

# **PROPOSED FALE, FRANK KITTS PARK WELLINGTON WATERFRONT**

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## **APPLICATION FOR RESOURCE CONSENT**

### **URBAN DESIGN ASSESSMENT**

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**Prepared for the Fale Malae Trust**

**July 2024**

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# 1 INTRODUCTION

The Fale Malae Trust (the “Applicant” or “Trust”) has applied to the Wellington City Council (the “Council”) for resource consent for the construction and occupation of a new building (Fale) at Frank Kitts Park on the Wellington waterfront. Separate from but concurrent with the Trust’s application for the proposed Fale the Wellington City Council is seeking resource consent for amendments to the 2018 resource consent for the upgrade of Frank Kitts Park (referred to as Frank Kitts Park redesign or Frank Kitts Park modified design).

This report provides an assessment of the urban design outcomes of the proposed Fale (the Proposal) against the relevant District Plan provisions. The assessment has been informed by site visits, discussions with the project team, attendance of pre-application meetings and a meeting with the Council’s Waterfront Technical Advisory Group (“TAG”), and the review of the following application plans and documents:

- Architectural Plans
- Townscape Views/Photomontages
- Architect’s Design Statement
- Landscape Plans
- Landscape Design Statement
- TAG’s meeting notes and report to the Council dated 11 April 2024
- Relevant parts of the AEE

Leading to the application, several meetings were held with TAG and the Council. The recommendations made during those meetings have been followed up by the Applicant and reflected in the final Proposal as submitted.

# 2 SITE & CONTEXT

## The Site

The ‘site’ to be occupied by the Fale is located at the southern end of Frank Kitts Park at its south/west corner. Frank Kitts Park is one of two major green open spaces on the Wellington Waterfront, the other being Waitangi Park.

Located at the periphery of the Wellington’s city centre, Frank Kitts Park (“FKP” or “the Park”) is a linear space comprising open space areas of approximately two hectares and accommodating the existing carpark building along with various artworks and memorial plaques. Sitting on reclaimed land, FKP has a central location within the Wellington waterfront.

FKP is bounded by Jervois Quay to the west, the Hunter Street access and TSB Bank Arena to the north, the waterfront promenade to the east, and the Whairepo Lagoon (or the Lagoon) promenade to the south.

The footprint of the proposed building (the Fale) will occupy some 708m<sup>2</sup>.

At present the site is occupied by the Frank Kitts Park carpark building. The carpark building, which is earthquake prone, is to be demolished,<sup>1</sup> such that the site of the proposed Fale will be only slightly raised above the existing level(s) of the adjacent promenades and Jervois Quay.

The northern end of FKP is occupied by the recently completed children’s playground.

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<sup>1</sup> Consent for the demolition of the carpark building is being separately but concurrently sought by the Council as the building owner.

Two District Plan viewshafts cross FKP: Vs10 (Hunter Street) at the north end and Vs11 (Willeston Sreet) towards the south end.<sup>2</sup>

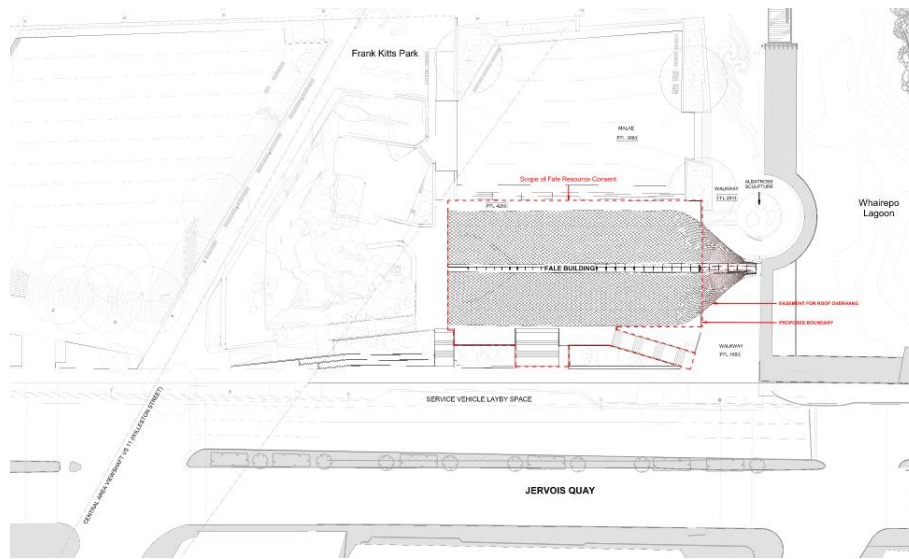


Fig 1: Development site

## Context

The context of the site has historic/cultural and physical aspects.

**Historic/cultural context** - the site sits in close proximity to the Harbour and Wharepo Lagoon. Both the Harbour and Wharepo Lagoon, along with the nearby Te Wharewaka building, have been identified in the District Plan as sites of significance for Māori. The cultural significance of these sites provide important contextual references for the Fale design, in addition to the specific cultural elements associated with the Fale and its function.

As part of FKP, the site's cultural context is strongly influenced by the historic/cultural aspects of the Park itself. In historic/cultural terms, the Park represents the past and present connections that are significant to Māori, the first people to occupy the shores of Te Whanganui a Tara with Te Atiawa and Ngāti Toa being recognised as Mana Whenua during pre-and post-European settlement. The more recent history of the Park embodies the cultural relationships to Wellington's wider community and its multi-cultural make-up.

The detailed historical and cultural aspects of the context have been described in the Cultural Impact Assessment accompanying the resource consent application (Appendix 9 to the AEE) and further discussed in both the Landscape Design Statement<sup>3</sup> and the Architect's Design Statement and are not repeated here. I note, however, that these aspects have been recognised, appropriately referenced and/or interpreted in both the design of the Park and that of the Proposal in a well-considered and integrated manner, as discussed in Section 4 of the assessment.

**Physical context** - as part of FKP, the physical context of the site has been shaped by a series of reclamations and subsequent urban development at the Harbour's edge dating back to 1857. The reclaimed land which FKP sits on was constructed between 1967 and 1974. In 1979 approximately half of the site was developed into parkland, which, in 1989, was extended to create the existing Park.

<sup>2</sup> A third viewshaft (Vs15), from the Kelburn Cable Car Station viewing platform to St Gerard's Monastery, crosses the site at an elevated level.

<sup>3</sup> The Landscape Design Statement is part of the Council's application for modifications to Frank Kitts Park.

The design of the existing Park, comprising an amphitheatre, a playground and an enclosed carpark building, had been heavily influenced by the 'Wellington 500' - a street race occurring in the 1980-1990's period, with the walls of the enclosed carpark providing a safety barrier and a viewing platform for race spectators. The carpark building, used as an underground market in recent years, has been closed since 2020 due to its earthquake prone structure and, as noted earlier, is soon to be demolished. The demolition of the carpark building and the proposed up-grade of the 2018 consented FKP design (subject to the Council's separate but concurrent application with the Trust's application for the proposed Fale) will provide the new landscape context for the Proposal.

In terms of its broader urban context, the site sits at the periphery of the city centre, at the interface of Jervois Quay with Te Ngākau Civic Square Precinct located in close proximity to the south-west. As part of the wider waterfront context, the site has strong visual and physical connections to the Harbour and an immediate relationship to Wharepo Lagoon.



Fig 2: Broader urban context

Due to its location, the site is prominent in views from along the waterfront, particularly when approaching from the south and south-east, and from the direction of Te Ngākau Civic Square Precinct. It also features views from along Jervois Quay. Te Wharewaka, the Wellington Rowing Club and the Star Boating Club are the closest buildings to the site providing 'built form' contextual references for the design of the Fale.

Laid out parallel to Jervois Quay, the Park defines the eastern side of the city grid between Harris and Hunter Streets with the eastern end of Willeston Street terminating approximately mid-point along the street edge of the Park. Both Hunter and Willeston Streets are directly linked to Lambton Quay thereby facilitating the connection between the city's retail spine and the Park and its wider waterfront context.

The spatial/view corridors defined by Hunter and Willeston Street which extend across the Park provide views to the harbour and beyond - a valued condition formally recognised by two of the District Plan viewshafts (Vs10 and Vs11 respectively). It is noted that the site occupied by the proposed Fale and the building volume of the Fale itself sit outside the margins of these viewshafts, as further discussed in Section 4 of the assessment.

Prominent artworks and objects currently located within FKP include the Albatross Sculpture by Tanya Ashkin (1986), the Water Whirler by Len Lye (2006), Wahine Memorial (1968), and 'The Fruits of the Garden' by Paul Dibble. All of these artworks, along with the existing memorial plaques and new artwork, will be integrated into the proposed redesign of the Park noting that the Albatross Sculpture, situated on the southern side of the Lagoon promenade, has an immediate relationship to the Fale site.

Proposed Park up-grade/background - in 2016 the Wellington City Council applied for resource consent for an upgrade/redevelopment of Frank Kitts Park seeking to modify and enhance some of the Park's components as well as add new ones.<sup>4</sup> Consent was granted by the Environment Court in 2018. To date, only the redevelopment of the children's playground has proceeded with the Council's current resource consent application (refer Section 2.5 of the AEE) seeking amendments to the 2018 consent. The proposed amendments take account of the demolition of the carpark building and the addition of the Fale to the Park design. They also include modifications to various aspects and elements of the Park, including specific changes to the consented design of the Chinese Garden (refer to Council consent application for detail on the proposed up-grade of FKP).

### **Site's immediate contextual setting**

West side - running parallel to Jervois Quay, the western edge of the Park to the south of Willeston Street is currently defined by the western blank 'green' wall of the existing carpark building with a relatively narrow footpath running along the building edge. The current arrangement does not promote activity or facilitate pedestrian movement along this section of Jervois Quay. Neither does it promote visual connections to the Harbour.

The context to the west of Jervois Quay accommodates high-rise office buildings offering limited street edge activation.

The demolition of the existing carpark building will lower the level of the Park thereby forming a new spatial relationship between the Park, the Fale site and Jervois Quay. The proposed Fale, along with the modified Park design, will provide an opportunity to improve the current street edge condition along Jervois Quay in both physical, visual and activity terms.

East side - the east side of the Park (the area to the east of the Fale site) is defined by the waterfront elevation of the existing carpark building which is currently activated by small 'boatshed' style retail tenancies. While this provides a level of activity along the promenade, the elevated level of the Park hinders opportunities for at-grade connections to the promenade.

Lowering the level of the re-designed Park along its eastern side (resulting from the removal of the carpark building) provides an opportunity to improve and enhance the relationship of the Fale site and the Park to the waterfront promenade and the Harbour.

South side - the southern side of the site is defined by the Whairepo Lagoon, with the Aukati Footbridge, Whairepo Island, and the smaller-scale buildings of the Wellington Rowing Club, the Star Boating Club and Te Wharewaka situated further to the south. As noted earlier, the Wellington Rowing Club and Star Boating Club are heritage-listed buildings.

Located on the southern side of the Lagoon promenade Tanya Ashkin's Albatross Sculpture (1986) is a characteristic and valued element of the immediate setting around the Fale site. It is also a listed heritage item in the District Plan. The relationship between the Albatross Sculpture and the proposed Fale is an important design consideration given the proximity between the two structures and their respective cultural value/significance.

