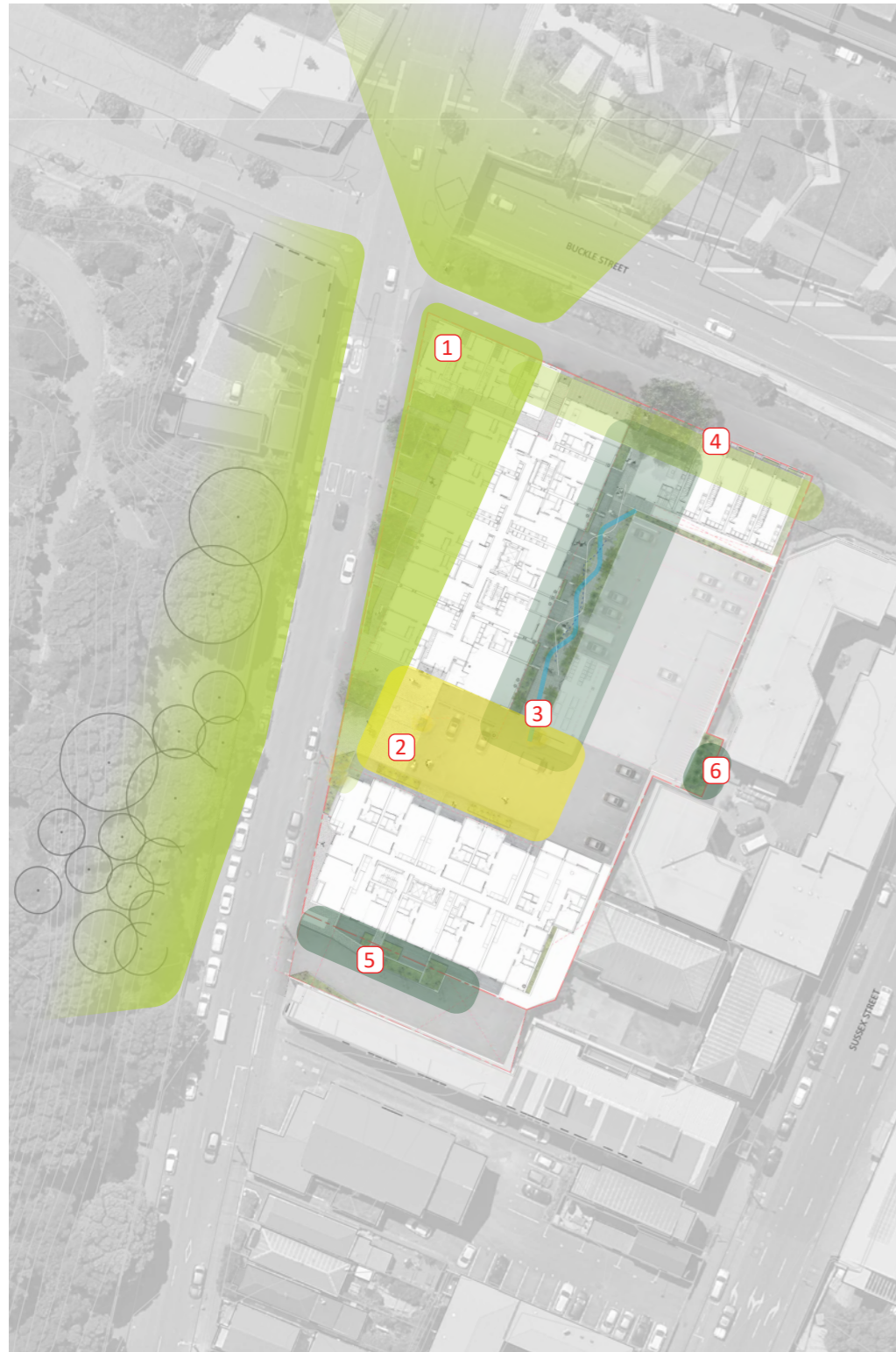
The proposed One Tasman Pukeahu Park development comprises two high-rise apartment buildings within the site's centre framed by a perimeter of low-rise terrace house buildings on Old Buckle and Tasman Streets. The development's outdoor spaces offer varying degrees of 'public' and 'private' functionality. The central ground floor outdoor courtyard space provides a corridor of north-south access for the complex's residential community. Vehicle access is provided in two locations from Tasman St, whilst pedestrian access into the apartment blocks is afforded by Buckle St and Tasman St. Pedestrian access to the individual terrace houses on Old Buckle and Tasman St is afforded directly from the adjacent public footpaths whilst access into the Courtyard Terraces is afforded via the development's central outdoor space.