Public toilets and storage areas for dragon boats are currently accommodated within the carpark building on its southern side facing the Lagoon promenade. The demolition of the carpark building and the proposed Park's redesign, including the construction of the Fale, will change the relationship of the Fale site and the Park to the Lagoon promenade and provide opportunities to improve the promenade's edge condition.

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<sup>4</sup> Principal components of the 2018 consent: expansion and enhancement of the children's playground (at the north end); creation of a central lawn ('harbour lawn'); installation of the Chinese Garden; re-establishment of a lawn ('city lawn') on the roof of the existing carpark building; establishment of a 'green' edge to Jervois Quay, including raingardens; and Jervois Quay promenade and entrance to the Chinese Garden.

Built in 1980's the existing narrow over-bridge at the Harris Street/Jervois Quay intersection links the upper level of the existing Park to the city. The over-bridge will be removed as part of the Park's redesign and the associated construction of the Fale. This, along with the demolition of the carpark building, provides design opportunities to reconsider and improve at-grade connections to the Fale and to the Park from the west.

North side - occupying the south/western end of the Park and sitting on top of the existing carpark building, the Fale, as part of the modified Park design, will be positioned adjacent to the redesigned Chinese Garden (or Garden of Beneficence). The proximity of the Fale to the Chinese Garden requires a seamless and suitably defined interface between the two 'developments' to ensure they complement and support each other in both physical/spatial and activity terms.

A detailed description of the existing landscape context and associated elements is included in the Landscape Design Statement (submitted as part of the Council's resource consent application) and not repeated here. Regarding the landscape context, it is relevant to re-iterate that it is the planned/re-designed Park environment rather than the existing situation that sets up the contextual references for the design of the Fale and its assessment.

Design opportunities presented by the Proposal in relation to the key contextual characteristics of the site and its locality - the addition of the Fale to the Wellington waterfront presents design opportunities to improve aspects of the existing context of the site as summarised below:

- Improve the edge conditions of the site - define the south/west corner of the Park and activate the west and south edges of the site (along Jervois Quay and the Lagoon promenade respectively) while improving the visual and physical relationship of the site to the Harbour;
- Create a visual marker at the south/west corner of the Park through a building with a distinctive form and architectural/cultural identity which works in synergy with Te Wharewaka and the Chinese Garden to create a cultural precinct as a new public destination on the waterfront;
- Enhance the connectivity and quality of the wider waterfront experience in both visual and activity terms, and contribute to the pedestrian activity and visual experience of the promenades; and
- Promote the cultural context associated with adjacent or nearby sites of significance for Māori as well as the cultural make-up of the wider Wellington community by incorporating appropriate references in the design of the Fale and the Park, while providing spatial opportunities for public and multi-cultural gatherings.

The way the above opportunities and associated contextual conditions around the site have been addressed by the Proposal are discussed throughout the urban design assessment in Section 4.

### 3 PROPOSAL

The Proposal is to construct and occupy a new waterfront building (the Fale). A full description of the Proposal is contained in the Architect's Design Statement (refer Appendix 2 to the AEE).

Principal 'components' of the Proposal are:

1. Fale: the 'building' with an 708m<sup>2</sup> footprint and a maximum height (to the roof ridgeline) of 13.130m (measured from the Jervois Quay RL - refer Application Drawing RC-300);
2. Paepae: raised platform around the Fale; and
3. Malae: external open (green) space on harbourside of the Fale integrated into the Whairepo Lawn (addressed in the Council's application)

The Fale's ground floor space (Drawing RC-101 - refer Figure 3) will be occupied by:

- ceremonial meeting space (the 'fale') which can accommodate 400 people standing or 290 people seated;



- community room for lectures, seminars and community gatherings accommodating 90 people standing or 70 people sitting;
- cafe on the northern façade with access to outside seating on the Paepae; and
- entry lobbies on the east and west facades.

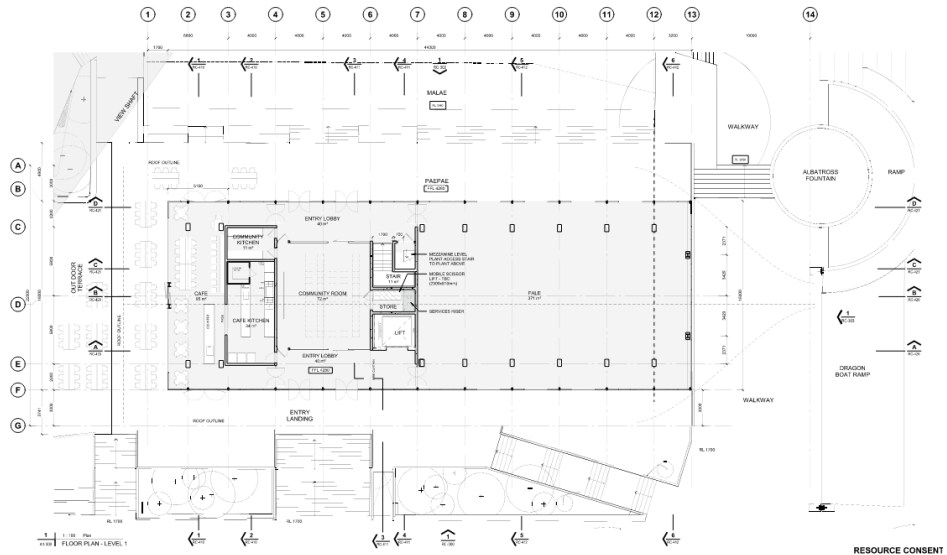


Fig 3: Proposed Fale (ground floor)

The lower (sub-basement) level (Drawing RC-100 - refer Figure 4) will accommodate kitchen facilities and storage space associated with the Fale; dragon boat storage, changing rooms and public toilets.

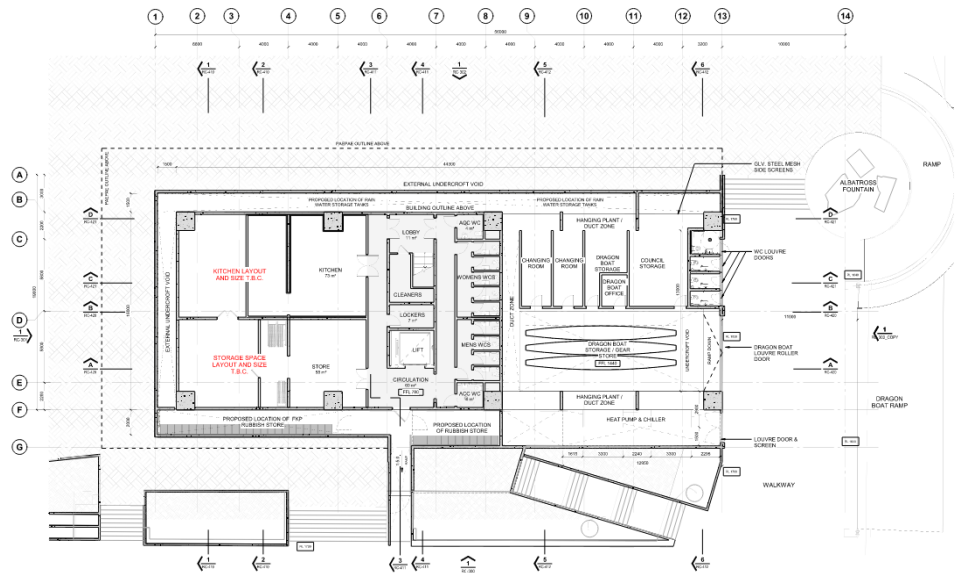


Fig 4: Proposed Fale (basement level)

As noted above, separate from but concurrent with the Trust's application for the proposed Fale, the Council is seeking resource consent for amendments to the 2018 resource consent for the upgrade of Frank Kitts Park. While dealt with as separate applications, the Fale has been designed as a constituent part of the landscape redesign for Frank Kitts Park, with the integration of the building into its context being



a common design objective for both architecture and landscape. The Council's application covers the establishment of the Malae.



Fig 5: View of the Fale from Whairepo Lagoon

## 4 ASSESSMENT OF DESIGN OUTCOMES

### 4.1 RELEVANT ASSESSMENT CRITERIA

The relevant District Plan provisions for the assessment of the Proposal include:

- the Centres and Mixed Use Design Guide;
- the relevant District Plan objectives and policies for the Waterfront Zone; and
- the Wellington Waterfront Framework.

**The Centres and Mixed Use Design Guide** ("Design Guide" or 'CMUDG') is the relevant District Plan provision for the urban design assessment of the Proposal as, along with other zones, it applies to the Waterfront Zone where the proposed Fale is to be located. The intent of the Design Guide is *'to facilitate new development in the city's centres and mixed use areas that is well-designed and contributes to a well-functioning urban environment'*. The design outcomes and guidance points contained in the CMUDG set out how development can fulfil this intent.

The Design Guide is structured into four sections covering the following matters:

- responding to context;
- effective public/private interface;
- well-functioning site; and
- high quality buildings.

Each section is structured around a series of related design outcomes and guidance points. The guidance points include 'directive' guidance points, which are fundamental to achieving the design outcome. In addition, there are 'consideration' guidance points which the applicant is expected to consider where appropriate or provide a rational reason for not doing so.

Recognising the unique nature of individual proposals, the Design Guide indicates that applicants need only apply those design provisions that are relevant to the proposal. To promote design innovation the Design Guide provides applicants with the opportunity to explain how a design outcome may have been addressed using alternative approaches to those set out in the relevant guidance point.

The CMUDG includes guidance to proposals that include residential activity. Given the nature of the Proposal, the residential development outcomes and associated guidance points are not relevant and therefore have been excluded from the assessment. This can explain why the numbering of some of the guidelines in the assessment table below might appear to be out of sequence.

The urban design assessment of the proposed Fale follows the structure of the Design Guide.

## 4.2 ASSESSMENT CENTRES AND MIXED USE DESIGN GUIDE

### Responding to context

**01.** *New development responds to the valued characteristics within the surrounding environment*

Refer to the guideline points assessment below. Overall, I consider the proposed outcome to be closely aligned with and contributing to the valued characteristics of the site and its contextual setting.

**G1.** *Responding to context*

*Identify and respond to the unique valued characteristics of the natural, built and cultural environment within the site and the surrounding environment*

The main characteristics of the context were identified in Section 3 of the report, noting that in terms of the physical context the re-designed Park environment, rather than the existing situation, provides the key reference for the assessment under G1.

The demolition of the existing carpark building and associated level changes, along with the redesigned Chinese Garden, are the two key features of the modified Park design that directly influence the immediate contextual setting of the Proposal. To this end, the relationship of the Proposal to the Chinese Garden along with its response to Jervois Quay and the two promenades are the principal issues under G1. In addition, the relationship to nearby buildings and spaces and the integration of the Proposal to the visual environment of the wider waterfront also need to be addressed.

All of the above issues/considerations have been addressed in an integrated and coherent manner. While the contextual response of the building is largely determined by its form and architectural treatment, it is also strongly dependent on the redesign of the adjacent Park, particularly on the landscape treatment of and around the Paepae and the Malae.

To ensure the design of the building and adjacent landscape have been suitably co-ordinated, the project architects (Jasmax) and landscape architects (Wraight & Associates) have worked together towards an integrated and contextually responsive outcome as discussed below.