LEGEND

- PUBLIC AREAS/ PEDESTRIAN FOOTPATHS
- STREET ENTRY TO COMMERCIAL/RETAIL
- SITE-WIDE CONTROLLED ACCESS
- GATED ENTRY
- COMMUNAL AREAS
- COVERED CARPARKING
- APARTMENT COMMUNAL AREAS + ACCESS
- PRIVATE AREAS / COURTYARDS + ACCESS
- VEHICULAR ACCESS
- BUILDING FOOTPRINTS
- PROJECT BOUNDARY
- EXISTING PŌHUTUKAWA TREES
- STREETSIDE PLANTING
- TASMAN + TORY STREET LOCAL ROAD
- LOW SPEED ZONE

Ⓢ
SCALE 1 : 1,000@A3



LEGEND

1 TASMAN STREET FRONTAGE

Cultural Heritage Link - reflective of Pukeahu and Massey cultural plantings and character
 Rātā (*Metrosideros robusta*)
 Dwarf Manuka - White (*Leptospermum wiri susan*)
 Wharariki (Dwarf flax)- Green(*Phormium emerald green*)
 Mikoikoi - White (*Libertia ixioides*)
 Creeping Rātā - Red (*Metrosideros carminea*)
 Panakenake - White (*Lobelia angulata*)

2 TASMAN LANE [Placeholder name]

Reflective of Pukeahu's eastern terraces planted with NZ Native species
 Kōwhai (*Sophora microphylla*)
 Wharariki (Dwarf flax)- Green(*Phormium emerald green*)
 Kiokio- Green (*Parablechnum novae-zealandiae*)
 Mikoikoi - White (*Libertia ixioides*)
 Panakenake - White (*Lobelia angulata*)

3 TE PARARI (THE GULLY) [Placeholder name]

A communal garden space - 'secret' and lush micro forest harnessing a mix of native gully species. Offering engaging visual outlook from apartments and an unexpected immersive landscape experience through the development's external core. Potential bioretention for surface run off from Tasman Lane.
 Nīkau (*Rhopalostylis sapida*)
 Tī kōuka (*Cordyline australis*)
 Horoeka (*Pseudopanax ferox*) Lancewoods
 Kakaha- Green (*Astelia fragrans*)
 Kawakawa- Green (*Piper excelsum*)
 Kiokio- Green (*Parablechnum novae-zealandiae*)
 Huruwhenua- Green (*Asplenium oblongifolium*)
 Rengarenga- White (*Arthropodium cirratum*)
 Mikoikoi - White (*Libertia ixioides*)
 Panakenake - White (*Lobelia angulata*)
 Hunangāmoho (*Anemanthele lessoniana*)

4 BUCKLE ST

Compact courtyard garden to townhouses.
 Horoeka (*Pseudopanax ferox*) Lancewoods
 Kiokio- Green (*Parablechnum novae-zealandiae*)
 Mikoikoi - White (*Libertia ixioides*)
 Panakenake - White (*Lobelia angulata*)

5 ARA TONGA (SOUTH LANE) [Placeholder name]

Entry into underground car parking.
 Horoeka (*Pseudopanax ferox*) Lancewoods
 Hunangāmoho Gossamer grass (*Anemanthele lessoniana*)
 Kiokio- Green (*Parablechnum novae-zealandiae*)
 Panakenake - White (*Lobelia angulata*)

6 EASTERN POCKET [Placeholder name]

Tī kōuka (*Cordyline australis*)
 Panakenake - White (*Lobelia angulata*)
 Horoeka (*Pseudopanax ferox*) Lancewoods
 Kawakawa (*Piper excelsum*)

VERTICAL GREEN (TASMAN ST/ BUCKLE ST/ THE GULLY)

Cable supported native climbers and ground covers
 Akapukaea (*Tecomanthe speciosa*)
 Akatea (*Metrosideros perforata*)
 Native Jasmine (*Parsonsia heterophylla*)
 Kōhia (*Passiflora tetrandra*)

Ground Covers:

Panakenake - White (*Lobelia angulata*)
 Sand coprosma - Green (*Corposma acerosa*)
 Creeping pohuehue - Green (*Muehlenbeckia axillaris*)

GROUND LEVEL



LEGEND

- A** NORTHERN APARTMENTS
- B** PUKEAHU TERRACE HOUSES
- B*** CAFE/RETAIL
- C** BUCKLE ST TERRACE HOUSES
- E** SOUTHERN APARTMENTS

- 1** NORTHERN APARTMENT'S OLD BUCKLE ST ENTRY
- 2a** TASMAN NORTH VEHICLE ENTRY
- 2b** TASMAN NORTH PEDESTRIAN ENTRY
- 3** TE PARARI (THE GULLY GARDEN)
- 4** TASMAN LANE
- 5** CYCLE PARKING
- 6** SHARED LANE PARKING
 - 6a** ACCESSIBLE PARKING
 - 6b** SURFACE PARKING
 - 6c** LOADING ZONE
- 7** EASTERN PARKING
 - 7a** SURFACE PARKING
 - 7b** COVERED PARKING
- 8** VEHICLE ACCESS SOUTH (TO BASEMENT PARKING)
- 9** RETAINED EXISTING PŌHUTUKAWA