Response to cultural/historic context - intended as an opportunity to celebrate *'the many nation states that*

*make up Moana Nui in Aotearoa'* the Fale-Malae will create a space of significance in the capital city that reinforces the importance of the genealogical bonds between Tangata Whenua and Tangata Moana.

Understanding the diverse sociological, political and cultural structures of the island groups that make up Te Moana-A-Nui-Kiwa and recognising key markers that span across the cultures, have been at the core of the Fale's underlying design concept. (refer Architect's Design Statement/Section 3.1, see also assessment under G 33).

Incorporating the three unifying elements or cultural markers typical for the Fale archetype in Te Moana-Nui-A-Kiwa - the Malae, Paepae, and Tau'olunga - the design of the Fale provides a contemporary interpretation of traditional building practices in the Pacific. Drawing from ancestral connection to Te Moana-Nui-A-Kiwa, the Fale and associated Paepae/Malae will make a positive contribution to the Park setting and the cultural significance of the wider waterfront. This has been achieved through:

- the design of the Fale and associated Paepae/Malae landscape conceived together as a coherent whole in relation to the cultural meaning of each component;
- integrating the Proposal into the overall Park design noting that the Park's design itself follows a clearly articulated cultural narrative;
- the memorable form of the Fale and the specific treatment of its edges according to their varied character and associated contextual conditions;
- the building form and scale the Fale which reflect the scale and proportions of nearby buildings; and
- the intended integration of artwork into the design.

Response to Jervois Quay - aligned with Jervois Quay and the Lagoon promenade, the Fale will reinforce the existing street alignment while defining the promenade edge. The building with its characteristic/sculpted roof structure has been designed to act as a visual landmark shaping the south-west corner of the Park. Appropriately situated it will enhance the entrance point to the waterfront from the direction of Te Ngākau Civic Square Precinct at the junction with Jervois Quay.

The immediate relationship of the Proposal to Jervois Quay is established through the western side of the Paepae and the western/street façade of the Fale. Sitting approximately 2.4m above the footpath level of Jervois Quay and treated as plinth-like platform, the Paepae has been designed to retain a 360-degree relationship to its surroundings while allowing sightlines into the Fale from the west/Jervois Quay, the promenade and the area around the Park.

Incorporating access stairs and planters, the treatment of the area between Jervois Quay and the building, helps to integrate the building to the street edge while replacing the existing 'blank' street edge wall with an active and attractive landscaped interface, thereby easing the transition of the Fale to the adjacent street. This will improve the current street edge condition by facilitating pedestrian movement and access to the Fale and enhancing the landscape along the redesigned Jervois Quay footpath. The main centrally located building entrance and associated wide steps, along with the continuously glazed west façade, appropriately enhance the cityside of the Fale promoting its role as a main street frontage.



Fig 6: Photomontage View 4 showing relationship to Jervois Quay

Articulated by a combination of seating terraces, ramps, stairs and planting, the proposed street edge treatment merges into the Chinese Garden landscape at the northern-most part of the Paepae. This strengthens the relationship between the Proposal and its redesigned setting to the north in an integrated fashion.

The relationship of the Proposal to Jervois Quay is illustrated on Views 4, 5 and 6 and Views 10, 11 and 12 (refer to Photomontage Views/Appendix 8). All of these are sequential relatively short-range views from the south/west, west and north/west (viewpoints up to 200m away from the building). Focused on the south/west corner and the west side of the building, Views 4, 5 and 6 reveal the expressed vertical proportions of the distinctive roof structure at its southern end accentuating the entrance to the Lagoon promenade and depict the complementary relationship of the building to the Albatross Sculpture. View 4 illustrates the height transition created by the proposed building mediating between the built city edge of the Jervois Quay and Whairepo Lawn and the harbour beyond. The sense of transition is further assisted by the intended tree planting. Some of the more detailed aspects of the design of both the building and the stepped landscape along its western side will be experienced in View 6.

Views 10-12, which show the building from the

north/west and west, focus on the northern end and north/western corner of the building. View 11 illustrates the relationship of the Fale to the Chinese Garden assisted by the lower roof form at the northern end of the Fale. The entire west façade will be experienced in View 12 where the changing shape of the roof structure at either end of the building will be clearly understood. The alignment of the building with Jervois Quay and the consistently glazed facades of the Fale will be experienced in all of the above views.



Fig 7: Photomontage View 12 showing the relationship of the Fale and adjacent landscape to Jervois Quay

Overall, the Proposal will deliver a high-quality and well-activated street edge setting along Jervois Quay by creating a cohesive, well-integrated and active western frontage to the site. This is supported by the Fale's main centrally located street entrance and the associated highly transparent building elevation.

Response to the Lagoon Promenade - the plinth-like platform represented by the Paepae terrace, helps to ground the building with the interplay between the Fale's transparent façade, and the distinctive roof structure extending partly over the Lagoon promenade, enhancing the building's memorable form in views from the south and south/east.



Fig 8: Photomontage View 1 from the Lagoon

The edge of the Lagoon promenade below the Paepae will be defined by the wall of the basement accommodating dragon boat storage and public toilets (required facilities under the Fale's design brief). Treated with artwork and incorporating suitably chosen materials, the basement wall will provide a visually interesting building edge which, while reflecting the cultural identity of the building, will provide a level of building edge activation.

The narrower glass façade of the Fale above the Paepae and the stunning form of the roof structure designed to address the varied context to the north and south of the site, will establish a positive relationship to the Lagoon promenade improving its overall edge condition.

Derived from the expression of the roof structure and the required basement area with access from the Lagoon, the enhanced height/vertical proportions of the Fale's southern elevation, appropriately recognise the building's higher level of prominence in views from along the waterfront, and consequently emphasise its visual presence. This accentuates the visual contribution of the Proposal as an anchor at the south-west corner of the Park providing a new point of visual reference along this part of the waterfront.

The integration of the Fale into the Lagoon setting and its visual contribution to this setting is illustrated in Views 1, 2 and 3 (refer Photomontage Views/ Appendix 8). Focused on the south and eastern sides of the building, these views emphasise the vertical proportions of the roof structure at its southern end and the positive scale relationship of the building to the surrounding spaces as seen against the background of the city centre.



Fig 9: Photomontage View 3 from across the Lagoon

The overall building form and horizontal scale which will be seen in views from the east and south-east, references the low horizontal scale of the nearby buildings around the Lagoon, thereby assisting the scale relationship of the Proposal to its setting. This is illustrated in View 3 and View 13.

To the east of the Paepae the edge of the Lagoon promenade will be framed by the Malae. Designed as part of the Whairepo Lawn the Malae will be defined by



coastal gardens framing its seaward and lagoon edges and incorporating low seating. Such elements will assist the integration of the Whairepo Lawn to the Lagoon promenade. While acknowledging the proximity of the Malae and the Park to the significant ecosystem of the harbour, the proposed coastal gardens with their textured expression will enhance the legibility of the Malae's lawn and help its transitioning to the adjacent space (refer to Views 14 and 15).

Response to the waterfront promenade - designed as a slightly raised paved terrace, the Paepae, as noted earlier, defines the north, east and west facades of the Fale. The Paepae elevated eastern edge (approximately 600mm above the Malae lawn) incorporates stair access that is aligned to the building's openings providing informal seating opportunities.



Fig 10: Relationship of the Fale to the waterfront promenade

The immediate relationship of the Proposal to the waterfront promenade is established through the Malae/Whairepo Lawn (Refer Fig 10). Oriented parallel to the Harbour and treated as a flexible space, the Malae binds the enclosed interior of the Fale to the openness of the Harbour.

Slightly elevated above the promenades (450mm), the Malae, as a key cultural marker, opens an external space in front of the Paepae and the Fale providing designated areas for cultural ceremony. Integrated into the Whairepo Lawn, its design also supports casual occupation, thereby promoting the informal use of the space.

The glazed eastern facade of the Fale incorporating an entrance connecting through to the entrance on the western side of the building, along with the proposed additional doors will maximise connections to and support intended activities within the Whairepo Lawn.

The relationship between the Fale and the Malae and their integration to the Whairepo Lawn will create a positive interface to the waterfront promenade activating its edges and providing visual connections to the inland side of the Fale. This is illustrated in Views 14 and 15 (Photomontage Views/Appendix 8), which accentuate the sense of spatial/visual transition between the building



and the waterfront promenade.

Relationship to the Chinese Garden - sitting adjacent to the Chinese Garden the northern edge of the Paepae is designed to provide a suitably dimensioned area supporting outdoor dining for the intended café.

The spatial relationship of the Proposal to the Chinese Garden is eased by the twists of the Fale's roof structure from a vertical blade in the south to a sloping/flattened plane to the north, thereby assisting the height transition to the adjacent Chinese Garden spaces.

The integration and transitioning of the Paepae to the Chinese Garden landscape is facilitated through the intentional fuse of the paved finish of the Paepae with the landscape finishes of the Chinese Garden. This promotes the integration between multiple cultures while supporting a coherently designed outcome.

Relationship to the Albatross sculpture - located near the development site, Tanya Ashken's Albatross sculpture is a characteristic feature of the site's immediate context. With strong links to the Pasifika community the Albatross has a symbolic association with navigation, thereby further elevating its cultural relationship to the Proposal (refer Fig on p. 39 Architect's Design Report).



Fig 11: Relationship of the Fale to the Albatross sculpture (Photomontage View 4)

The spatial relationship of the Proposal to the sculpture has been appropriately addressed through the combination of the following design responses:

- the form of the building in plan (with reference to the shape of its roof) which helps to ease the relationship between the two structures; and
- the physical separation of the building from the sculpture (approximately 4.1m separation distance) which will maintain the visual presence of the sculpture.

The visual relationship of the Proposal to the sculpture will be experienced in views from the south, south/east and south-west (as illustrated in Views 1, 3, 4, 5 and Views 13-15). Seen in the foreground of the Fale, the

visual prominence of the sculpture will be retained, noting that in some of the views its presence will be enhanced as it will appear against the dark-coloured roof of the Fale.

Views 16 and 17 show the Proposal in the context of the wider waterfront in views from the south/east. Seen from a longer distance at the background of the city centre the Proposal will be less prominent but will appear nevertheless as an integrated element within the surrounding context.

### ***Responding to the natural environment in an urban context***

- |  |  |
|--|--|
| <p><b>02.</b> <i>New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment</i></p> | <p>This outcome of the proposed building is closely linked to the landscape design response to the site as illustrated in the Landscape Plan and discussed in the Landscape Design Statement. Based on my review of these documents I consider that the Proposal supports the outcome sought under O2. See also comments under G2 below.</p> |
| <p><b>03.</b> <i>Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.</i></p>                                   | <p>The matters under O3 have been addressed through the proposed landscape design of the Park. Based on my review of the Landscape Plans and associated Landscape Design Statement I consider that the proposal supports the desired outcome.</p>  |

### ***Designing with topography***

- |   |  |
|---|--|
| <p><b>G2.</b> <i>Integrate retaining walls into the design in a manner that enables buildings to better address and activate the street.</i></p>  | <p>The Proposal does not include any significant and/or visible retaining walls. Any retaining walls associated with the Park design in the vicinity of the proposed Fale building are generally small scale and have been appropriately integrated through well-considered landscape responses.</p> |
| <p><b>G3.</b> <i>Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and composition.</i></p> | <p>This guidance point is not relevant to the assessment of the Proposal as it does not include retaining walls or any exposed building foundation components.</p>   |

### ***Vegetation and planting***

- |   |  |
|---|--|
| <p><b>G4.</b> <i>When designing for planting as part of new development:</i></p> <p><i>1. Incorporate species that are appropriate to their location and are of suitable scale in relation to the</i></p> | <p>Matters under G4 are not directly relevant to the urban design assessment of the proposed Fale building as any planting around the Fale is subject to the proposed Landscape Design for FKP. Details around the proposed planting are described in the Landscape Design</p> |
|---|--|

*scale of surrounding buildings;*

Statement and illustrated in the Landscape Plans.