- GATED ENTRY
- PROPERTY BOUNDARY
- BUILDING OUTLINE OVERHEAD

SCALE 1 : 400@A3

TE PARARI (THE GULLY GARDEN COURTYARD) + TASMAN LANE



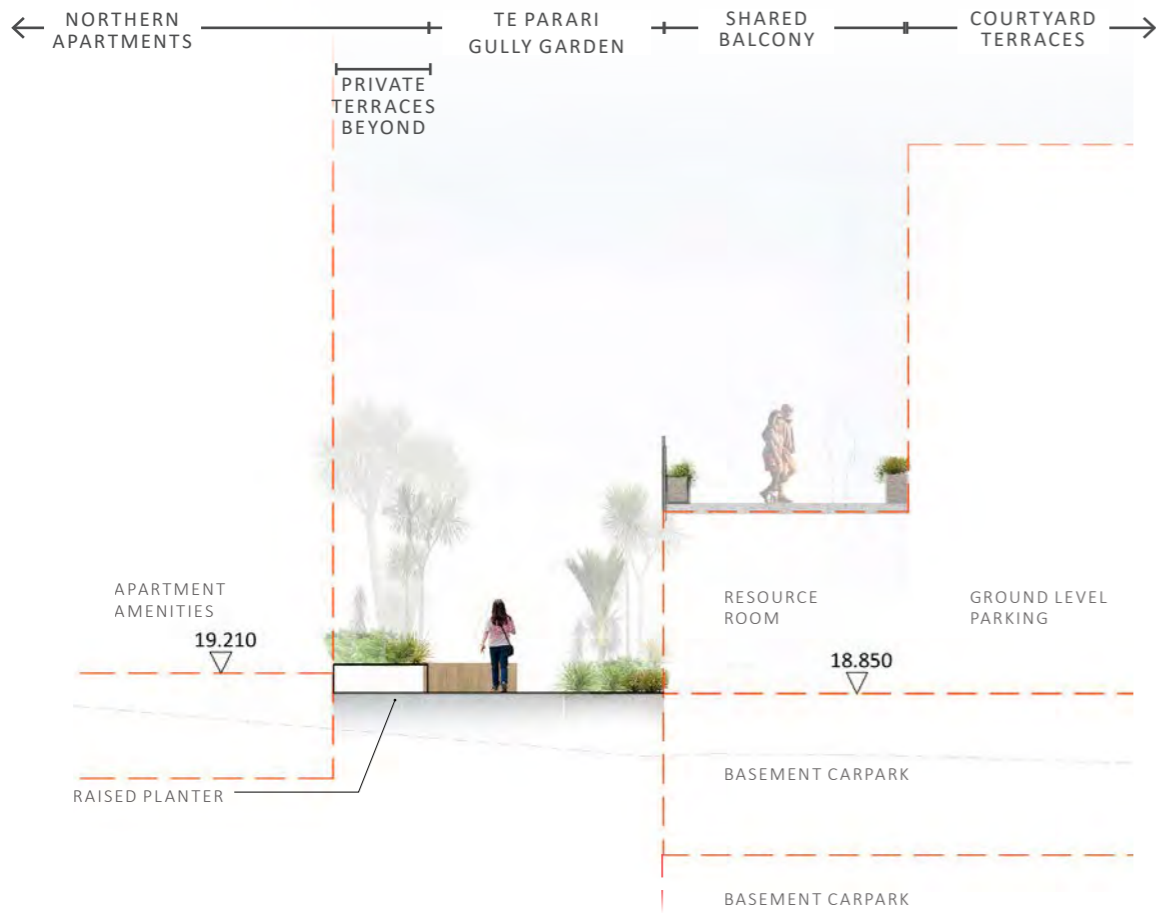
LEGEND

- 1a NORTHERN APARTMENTS OLD BUCKLE ST ENTRY
 - 1b TE PARARI ENTRY
 - 2a TASMAN NORTH VEHICLE ENTRY
 - 2b TASMAN NORTH PEDESTRIAN ENTRY
 - 3 TE PARARI (THE GULLY GARDEN)
Paved + planted sheltered green space
 - 4 PATIO PLANTERS
 - 5 RAISED PLANTERS
 - 6 PRIVATE COURTYARDS
 - 7 CYCLE PARKING
 - 8 SERVICE VEHICLE LOADING ZONE
 - 9 TASMAN LANE PARKING
 - 10 COVERED PARKING
 - 11 RETAINED EXISTING PÖHUTUKAWA
- GATED ENTRY
 PROPERTY BOUNDARY
 BUILDING OUTLINE OVERHEAD



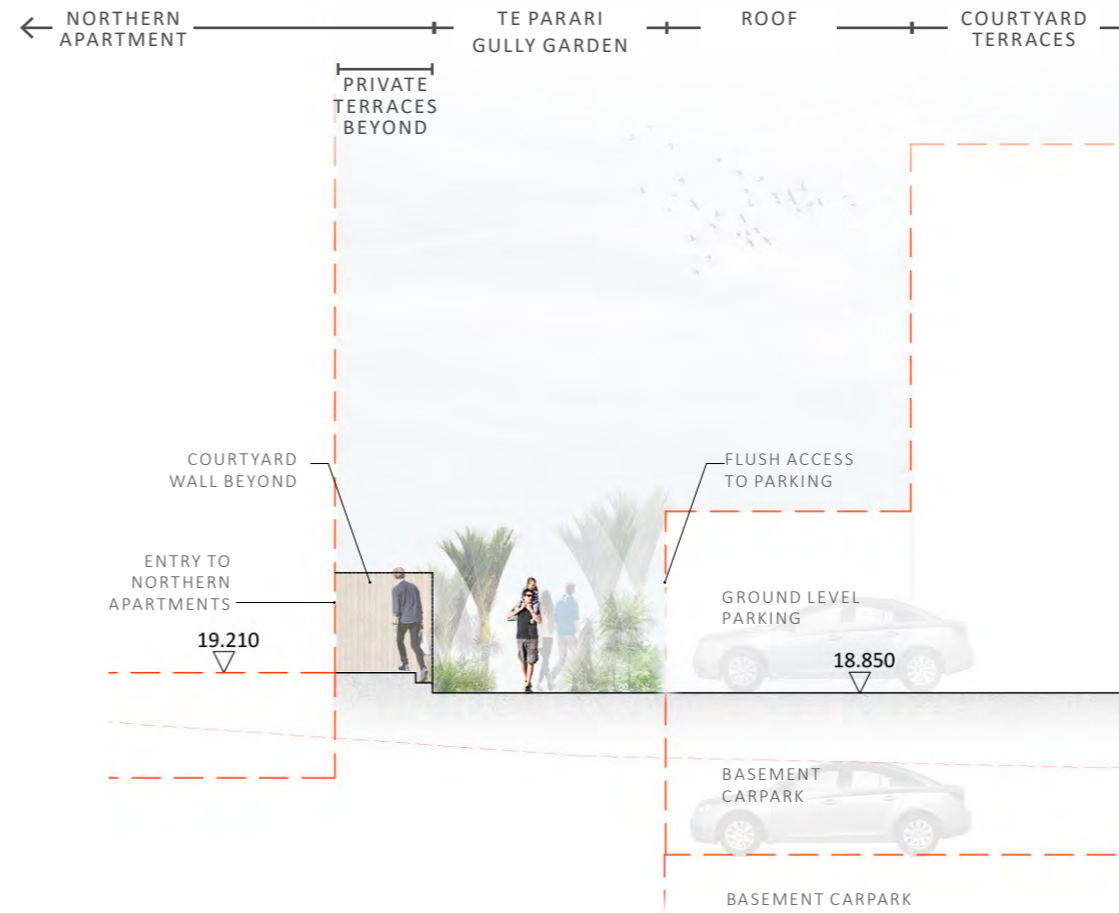
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ONE TASMAN PUKEAHU PARK | LANDSCAPE CONCEPT SECTIONS 01