*2. Locate planting where this would enhance the streetscape;*

The only relevant point under G4 is noting that the co-ordinated approach to the design of the Fale building and the adjacent landscape will ensure that the proposed planting enhances the relationship and strengthens the integration of the Fale to its surroundings, while improving the street and promenade edges of the site.

*3. Locate planting to integrate buildings into the planned urban context;*

*4. Locate planting to assist with privacy within the site and on surrounding sites;*

*5. Select planting to contribute to local biodiversity;*

*6. Utilise trees to provide summer shade and allow for winter sun;*

*7. Integrate existing established trees into the design for planting, where they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcome for the site.*

#### **Designing with water**

**G5.** *Configure any required on-site water sensitive design methods for achieving hydraulic neutrality, and water conservation methods into the overall design in an integrated manner.*

These matters have been addressed in detail in the Landscape Design Statement.

#### **Effective public-private interface**

**04.** *New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity and safety of the adjacent streets and the public realm.*

Refer to the guideline points assessment below. Overall, I consider that the Proposal supports the outcome sought as it appropriately defines and positively relates to the adjacent spaces. This is achieved through the proposed façade treatment and adjacent landscape work and further supported by the internal layout and associated distribution of activities the Fale will accommodate.

**05.** *The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.*

The Proposal supports this outcome as its design and layout have been informed by the characteristics of the surrounding environment. Refer to guideline points in the assessment below. See also comments under G1.

**06.** *Mana whenua sites of significance are acknowledged and celebrated.*

The Proposal will support the outcome sought - this is illustrated by the careful consideration given to that matter in developing the design concepts for both the building and the landscape, and by the design responses expressed through the form of the Fale and the intended

use of culturally derived artwork.

### **Street interface and frontage**

- G6.** *Where buildings are located close to the street, orientate these buildings to face the street*
- The proposed Fale building has one street frontage facing Jervois Quay. While the building is setback from the street boundary and sits slightly above street level, it is oriented to and addresses the street with its main entrance incorporated within a consistently glazed building frontage.
- Incorporating generous stairs and planters, the proposed stepped landscape treatment between the building's street frontage and Jervois Quay will provide an attractive public interface that successfully negotiates level differences and facilitates access to the building, while helping to transition the Fale to the adjacent street.
- G7.** *Design the ground floor of buildings where they front the street or publicly accessible open space to facilitate the extension of activities within the building into that adjacent space*
- The building ground floor layout has been designed in relation to the varied characteristics of the adjacent open spaces while acknowledging level differences.
- Acknowledging the site having four public frontages, the Proposal has been designed to provide a 360-degree active building frontage. This, along with the proposed internal layout and intended uses, will facilitate connections to the adjacent open spaces and allow internal activities to extend outside. To this end:
- the east façade incorporates a series of doors allowing inside activities to spill outside to the Malae/Whairepo Lawn;
  - on the northern side, most of the cafe wall can be opened to the proposed outdoor terrace connecting the indoor and outdoor seating areas. The location of the café at the northern end of the building and associated terrace will not only activate the Fale's northern frontage, but will also support the use of the adjacent Chinese Garden and FKP as a whole;
  - on the west side the proposed landing area around the street entrance and additional doors will allow for movement and circulation; and
  - on the south side the Fale sits above the adjacent promenade due to the requirement to accommodate the dragon boat storage and public toilets within the basement, with direct access from the promenade. This will provide a sense of activation along the promenade edge with the glazed southern frontage of the Fale above providing visual connections between the Fale and the Lagoon and the wider waterfront area to the south-east.
- G8.** *Along active frontages, where finished floor level is higher than adjacent street level, design the*
- As already noted, there are some level differences between the Fale and its components and the adjacent street and open spaces. These arise from a combination

*frontage to provide for the change of level in a manner that:*

- 1. Integrates the means of accommodating the street change with the design of the building, its internal layout, and the adjacent street environment; and*
- 2. Supports the quality or accessibility of the adjacent pedestrian environment*

of factors including the meaning of the Paepae as a raised platform element and the requirement to provide dragon boat storage and public toilets within the basement, with access from the promenade. To this end, the level changes are most pronounced along the west and south sides of the building.

Overall, the Proposal provides an appropriate response to G8. This is supported by the integrated approach to architecture and landscape design which appropriately addresses level differences, while promoting connectivity and maximising activation along the building edges.

As already noted, the proposed landscape treatment along the west/Jervois Quay frontage of the Proposal will create a positive public interface that facilitates access and connections. This, along with the proposed improvements of the adjacent footpath and associated landscape treatment, will enhance the quality and accessibility of the adjacent pedestrian environment.

- G9.** *Provide a sense of human scale at the external occupiable edges of and spaces adjacent to buildings.*

The Proposal is a low-rise relatively small-scale building with activated edges 360 degrees. A strong sense of human scale will be provided by the highly glazed building frontages, subtly articulated through the proposed entrances and door openings, along with the elements of the adjacent landscaping treatment.



Fig 12: View of the open community room and proposed café

This is supported by the transparent facades allowing internal activities to be read in views from the adjacent spaces and by the activities associated with the café opening to the outdoor terrace on the northern side (Refer to Fig 12).

- G10.** *Design physical security measures such as bollards, gates, security grilles or roller doors to be unobtrusive and aesthetically integrated parts of shop and building frontages.*

This guidance point is not directly applicable to the Proposal as it does incorporate any significant security measures of the type listed in G10.

#### **Passive surveillance**

- G11.** *Provide for passive surveillance*

The highly transparent building frontages along with the

*through visual connections between the building interior and adjacent public spaces.*

café and outdoor seating area will allow extensive visual connections between the Fale and adjacent spaces, thereby supporting a high level of passive surveillance.

### **Entrances**

- G12.** *Locate and design main building entrances to be visible from the street and incorporate shelter*

The main street entrance is suitably located approximately mid-way along the Jervois Quay frontage of the building. Accessed via generously wide stairs, the entrance will be sheltered by the roof eaves extending over the entire building perimeter. The centrally located main stair access will be supplemented by a secondary set of stairs located to the north of the building which connect to the pathway running along the northern edge of the Fale adjacent to the Chinese Garden.

In addition, a ramped access is provided from Jervois Quay when approaching from the south/west with a diagonal path providing access from the direction of Te Ngākau Civic Square Precinct. The proposed arrangement will enhance the visibility and legibility of the main street entrance while promoting and facilitating accessibility. This supports the outcome sought under G12.

- G14.** *Adjacent to sites and areas of significance to Māori identified in the District Plan, consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington tangata whenua.*

There are two sites of significance to Māori adjacent or nearby the Proposal identified in the District Plan. These include: (a) Wellington Harbour and the Wharepo Lagoon (as one); and (b) the Te Wharewaka building.

The importance of these sites and associated opportunities for place-based site interpretation have been recognised primarily in the landscape design concept of the modified FKP and expressed through various initiatives and elements incorporated into the proposed design (refer to Landscape Design Statement).

These matters are also discussed in the Cultural Impact Assessment Report (Appendix 9). I understand that the Applicant has been consulting the owners of Te Wharewaka building and that a letter of support for the Proposal has been provided.

### **Well-functioning sites**

- 07.** *New development maintains or enhances the walkability and permeability of the pedestrian network.*

Conceived as part of the modified design for FKP and the associated pedestrian network, the Proposal will facilitate access to the new building while enhancing the permeability of the Park and its wider setting as discussed below under the relevant guidance points. Overall, I consider that the Proposal supports this outcome.

- 08.** *New development provides for safe and convenient cycle and pedestrian*

I consider that the Proposal supports the outcome sought. Refer to guidance point assessment below.

movement and access.

- |   |  |
|---|--|
| <b>09.</b> <i>Vehicle access, garage doors and carparking do not dominate the streetscape.</i>  | The matters under 09 are not directly relevant to the assessment as the Proposal does not provide any on-site vehicle access or parking.   |
| <b>010.</b> <i>Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.</i>                                       | I consider that based on the integrated approach to architectural and landscape design, the Proposal will support the outcome under 010. Refer to comments below.                                    |
| <b>011.</b> <i>Servicing is provided in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.</i> | These matters have been carefully considered in the context of the site's prominence and its location. To this end, I consider that the Proposal will deliver the outcome sought as discussed below. |

### **Connections to people**

- |  |   |
|--|---|
| <b>G15.</b> <i>Create pedestrian paths through larger sites where this is safe, consistent with appropriate maintenance of site security, and will enhance local pedestrian connectivity.</i>  | <p>The Proposal and associated access to the new building has been well integrated into the pedestrian network of paths included in the FKP redesign and that of the surrounding environment. To this end, the approaches to the proposed building are linked to the adjacent east-west pathway following the northern side of the Malae/Whaipero Lawn and connecting to Jervois Quay via steps to the west. This, along with the proposed ramped access along the west edge of the Chinese Garden, will enhance the permeability of the Park and facilitate access to the Fale.</p> <p>More informal pedestrian access to the Malae/ Whaipero Lawn from the Lagoon promenade is facilitated via accessible steps providing a link to the east-west path on the northern side. This makes a further contribution to the permeability of the immediate area around the building.</p> |
| <b>G16.</b> <i>Design pedestrian access through and within the site to be safe, by:</i><br><br><i>1. Providing for pedestrian paths, communal outdoor spaces and communal vehicle areas to be overlooked;</i><br><br><i>2. Providing pedestrian paths that are direct and maintain clear sightlines;</i><br><br><i>3. Providing for pedestrian pathways to be well lit;</i><br><br><i>4. Where practical, providing alternative pedestrian paths through the site and multiple exit points from communal spaces within the site;</i> | <p>As noted earlier, the proposed building itself does not incorporate any pedestrian paths, but rather relies on being logically and legibly linked to the pedestrian paths envisaged by the proposed FKP redesign. In this sense, the matters under G16 are largely subject to the modified Park design and as such are discussed in the Landscape Design Statement.</p> <p>Based on my review of the Landscape Design Statement along with the TAG assessment of the Park redesign, I consider that the Proposal has appropriately addressed the matters under G16.</p>  |