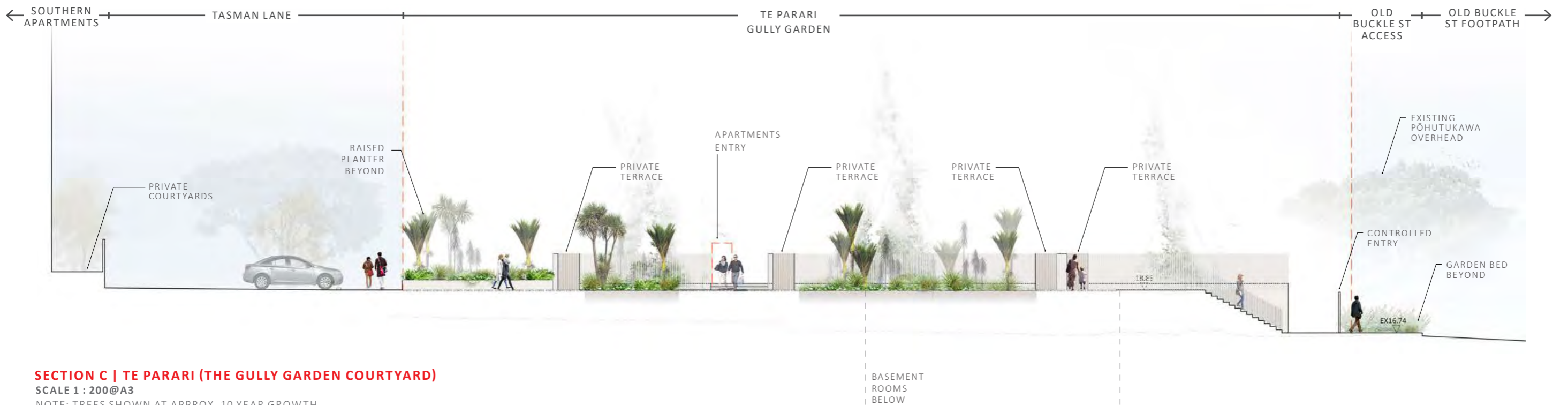
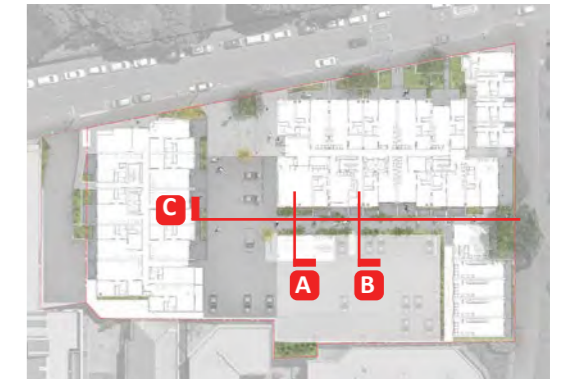
SECTION A | TE PARARI (THE GULLY GARDEN)

SCALE 1 : 200@A3
NOTE: TREES SHOWN AT APPROX. 10 YEAR GROWTH



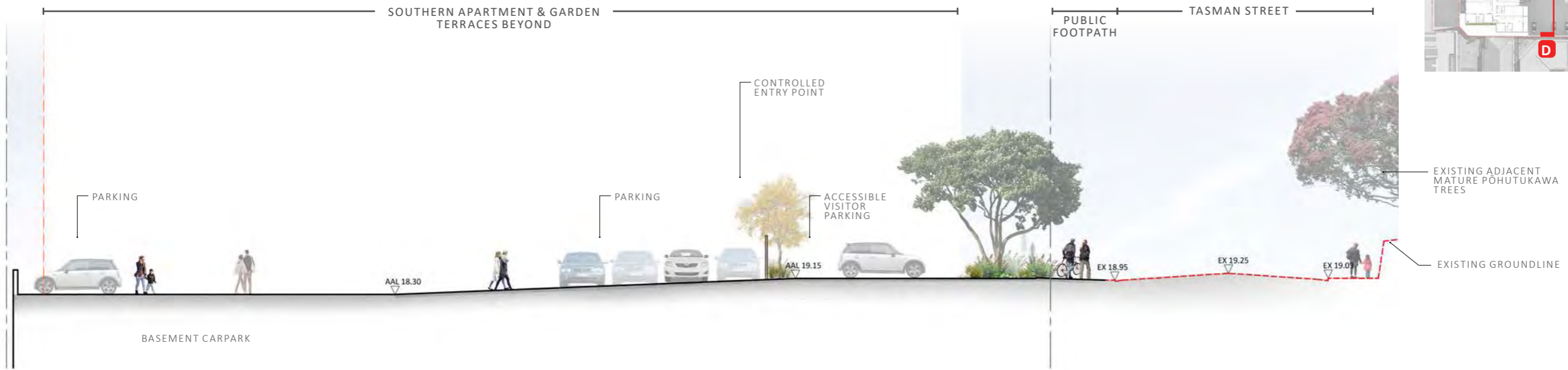
SECTION B | TE PARARI (THE GULLY GARDEN COURTYARD)

SCALE 1 : 200@A3
NOTE: TREES SHOWN AT APPROX. 10 YEAR GROWTH



SECTION C | TE PARARI (THE GULLY GARDEN COURTYARD)