5. Minimising the creating of hiding places and entrapment spaces.

**Vehicle access and parking**

- G17.** *Locate and design on-site car parking and loading areas so that they are not visually dominant elements at the street edge.*
- The Proposal does not incorporate any on-site carparking or loading areas.
- While there is no vehicle access onto the site, the Jervois Quay 'short-stay' drop-off/pick-up zone is well positioned in relation to the main building entrance and the key circulation routes to and across the Park.
- The Fale will be serviced via a discrete door into the basement directly off Jervois Quay allowing goods to be delivered via the 'short-stay' drop-off/pick-up zone without affecting in any significant way the quality of the street edge or the wider streetscape. The proposed at-grade service access is well integrated through landscape elements and not visually prominent in views from Jervois Quay.
- It is noted that the Fale's back-of-house functions (toilets, kitchen and storage) will be accommodated in the basement with access provided via an accessible stair and lift. Adjacent to this access and concealed into the basement are two large secure refuse areas dedicated to the building and to the wider FKP respectively. The proposed access and rubbish storage arrangement will ensure efficient servicing by minimising the time for vehicle stay in the 'short-stay' drop-off/pick-up zone, thereby reducing the sense of vehicle movement/presence along the street edge.
- G18.** *Ensure that dedicated pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.*
- The proposed pedestrian paths and access ramps/stairs will be positioned away from any vehicle-oriented areas and treated appropriately in landscape terms. This will enhance their legibility and eliminate possibilities for any confusion.
- G19.** *Plant trees to break areas of open/at grade car parking into smaller groupings to provide visual relief from car-dominated spaces.*
- This guidance point is not directly relevant to the Proposal as it does not include any open or at-grade carparking areas.
- G20.** *Locate and design vehicle access and parking areas to minimise privacy and other nuisance effects on the outdoor living spaces and habitable spaces of adjacent residential units.*
- This guidance point is not relevant to the Proposal.
- G21.** *Integrate on-site loading areas (and associated circulation and manoeuvring areas) into the design of the development in a manner that mitigates potential adverse impacts*
- The matters under this guidance points have largely been discussed under G17 above as the two guidance points overlap (refer to comments under G17). To avoid repetition, here it is only reiterated that:
- there is no on-site loading zone with service

*on the functioning and amenity of the street.*

vehicles using the Jervois Quay roadside 'drop-off/pick-up' layby; and

- the proposed servicing arrangements will not affect the functioning or amenity and streetscape quality of Jervois Quay.

### **Cycle parking**

**G22.** *When providing cycle parking consider:*

The Proposal does not provide any cycle parking. Cycle parking is provided in the wider park plan.

1. *The needs of different sizes and types of bicycle, including e-bikes and cargo bikes;*
2. *Security and access control;*
3. *Providing adequate end of trip facilities such as changing rooms, showers and lockers.*

### **Communal open space and communal outdoor living areas**

**G23.** *When designing communal outdoor living areas consider the appropriate balance between the following design approaches:*

This 'consideration' guidance point has been acknowledged in the design of the two adjacent spaces integral to the Fale - the Malae and the outdoor terrace at the northern end. The location, orientation and design of these spaces are consistent with the relevant guidance under G23 and integrate well to the modified design of FKP.

1. *locate and orientate the space to benefit from available sunlight;*
2. *provide flat open space, or where level changes are required, integrate these into the design of the open space'*
3. *Design the space so that it is accessible to people with disabilities*
4. *Ensure that it is overlooked by surrounding buildings and has multiple exists;*
5. *Incorporate trees and/or planting into the space;*
6. *Incorporate shelter and shading into the design of the space;*
7. *Incorporate features that facilitate social interaction and also allow for private occupation.*

### **Lighting**

- G28.** *Provide appropriate lighting for safety and way-finding to building entrances, pedestrian paths, communal open spaces and communal outdoor living spaces, bicycle and micromobility parking, waste storage and collection areas, service areas, on-site vehicle access routes and car parking areas.*
- The lighting around the Fale will be part of the FKP modified design. As such it is discussed in the Landscape Design Statement and illustrated and detailed in the associated Landscape Plan.

### **Waste storage and collection**

- G29.** *When designing waste storage areas consider:*
- Refer to assessment under G17 where waste storage has been discussed.

- 1. the size of space necessary to service the number, type and size of receptacles;*
- 2. arranging the area to facilitate the separation of waste, recycling and organic material, including by people with disabilities;*
- 3. locating the area so that it is conveniently accessible to the residential units that it serves;*
- 4. locating and/or screening the area so that it does not adversely impact on the functionality and amenity of the street, public spaces, communal living spaces and private outdoor living spaces*
- 5. locating and/or screening the area so that it is visually unobtrusive*
- 6. locating and/or ventilating the area to avoid odours adversely impacting on residential units;*
- 7. lighting, security, maintenance and wash down requirements.*

- G30.** *Facilitate the safe and efficient collection of waste, recycling and organic waste material by:*
- Refer to assessment under G17 where waste storage has been discussed.

- 1. designing and locating areas for waste collection so that they can be conveniently accessed by those undertaking waste collection;*

2. *designing and locating areas for waste collection so that they do not obstruct pedestrian paths and vehicle accessways.*

### **Service elements**

**G31.** *Integrate external service elements into the design of the site so that:*

1. *they are discreetly located or screened where they may be visible from a public space;*
2. *they do not dominate site or building entrances;*
3. *they do not compromise the usable area of communal or private outdoor living spaces;*
4. *building services elements are visually integrated in the architectural composition.*

Except for the proposed transformer, the Proposal does not include any other significant external service elements.

The location, scale and appearance of the transformer will be covered in the Council's application for FKP redesign. This is because the transformer falls outside the Fale site. Its location will most likely be somewhere in the landscaped area to the north of the building close to Jervois Quay. It is expected that the scale of the transformer and the landscape treatment around it will: (a) assist its successful integration into the landscape setting; and (b) minimise/downplay its visual prominence.

### **High-quality buildings**

**012.** *Buildings are coherently designed and achieve the relevant design outcomes in an integrated manner.*

Design coherence is a cumulative consideration based on the successful integration of all relevant outcomes sought in the Design Guide. I consider that: (a) given the integrated approach to the design of the Fale and the modified FKP; and (b) the carefully considered building design, the Proposal will deliver the desired outcome. Refer to guidance points assessment below.

**013.** *Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time.*

I consider that the Proposal supports the intended outcome. This is expressed in the layout of the Fale and its exterior design based on a carefully considered response to the function and cultural meaning of the proposed building, as elaborated in the assessment below.

**014.** *Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding environment.*

The Fale is a low-rise building reflecting the low horizontal scale of nearby buildings. In this sense, the outcome under 014 is not directly applicable to the Proposal. It is noted however, that the open nature of the context around the Fale will increase its prominence - a condition which has been reflected in the building design and illustrated by the Photomontage Views showing the Proposal from key public viewing points within the surrounding area.

**015.** *Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or*

The location and design of the Fale including its access points, positioning of entrances, and the provision of ramps and accessible steps, will ensure that the outcome sought will be successfully delivered.

stage in life.

**016.** *Buildings are designed to support energy efficiency and reduction in building-related carbon emissions.*

I consider that the outcome sought will be achieved, noting that sustainability considerations have been suitably integrated into the building design with reference to the key issues relevant to the project. These include:

- addressing potential flooding risks - this issue is to be resolved through designing the basement as a 'sealed box' to be accessed via a flood proof door with only items deemed to be easily replaceable to be located below the inundation level; and
- minimising potential impact relating to thermal loads on interior spaces and the energy required to heat and cool the spaces - to address this the Fale is intended to have a mixed mode heating and cooling system combined with high performance glass and deep eaves.

Other initiatives include the re-use of existing carpark building materials, capturing and re-using rainwater, and the commitment to use timber rather than steel structure wherever possible. Proposed sustainable strategies are summarised in the Architect's Design Statement (section 3.11, p. 46) and not repeated here.

**017.** *Internal environments provide healthy, conformable, functional and attractive places for their occupants*

Proposed internal spaces reflect closely the unique function and cultural meaning of the Fale. To this end, the internal layout and associated spaces, along with the glazed treatment of the facades and the design quality incorporated into the building interior have all been designed to provide an attractive internal environment with a high spatial/design quality that functions as required.

**018.** *Buildings are designed to facilitate multiple uses and changes in use over time.*

The proposed building has been designed (internally and externally) to reflect its unique cultural identity and function. This is expressed in its exterior form and the design of the main Fale hall. While the Fale has a unique cultural function, the proposed building layout will allow for a range of public uses and community gatherings to take place within the building and the associated open space components.

***Design coherence and integration***

**G32.** *Design new buildings to respond to valued patterns within the local built environment.*

The Proposal is a small-scale building defining the south/west corner of the Park. The waterfront, due to its primary function as an open space, accommodates a relatively small number of mostly free-standing buildings. While the scale/height, character, age and compositional form of these buildings varies across the waterfront the buildings in the near vicinity of the site - the Star Boating Club, the Wellington Rowing Club and Te Wharewaka - exhibit some common patterns. These buildings are all low-rise structures with relatively small rectangular footprints and horizontal scale and have an immediate relationship to the Lagoon.

Relationships to these local patterns will be formed through the height and footprint dimensions of the proposed building and its interaction with the Lagoon and the Harbour. The compositional form of the Proposal appropriately reflects its unique function and cultural meaning. While projecting a distinctive architectural identity, the Proposal relates well to the scale and arrangement of nearby buildings and works in synergy with Te Wharewaka. By inserting a new building with a coherent form and memorable image, the Fale along with the Chinese Garden and Te Wharewaka, will create a distinctive cultural precinct and a new destination around the Lagoon. This will enhance both the local sense of place as well as that of the wider waterfront and the adjacent city.

**G33.** *Design and compose buildings to achieve an overall coherence that integrates all the relevant design guidance in a coordinated way.*

Design coherence calls for an integrated design approach where the planning, formal composition, internal layout and visual quality of buildings are considered as a whole, as well as separately as part of an integrating design concept generated in relation to its context.

Based on a well-articulated design concept that takes account of the Design Guide, the Proposal conveys a strong sense of coherence as discussed in more detail below.

The final form and design of the Proposal has evolved through a process of design iterations considered in relation to the context of the modified FKP design. The design iterations have also addressed issues raised by TAG during pre-application meetings in search of a balanced response to the varied conditions around the site and its wider context on one hand, and the specific issues of cultural identity, building form and composition, external design treatment, efficient functioning and internal amenity on the other. Building edge activation, connectivity, access and servicing have also been factored in.

Designing a nationally important building with a multilayered cultural meaning on a visually prominent site within the Wellington waterfront presents design challenges which the Proposal has suitably addressed in a balanced and coherent fashion. This has been accomplished through the thoughtful integration of the following approaches, responses and design attributes:

- Concept-driven, the proposed design appropriately manifests its specific function and cultural identity, while recognising the location of the site and its setting. The thorough contextual analysis and cultural research undertaken by the project architects Jasmx have informed the design concept to the massing, compositional form and facade treatment of the building and its internal layout, ensuring they work together as an integrated whole.