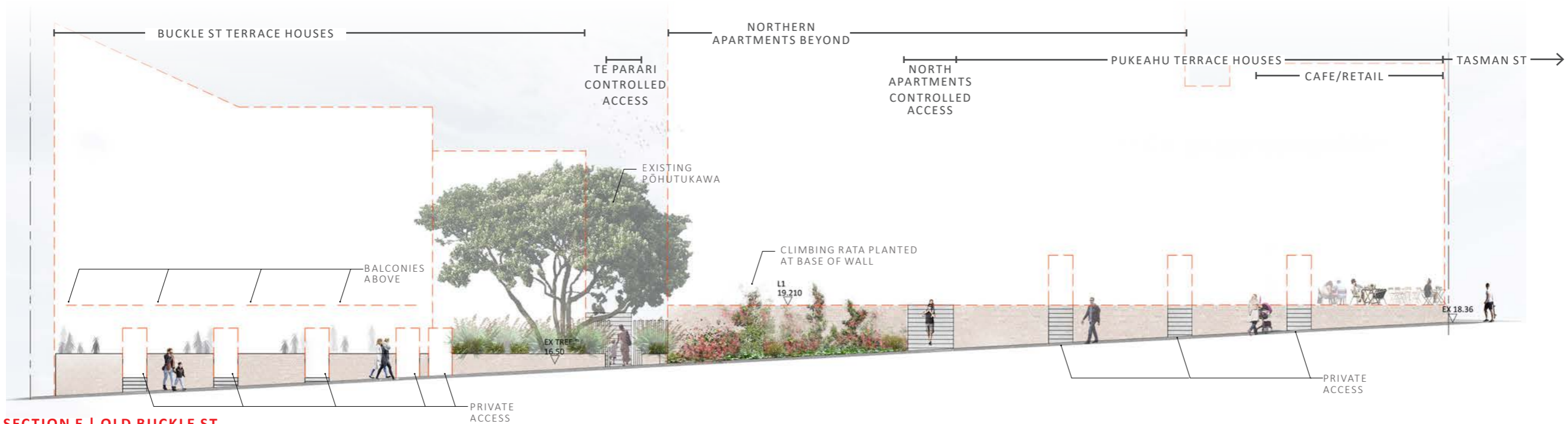
SCALE 1 : 200@A3
NOTE: TREES SHOWN AT APPROX. 10 YEAR GROWTH



SECTION D | TASMAN LANE

SCALE 1 : 200@A3

NOTE: TREES SHOWN AT APPROX. 10 YEAR GROWTH



SECTION E | OLD BUCKLE ST

SCALE 1 : 200@A3

NOTE: TREES SHOWN AT APPROX. 10 YEAR GROWTH

PAVING



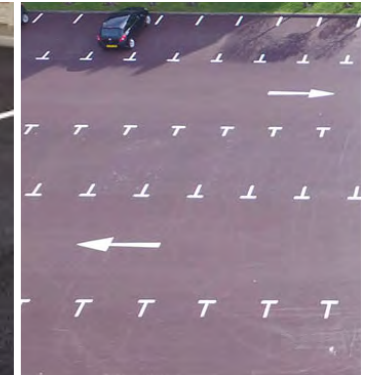
STONE UNIT PAVING



FEATURE STONE PAVING + PLANTING INTERFACE



PAVING TO REFERENCE CHARACTER OF PUKEAHU NATIONAL WAR MEMORIAL FINISHES + FEATURES



CARPARKING / ASPHALT

TIMBER ELEMENTS



TIMBER BOARDWALK



BALCONY / TERRACE DECKS



RAISED PLANTERS



ROOF TERRACE



PLANTED MOUNDS



VERTICAL GREEN





LEGEND

- RĀTĀ
Metrosideros robusta
3-5m diameter canopy at day 1
- KŌWHAI
Sophora microphylla
- NĪKAU
Rhopalostylis sapida
- TĪ KŌUKA | CABBAGE TREE
Cordyline australis
- HŌROEKA | LANCEWOOD
Pseudopanax ferox
- EXISTING PŌHUTUKAWA

SCALE 1 : 400@A3

① TASMAN ST FRONTAGE



② TASMAN LANE



③ TE PARARI (THE GULLY)



④ BUCKLE STREET



⑤ ARA TONGA



⑥ EASTERN POCKET



1 TASMAN ST FRONTAGE



RĀTĀ
Metrosideros robusta



DWARF MANUKA - WHITE
Leptospermum wiri susan



WHARARIKI (FLAX)
Phormium cookianum 'Emerald Green'



MIKOIKOI - WHITE
Libertia ixiodes



CREEPING RĀTĀ - RED
Metrosideros carminea



PANAKENAKE - WHITE
Lobelia angulata

2 TASMAN LANE



KŌWHAI
Sophora microphylla



WHARARIKI (FLAX)
Phormium cookianum 'Emerald Green'



KIOKIO
Parablechnum novae-zelandiae



MIKOIKOI - WHITE
Libertia ixiodes



PANAKENAKE - WHITE
Lobelia angulata

3 TE PARARI (THE GULLY)



NĪKAU
Rhopalostylis sapida



TĪ KŌUKA | CABBAGE TREE
Cordyline australis



HOROEKA | LANCEWOOD
Pseudopanax ferox



KAKAHA
Astelia fragrans



HURUHURUWHENUA
Asplenium oblongifolium



RENGARENGA LILY
Arthropodium cirratum



MIKOIKOI - WHITE
Libertia ixiodes



PANAKENAKE - WHITE
Lobelia angulata



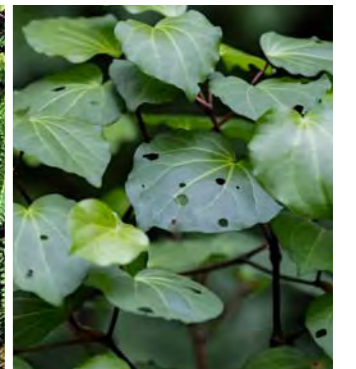
HUNANGĀMOHO
Anemanthele lessoniana



KIOKIO
Blechnum novae-zelandiae



REVISION: LĪDĀTĒ HARD FERN
Austroblechnum penna-marina



KAWAKAWA
Piper excelsum

KEY PLAN



ONE TASMAN PUKEAHU PARK | PLANTING PALETTE

4 BUCKLE STREET



HOROEKA | LANCEWOOD
Pseudopanax ferox



KIOKIO
Parablechnum novae-zelandiae



MIKOIKOI - WHITE
Libertia ixiodes



PANAKENAKE - WHITE
Lobelia angulata

6 EASTERN POCKET



TĪ KŌUKA | CABBAGE TREE
Cordyline australis



PANAKENAKE - WHITE
Lobelia angulata



KAWAKAWA
Piper excelsum



HOROEKA | LANCEWOOD
Pseudopanax ferox

GROUND COVERS



TARAKUPENGA /SAND
COPROSMA
Coprosma acerosa



CREEPING POHUEHUE
Muehlenbeckia axillaris



PANAKENAKE - WHITE
Lobelia angulata

5 ARA TONGA



TĪ KŌUKA | CABBAGE TREE
Cordyline australis



HOROEKA | LANCEWOOD
Pseudopanax ferox



HUNANGĀMOHO |
GOSSAMAR GRASS
Anamanthele lessoniana



PANAKENAKE - WHITE
Lobelia angulata

VERTICAL GREEN



AKAPUKAEA
Tecomanthe speciosa



AKATEA
Metrosideros perforata



NATIVE JASMINE
Parsonsia heterophylla



KŌHIA
Passiflora tetrandra