- The design appropriately expresses as well as integrates the three unifying elements of the Fale archetype (the Malae, Paepae, and Tau'olunga) while establishing its own architectural identity. At the same time, the proposed building relates positively to the adjacent Chinese Garden in both spatial, visual and activity terms. This will ensure that the integrity and individual identity of both cultural entities will be retained while enhancing their respective locations within the Park in a complementary fashion, consequently contributing to a sense of coherence.
- Treated as an integral part of the modified FKP, the Fale will contribute to a coherent overall outcome where architecture and landscape work together in creating positive relationships to the city, the two promenades and the adjacent Chinese Garden. These relationships are expressed in spatial and design terms and supported by the activities intended to take place within the building. They are further enhanced by the coordinated landscape treatment of adjacent spaces.
- Underlined by symbolic expressions, the Proposal provides clear links to its context that add to the coherence of the local setting. These are expressed through: (a) the form and edge treatment of the building generated to address the varied physical characteristics of the site's setting, (b) the distinctive roof structure, the overall façade composition, the spatial layout of the building and the design treatment of its interior spaces that have been inspired by cultural references; and (c) by the adopted design process integrating architecture and landscape design, including the coordination between entrances, pathways and key lines of approach considered in the context of the modified Park design.
- Aligning the building to the Harbour and Jervois Quay reinforces the relationship to existing spatial patterns and consequently contributes a sense of coherence. Treated as a free-standing highly glazed volume with a memorable roof form the proposed building will provide a sense of activity along its perimeter. At each of its sides, the building acknowledges the contextual variations around the site's edges and the character and functional differences of adjacent spaces. Expressed through the location of the building entrances and the distribution of ground-level activities, such a response provides a varied sense of activation and movement along the building's frontages corresponding to the character and function of the adjacent spaces and the wider park setting.
- The Proposal employs a design strategy where creating a distinctive roof structure becomes the primary focus of the design. To this end, the



remaining building elements, apart from the Paepae, which reflects its symbolic and wider cultural meaning, have been treated in a more neutral/restrained fashion (i.e. by using extensive glazing and lack of pronounced façade articulation). In unison with the above design strategy, the Proposal employs a limited material palette where the selection of a suitable roof material has been given due emphasis. The proposed approach to expressing the various building components and associated material selection enhances the legibility and clarity of the design concept while reinforcing the architectural identity of the building.

Conceived as an intrinsic addition to the Park, the Proposal will create a coherent building form with a distinctive silhouette. Seen in views from adjacent spaces and wider waterfront locations it will act as a landmark marking the south/west end of FKP (refer Fig 13).



Fig 13: Photomontage View 14

Together with the adjacent Chinese Garden and the nearby Te Wharewaka the proposed building will contribute to a well-functioning and vibrant place for community life while creating a new public destination of national significance within the Wellington waterfront.

**G34.** *Design buildings to achieve a considered and complementary relationship between new buildings or parts of buildings and adjacent heritage buildings.*

While the surrounding context of the site accommodates listed heritage buildings (the Star Boating Club and the Wellington Rowing Club), the proposed Fale does not have an immediate relationship to those buildings. Nevertheless, as noted earlier, the Proposal establishes a positive scale relationship to its closest neighbours - the Star Boating Club and the Wellington Rowing Club, thereby responding positively to G34.

**G35.** *Design elevations to provide visual interest and display articulation of form in a way that responds to the locations and distances from which they are visible.*

As a free-standing building, the Fale has been designed to create a memorable building form with a strong identity expressed primarily through its distinctive roof structure and highly activated edges 360 degrees. Continually glazed, the composition of the building elevations has been influenced by the twisting shape of the roof with the design of each elevation appropriately responding to the varied context around the site and the different uses around the building perimeter, both within

and outside the building.

- Based on a symmetrical building layout, the east and west elevations are similar in appearance with both elevations being completely glazed and sheltered by the roof eaves. Both elevations accommodate wide entrances with a direct access to the entry lobby and the café. However, their design incorporates some differences, expressed mainly in the proposed doors arrangement and corresponding to the different orientation and context of each elevation. The doors on the east/harbour side optimise visual and physical connections between the Fale, the Paepae and the adjacent Malae. Conversely, the door arrangement on the west/city side, reflects the key approaches to the building from the city via the main stairs and associated entry landing connecting to the diagonally configured link, while also providing access from the south/west when approaching the Fale from Te Ngākau Civic Square Precinct. Sitting slightly above the level of Jervois Quay and seen in relation to the stepping landscape at the street interface, the west elevation will have an enhanced visual presence supporting its status as the main street frontage of the Fale (refer Fig 14).



Fig 14: The Fale's main street frontage (Photomontage View 12)

- Acknowledging its relationship to the Chinese Garden and the proposed café at the northern end of the building, the north elevation has been designed to appear lower. This is mainly due to the proposed lowering of the roof at the northern end to help ease the transition towards the Chinese Garden. Designed in a way that allows for most of the building wall to be opened, the north elevation conveys a strong sense of indoor/outdoor interaction supported by the proposed outdoor terrace facilitating the internal uses within the café to be extended outside.
- Acknowledging its location and associated high level of prominence, the composition and design treatment of the south elevation accentuates its visual presence. This has been achieved through: (a) the height and dramatic expression of the roof at the southern end; and (b) the Fale's basement treated as a solid plinth defining the southern edge

of the Lagoon promenade and incorporating artwork. Working in tandem, the combination of these elements will increase the perceived height of the south elevation and enhance its presence - an outcome accentuating its meaning as a prominent frontage facing the Lagoon. The proposed arrangement of the basement doors (providing access to the public toilets and the dragon boat storage) references key lines of the design composition of the Fale, thereby enhancing the coherence of the south elevation (refer Fig 15). The intended treatment of the basement doors will incorporate cultural patterns/artwork. This will provide visual interest, help to off-set the secondary uses fronting the promenade and reinforce the cultural identity of the building - an effect that is supported by the use of the Tapu'i (band) intended as a decorative unifying element enhancing the perimeter of the Paepae.

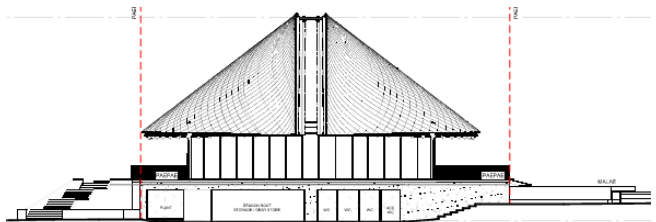


Fig 15: South elevation

- All building facades will use high performance glass to provide a high-level of transparency. The proposed use of concrete for the Paepae will enhance its solidity and mass - this is in unison with the symbolic meaning of the Paepae as an expression and continuation of the earth. The Paepae may incorporate an expressed inlay stone band (Tapu'i) running around the top of its perimeter.
- As already noted, the series of doors along the southern wall of the basement providing access to the dragon boat storage and public toilets will be treated as an integrated art piece. This is to be developed by Michel Tuffery in association with the artwork by Baked Design intended for the wider FKP. While the detailed appearance of the artwork is still to be finalised at the next stages of design development, this aspect of the design, along with the use of Tapu'i, is important in enhancing the visual integrity and cultural meaning of the building exterior. Note that integration of artwork into the project has been considered from the outset focusing on both the interior of the building as well as its exterior.

**G36.** *Integrate the top of the building as a coherent part of the overall building*

The roof structure - the primary component of the building that shapes its architectural identity - has been

*composition.*

the focus of the design and a constituent element of the design composition. The shape of the roof structure has appropriately aimed at expressing its symbolic and wider cultural meaning including the meaning and expression of the ridge beam. Interpreted in a contemporary manner, the ridge beam, as a symbolic connection to the spiritual realm, has been expressed 'negatively' through a shaft of light inserted into the roof diving its two sides.

The complex shape of the roof structure has emerged in search of expression '*representing the movements of two hands with each hand a symbol of the relationship between Tangata Whenua and Tangata Moana*' (refer Architect's Design Statement, p.19) while also acknowledging the varied context of the site.

Conceived as a signature building component, the roof structure responds in a well-considered manner to the different contextual conditions around the Fale site on its north and south sides. This is expressed by the 'twisting' shape of the roof characterised by enhanced vertical proportions at the southern end accentuated by the shaft of light connecting to the skylight of the central ridge beam, and a lower roof at the northern end that bends down towards the Chinese Garden.

Contributing to a memorable building form, the accentuated southern end of the roof structure extends partly over the Lagoon promenade. This recognises and enhances the prominence of the Fale in views from the south, south-east and south-west, while easing the spatial transition to the adjacent Chinese Garden to the north and responding to the different uses in the internal space (refer Fig 16). It also serves as a visual marker accentuating the entrance to the Lagoon promenade from the west (refer Views 1-6, Photomontage Views/Appendix 8).



Fig 16: View from Jervois Quay (Photomontage View 6)

At a more detailed level, the design emphasis has gone on the selection of roof materials and associated design detail that have been subject to extensive selection criteria. Such an approach recognises the role of the roof within the overall design composition and the significance of its visual/detailed design expression. The selected material - folded zinc roofing modules with a

diamond profile - are of suitable scale and will help to accentuate the roof curves while ensuring material durability and lifespan suitable for a waterfront environment.

The intended fine-grained ceiling cladding which extends to the soffit enhances the curvilinear shape of the roof. It works well with the contemporary interpretation of the ridge beam expressed as a glazed ridge line along the length of the roof.

**G37.** *Integrate any required measures to manage wind effects as coherent parts of the overall building form and composition.*

This matter is discussed in detail in the Wind Assessment report. I understand that due to its form/configuration and low scale, the proposed building will not create any significant wind effects, with gust speeds not anticipated to exceed the relevant District Plan safety criteria.

**G38.** *Use physically robust, readily maintained materials and details in areas anticipated to have high wear, damage, or vandalism.*

The proposed palette of materials while limited is: (a) consistent with and reinforces the architectural design concept, and (b) and appropriate for the waterfront location of the Proposal.

It is anticipated that the final detailed design and intended artwork along with the final confirmation of materials will allow easy maintenance and deter vandalism. I understand that the final materials selection and associated detail will be subject to a consent condition requiring a final approval by the Council prior to applying for building consent, should consent to the Fale be granted.

### ***Adaptability***

**G39.** *Design new buildings to facilitate adaptation to new uses in the future.*

Given the nature of the Proposal as a cultural building of national significance with unique design characteristics intended for public use, G39 is not directly relevant to the assessment. Notwithstanding that the proposed internal layout and associated spatial characteristics will allow for a range of public activities and events to be accommodated within the building. It is also noted that, with relatively minor changes, the basement could be modified to extend the service area to the Fale or allow for some other use if the dragon boat storage facility currently provided is no longer required.

### ***Adaptive reuse***

**G40.** *Consider the adaptive reuse of existing buildings.*

This guidance point is not relevant to the Proposal as it relates to the construction of a new building, the Fale.

## 4.3 ASSESSMENT DISTRICT PLAN OBJECTIVES AND POLICIES

**TABLE 1: DISTRICT PLAN (2024)**

This section of the report assesses the Proposal against the District Plan objectives and policies of the Waterfront Zone, Historic Heritage and Views that are directly relevant to the urban design aspects of the Proposal. The assessment supplements the full assessment of all objectives and policies included in the AEE by highlighting the key design responses under each relevant provision.

Number	Objective/Policy	Assessment
<b>Waterfront Zone (WFZ)</b>		
<b>WFZ-01:</b>	<i>Activities and development in the Waterfront Zone contribute to Wellington's identity and sense of place, with public spaces, buildings and other structures that reflect the unique location and character of the waterfront.</i>	Well-integrated to the modified design of FKP the Proposal will add to the Wellington's identity and sense of place in two different ways:
<i>Purpose</i>		<ul style="list-style-type: none"> <li>at a more local level, the Proposal will add a new cultural building with a memorable image. Acting as landmark at the south/west corner of the Park the new building will enhance its location around the Lagoon, thereby improving the legibility of its setting and reinforcing the local sense of place; and</li> </ul>
<i>ISPP</i>		<ul style="list-style-type: none"> <li>in relation to its Lagoon setting the synergy of the Fale with the nearby Te Wharewaka and the adjacent Chinese Garden will create a well-connected cultural precinct - a new public destination of national significance contributing to a well-functioning and vibrant place for community life. This will enhance the identity of Wellington as a capital city while adding to the waterfront's open space character and its sense of place.</li> </ul>
<i>Operative</i>		
<b>WFZ-06</b>	<i>The Waterfront Zone has a diverse and vibrant mix of activities that collectively provide and encourage public interest, use and enjoyment of the Zone during the day and night.</i>	The Proposal supports this objective by:
<i>Vibrant and diverse mix of activities</i>		<ul style="list-style-type: none"> <li>adding a new public destination through a culturally significant building that allows for a range of community events and public gatherings. Conducted in an inside/outside environment and supported by a new cafe these new activities will add to the Park's character without diminishing the quality of its open space(s) in any significant way. This, along with the adjacent Chinese Garden, will add to the activity mix at the south-west corner of the Park, while promoting access and inviting movement around the site;</li> </ul>
<i>P1 Sch 1</i>		<ul style="list-style-type: none"> <li>creating a building with a distinctive image which, in itself, as well as being part of the Park, will raise public interest, encourage movement around the site and contribute to</li> </ul>
<i>Have regard</i>		

the enjoyment of the Waterfront Zone; and

- providing a new activity complementing the redesigned open space of FKP and supporting its use and activity patterns through the proposed café at the north end of the Fale and the opportunities it provides for a range of public uses.

## WFZ-07

*Managing adverse effects*

*Adverse effects of activities and development in the Waterfront Zone are managed effectively both:*

*ISPP Operative*

1. *Within the zone, including on its role, function and connectivity; and*
2. *At interfaces with:*
  - (a) *Heritage buildings, heritage structures and heritage areas;*
  - (b) *Scheduled sites and areas of significance to Māori;*
  - (c) *Public open space specific controls;*
  - (d) *Residential zoned areas; and*
  - (e) *The coastal marine area*

The proposed Fale will not result in significant adverse effects on the Frank Kitts Park public open space area or the Waterfront Zone for the following main reasons:

- the Proposal enhances the role of the waterfront as a primary open space for the city by replacing a larger existing carpark building with a new much smaller building of high architectural quality that integrates well to and supports the use of the Park while contributing to its connectivity and functioning;
- the Proposal responds positively to the nearby heritage listed buildings through its scale and relationship to the Lagoon;
- as an integral part of the Park, the Proposal responds well to the sites of significance to Māori identified in the District Plan (Wellington Harbour and the Wharepo Lagoon, and Te Wharewaka). This is reflected in the scale and roof form of the building and its alignment and orientation, and is further supported by the proposed façade treatment, with a particular reference to the use of artwork on the Lagoon-facing façade and around the Paepae.

## WFZ-P1

*Enabled activities*

*Enable a range and diversity of activities that support the purpose and function of Waterfront Zone and enhance the Zone's vitality, vibrancy and amenity during the day and night including:*

*Pt1 Sch 1  
Have regard*

1. *Commercial activities;*
2. *Community activities;*
3. *Recreation activities;*
4. *Emergency service facilities;*
5. *Marae activities;*
6. *Public transport activities on Waterloo Quay, Customhouse Quay, Jervois*

The Proposal will add to the range and diversity of the Waterfront Zone's activities, thereby enhancing its vitality and vibrancy. This will be achieved through the character and function of the proposed building and the uses and activities it will accommodate.

As a nationally and regionally significant building, the Fale will provide a new public activity destination. Along with the activities of the redesigned FKP, it will diversify and contribute to the current range of activities within and around the Park, while reinforcing the vibrancy, public character and amenity of the Waterfront Zone.



*Quay, Cable Street, Oriental Parade and in the Post Office Square Heritage Area;*

7. *Visitor accommodation; and*
8. *Residential activities above ground floor.*

**WFZ-P2**

*Managed activities*

*Manage the location and scale of activities which could result in cumulative adverse effects on the vitality, vibrancy and amenity of the Waterfront Zone, including:*

1. *Industrial activities;*
2. *Construction of apartments and visitor accommodation;*
3. *New and expanded buildings;*
4. *New and modified public space; and*
5. *Public transport activities on Waterloo Quay, Customhouse Quay, Jervois Quay, Cable Street, Oriental Parade and in the Post Office Square Heritage Area.*

*P1 Sch 1  
Have regard*

The Proposal supports this policy for the following main reasons;

- both the location and scale of activity associated with the Proposal have been carefully considered in the context of the FKP redesign as an integral part of its landscape;
- the modified open space of the Park and the proposed new building will work in an integrated fashion supporting and complementing each other in both physical, visual and activity terms, thereby improving the connectivity and functioning of the building and Park and enhancing the amenity, vibrancy and vitality of the Waterfront Zone. In this sense, the Proposal will generate positive effects rather than create any significant adverse effects.

**WFZ-P5**

*Sense of Place*

*Require development of public spaces, buildings and other structures to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone, where relevant:*

*ISPP Operative*

1. *A balance of buildings and open space with no more than 35% total building coverage over the whole Waterfront Zone to form a sense of openness and transition between the dense city centre environment and the expansiveness of Te Whanganui a Tara;*
2. *Design relating to the maritime location and activities;*
3. *Rich Māori and tauiwi/non-Māori history;*

This Proposal supports this policy for the following main reasons:

- compared to the 'existing environment' the proposal, with its distinctive form and unique function, will enhance the amenity, identity and attractiveness of FKP and its setting;
- underlined by symbolic expressions, the design of the building reinforces its Pasifika identity adding to the cultural identity of the waterfront and its overall sense of place;
- the transition between the city and the harbour and the visual connections between the two have been appropriately addressed through: (a) the location of the building at the south/west corner of the Park and its alignment to the Harbour, and (b) the design of both the building and the adjacent Malae/Whairepo Lawn;
- connections to the building are well-integrated to those of the wider park environment, the surrounding waterfront area and the city; and

	<ul style="list-style-type: none"> <li>4. <i>Sunlight to parks, plazas and other green spaces where people regularly congregate;</i></li> <li>5. <i>Visual connections to the City and Te Whanganui a Tara; and</i></li> <li>6. <i>Accessibility for people of all ages and mobility levels.</i></li> </ul>	<ul style="list-style-type: none"> <li>■ the design treatment of the proposed paths and access links to the building have been designed to provide access for people of all ages and mobility levels.</li> </ul>
<b>WFZ-P6:</b>	<i>Require new and altered buildings to be of a high quality, including:</i>	
<i>Development of buildings</i>	<ul style="list-style-type: none"> <li>1. <i>Building forms and facades, especially those that are visually prominent;</i></li> </ul>	
<i>ISPP Operative</i>	<ul style="list-style-type: none"> <li>2. <i>Bulk, scale and heights that are complementary to and of a scale appropriate to the existing nearby buildings in the Waterfront Zone;</i></li> <li>3. <i>Heights that are consistent with the low-rise nature of buildings in this zone;</i></li> <li>4. <i>Active building frontages and publicly-accessible areas on the ground floors of buildings, except for storage and/or service areas;</i></li> <li>5. <i>Storage and/or service areas screened from public view;</i></li> <li>6. <i>Sustainable, resilient building design that is adaptable to changes in use over time;</i></li> <li>7. <i>Buildings that respond to any significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings;</i></li> <li>8. <i>Design that responds positively to identified historic heritage structures, buildings and areas, including those seaward of mean high water springs and identified in the Regional Natural Resources Plan, that are adjacent to the new or altered building; and</i></li> </ul>	<p>The proposed design, based on a contemporary interpretation of Pasifika architecture, will create a building form with a strong architectural identity embodying cultural values and acknowledging the prominence of all building facades. To this end, the Proposal provides a 360-degree active/publicly accessible building frontage with high-quality façade treatment (refer Design Guide assessment under G35).</p> <p>The proposed form, bulk and scale of the building are suitable for the waterfront location of the site and reflect the low-rise form and horizontal scale of nearby buildings.</p> <p>The ground floor will be publicly accessible and incorporate design features, including raised ground floor level, which respond to natural hazard risk(s) associated with sea level rise, storm surges and tsunami events.</p> <p>The urban design assessment (refer Section 4.2 of this report) established that the Fale and associated Malae open space respond positively to the Centres and Mixed Used Design Guide objectives and associated guidance points.</p>

9. *Fulfilling the intent of the Centres and Mixed Use Design Guide.*

**WFZ-P7:**

*Protection of public open space.*

*ISPP Operative*

*Protect the Waterfront Zone's mapped public open spaces by avoiding new permanent buildings above-ground on public space except where they improve the space for public use and enjoyment and do not dominate or cumulatively diminish the public open space.*

Notwithstanding that the Fale will introduce a new permanent building within FKP, it will nevertheless improve the public frontages of the site in spatial, visual and activity terms. As such, along with the Malae, the Proposal will enhance the public use of the adjacent promenades and the Park as a whole.

The form and scale of the building relates positively to its setting without diminishing in any way the surrounding open space. Rather it will complement and enrich the open space experience within the Wellington waterfront.

**WFZ-P9**

*Sustainable long term use*

*ISPP Operative*

*Encourage new development and redevelopment in the Waterfront Zone to be sustainable, resilient and adaptable to change in use over-time, including enabling sufficient flexibility for ground floor space to be used and converted for a range of activities and responding to future coastal hazards.*

Considered in the context of its unique function, the Proposal supports this policy as:

- sustainability considerations have been suitably integrated into the building design (refer assessment under O16)
- the building layout and internal physical space characteristics will allow for and support a range of public activities.

**Viewshafts**

**VIEW-01**

*Purpose*

*ISPP Operative*

*Views that contribute to the City's identity and sense of place, and that support an understanding of the City's topography and urban form, are recognised and maintained*

The overlay of Viewshaft VS11 (Willeston Street) crosses Frank Kitts Park at its southern end. However, the proposed Fale does not intrude into the viewshaft as it is located clear of the south (right-hand margin) of the viewshaft.

Refer Section 5.3.2 of the AEE

**VIEW-P2**

*Maintaining identified viewshafts*

*ISPP Operative*

*Maintain viewshafts that reinforce the City's identity and sense of place by restricting development that could affect these viewshafts, having regard to:*

1. *Whether the development will positively frame the viewshaft horizontally or vertically;*
2. *The extent to which the relationship between context and focal elements will be maintained;*

The proposed Fale does not intrude into Viewshaft VS11 (Willeston Street) which crosses Frank Kitts Park, as it is located clear of the south (right-hand margin) of the viewshaft (refer Architect's Design Statement, page 51).

3. *Whether the development will intrude on the viewshaft vertically or horizontally and the extent of any intrusion on identified focal elements; and*
4. *The extent to which the development will remove existing intrusions or increase the quality of the viewshaft, particularly in relation to focal elements.*

**Heritage**

**HH-02**

Protecting Historic Heritage	<i>Historic heritage is retained and protected from inappropriate use subdivision and development</i>	The Fale will not adversely affect the historic heritage values, including the setting and character of the nearby heritage listed buildings (Star Boating Club and Wellington Rowing Club) and the adjacent heritage listed Albatross sculpture. Rather, the siting, form and scale of the new building responds positively to the heritage character and values of these items.
ISPP Operative		

**HH-P8**

<i>New buildings and structures on a site of a heritage building or structure.</i>	<i>Provide for new buildings and structures, and modifications to existing non-scheduled buildings, on the same site as heritage buildings and heritage structures where it can be demonstrated that the work does not detract from the identified heritage values, having regard to:</i>	The form, scale and external treatment of the Fale in the location proposed will not detract from the identified heritage values of the listed heritage items - Star Boating Club, Wellington Rowing Club and the Tanya Asken Albatross sculpture (refer assessment under G1/responding to context).
ISPP Operative	<i>1. The extent to which the work:</i> <ol style="list-style-type: none"> <li><i>a. Is compatible with the scale, form, proportion, design and materials of the heritage building or heritage structure; and</i></li> <li><i>b. Respects the identified relationship of the heritage building or structure with its setting.</i></li> </ol>	

**4.4 WELLINGTON WATERFRONT FRAMEWORK**

This section provides a brief assessment of the Proposal (the Fale) against the Wellington Waterfront Framework (the Framework) in the context of the Park redesign. The Framework - a non-statutory document that the Proposal has to have regard to - is structured around a set of guiding provisions recorded under four headings including themes, values, objectives and key features. The assessment is focused on the provisions that are directly relevant to the Proposal.

A detailed assessment of the proposed building and that of the modified FKP design has been provided in the report prepared for the WCC by the Waterfront Technical Advisory Group (TAG). My assessment draws on that and other technical reports.

The findings of my assessment are summarised below and recorded under the Framework's headings:

### **Waterfront Themes**

#### **Historical and contemporary culture**

- Based on a concept-driven design generated in relation to the site's context, while interpreting the specific cultural aspects of the Fale archetype in a contemporary manner, the Proposal, along with the modified FKP design, successfully layers history with contemporary culture.
- The public nature of the Fale and the opportunities it creates for cultural and public functions and gatherings supported by its design characteristics expresses contemporary culture and enhances the changed character of the waterfront from a working port to a recreational and cultural area as promoted by the relevant theme.

#### **City to water connections**

- This theme is about the transition from the city to the waterfront and from the waterfront to the city while enhancing the connectivity and accessibility of the waterfront. It is also about visual connections/views of the harbour and the hills beyond from along the various city streets as well as views from the promenade and water's edge out to the harbour. The Proposal will reinforce the connections and access while providing an appropriate transition between the city, the adjacent promenades and to the harbour for the reasons outlined below:
- The redesigned FKP creates a new context to the Fale where the existing raised carpark building will be removed eliminating existing level changes between the city, the promenade and the harbour. The slightly raised Fale and associated Paepae, along with the proposed treatment of the Malae /Whairepo Lawn, will allow for accessible paths that are well connected to the wider pedestrian network. At the same time, important sightlines and existing valued views will be retained, noting that none of the identified District Plan viewshafts which traverse the Park will be impacted by the proposed building.
- The landscape treatment along the Jervois Quay frontage of the Fale and the arrangement of the main building entrance and associated accessible steps and diagonal path from the direction of Te Ngākau Civic Square Precinct, will reinforce the accessibility and connectivity to and around the Fale. This will be further assisted by the proposed new pedestrian crossing. This, along with the location of the Fale and its low-rise horizontal scale will ensure an appropriate transition between the city and the harbour with the slightly sloping Whairepo Lawn and integrated Malae mediating the spatial shift between the building, the waterfront promenade and the adjacent harbour to the east and the Lagoon to the south.
- Removing the existing carpark building and associated level changes will improve both physical and visual connections across the Park, thereby reinforcing and enhancing the visual and physical connections between the city and the harbour.

#### **City to waterfront connections**

- The Proposal with special reference to the Malae/Whairepo Lawn will create an open edge to the promenade at the southern end of the Park transitioning into accessible public open space. Allowing for a range of formal activities and casual use, the inland edge of this space is supported by the transparent facade of the Fale. This, along with other improvements incorporated in the modified FKP design, will enhance the promenade edge treatment and add to its overall quality and experience.

#### **Open space**

- This theme is about creating a sequence of open spaces of variable size and type along the waterfront including two major open spaces - Waitangi Park and FKP - while ensuring that any new buildings adjacent to or facing public spaces will contribute to the activity, safety and overall quality of those spaces. The Proposal, along with the FKP redesign, is consistent with the intent of this

theme. The Harbour Lawn incorporated into the the modified Park design will support the status of FKP as a major open space as discussed in the TAG report.

- Developed as an integral part of the Proposal, the Malae/Whairepo Lawn will support further the role of the Park as a major open space by providing an accessible and usable open space defined on the western side by a new building (the Fale). The size, shape and edge treatment of that space relates well to adjacent spaces and nearby buildings and will help to generate public activity and movement, while contributing to the quality and safety of both the Park and the promenades.

#### Diversity

- The new building and the adjacent Malae/Whairepo Lawn will contribute to the diversity of the waterfront as a whole in social, cultural and activity terms. Regarding its Lagoon setting, the Fale and the adjacent Chinese Garden, along with the nearby Wharewaka, will assist in creating a diverse cultural precinct and a destination of national importance that will add to the diversity of the city.

#### Waterfront Values

##### Expression of heritage and history

- The proposed building respects the nearby heritage listed buildings through its scale and location and relates well to the heritage listed Albatross sculpture. The expression of heritage and history is integrated and expressed in the wider Park design and associated elements as described in the Landscape Design Statement and discussed in the TAG report.

##### Expression of Māori heritage and presence

- The expression of Māori heritage and presence has been incorporated in the modified design of FKP. The proposed Fale while clearly expressing its specific cultural identity, also acknowledges the Māori presence through the shape of its roof structure which symbolically illustrates 'the movements of two hands, each hand a symbol of the key relationship between Tangata Whenua and Tangata Moana' (Architect's Design Statement p.19). This is supported by the integration of the building and adjacent Malae to Whairepo Lawn and the adjacent Park, the design of which follows a narrative expressive of Māori identity and their relationship to the harbour.

##### Sense of Place for Wellingtonians

- The Proposal will enhance the sense of place around the Lagoon, as well that of FKP and the waterfront as a whole. This has been achieved through its context-specific response, simple distinctive form and high-quality architectural expression that will create a local landmark. Well-integrated to the Park design, along with the Chinese Garden, the proposed Fale will contribute to enriching the cultural dimension of the landscape and creating a destination that will enhance the sense of place and identity of the city as a whole.

##### Diversity of experience

- The proposed Fale will support cultural and recreational uses while providing spatial opportunities for a range of public activities and casual uses. The unique cultural function of the building will add to the diversity of experiences along the waterfront as a destination of its own as well as an element of the Park. Its proximity to the Chinese Garden - another cultural destination - will accentuate a sense of diversity at the southern end of the Park at the interface with the adjacent city.

##### Sense of collective ownership and involvement

- The proposed Fale supports the waterfront as a predominantly public area by providing opportunities for both casual uses and informal activities as well larger public events. The publicly accessible ground level of the building opening to the Malae/Whairepo Lawn and the adjacent harbour expresses and accentuates the public character of the building and promotes the public use of adjacent spaces.

##### Experience of space and openness

- The Fale with its relatively small footprint and low scale will replace a much larger existing building, thereby reducing the total building coverage within FKP and the waterfront as a whole, while removing existing level changes. This will accentuate the sense of openness, improve the relationship to the water – the largest open space in the city, and enhance the visual and physical connections between the city and the harbour.

Ease of access for all

- The approaches and access paths to the new building, while well integrated to the pedestrian network of the Park and the wider waterfront, have been designed to promote and facilitate access to the Fale for all.

### **Waterfront Objectives**

The Framework sets up seven objectives for the redevelopment of the waterfront. The way the Proposal responds to these objectives is summarised below:

The waterfront is locally and internationally recognised for its design

- The proposed Fale with its distinctive form and intended high quality architectural treatment, designed as an integral element of FKP has the potential to become an award-winning building contributing to and enhancing the overall design quality of the waterfront and drawing local and international visitors.

The waterfront is readily accessible for all people

- The pedestrian paths to and around the building and Malae/Wharepo Lawn are all designed to be accessible for all people incorporating suitably designed ramps and generous accessible steps, noting that ease of access will also be facilitated by the removal of the existing carpark building and associated level changes.

The waterfront is, and is perceived to be, safe at all times

- The Proposal supports this objective through its extensively glazed facade providing informal surveillance and through the legible access paths to the building that are well connected the wider pedestrian network of the Park and surrounding area.

The waterfront is an attractive place that draws Wellingtonians and visitors

- The Fale, along with the adjacent Chinese Garden will create a renowned destination within FKP attracting public attention. This is supported by a range of activities that the Fale can accommodate, along with the proposed café, which will ensure that the Fale will be a further drawcard for Wellingtonians and visitors alike.

The waterfront successfully caters for a wide range of events and activities

- The Fale provides opportunities for a range of informal community gatherings and formal public events. This will add to the range of activities within FKP and the waterfront as whole.

Significant heritage buildings are protected on the waterfront

- The proposed Fale is a new building that does not have any direct or immediate relationship to any listed heritage buildings.

Activities on the waterfront are integrated with those on the harbour

- This objective is supported by the orientation of the proposed building and the Malae/Wharepo Lawn towards the promenade and the waters edge, thereby reinforcing the relationship between the Proposal and the harbour.

### **Key Features of the Waterfront (Frank Kitts Park)**

FKP is one of the five key waterfront features identified by the Framework. The Framework also outlines several aspirations/outcomes for the Park, noting that these do not relate directly to new buildings.

Large green space

As a largely flat area of open space the Malae/Wharepo Lawn, which is suitable for various formal and informal activities and events, will add to the green open space of the Park complementing the larger space of the Harbour Lawn. Defined by the Fale on its inward side, the Malae/Wharepo Lawn, while adding to the collective green space of FKP, will enable the Fale's internal activities to extend outside and support the use of the Fale as a multi-functional space.



Cater for outdoor activities both on and off water

The Fale will provide opportunities for outdoor casual and organised events within a space facing the water, reiterating that both the building and the Malae/Whairepo Lawn are oriented to face the harbour. The removal of the existing carpark building and associated level changes will further enhance the relationship of the Fale to the water edge and the harbour.

Creating a safer Jervois Quay edge

Sitting slightly above street level the proposed building is setback from the edge of Jervois Quay. The level changes between the building and the street are appropriately addressed as an integral part of the landscape treatment by incorporating access steps and ramps within a well-designed stepped landscape that assists the transition of the building to the street.

Access to water improved

This aspiration/outcome is not directly relevant to the proposed Fale due to its location at the south-west end of the Park away from the waterfront promenade and the waters' edge.

Water activities enhanced by creating an 'intermediate' harbour

This aspiration/outcome is not relevant to the proposed Fale due to its location and the unique function of the building.

South end of Events Centre could be improved

This relates to an area that falls outside the scope of the Proposal and is therefore not relevant to the assessment of the Fale.

Overall, the Proposal is consistent with and supports the Framework themes, values and objectives and the site-specific aspirations/outcomes for Frank Kitts Park.

The proposed Fale, along with the modified design of Frank Kitts Park including the Malae, has been assessed against the Wellington Waterfront Framework in detail in the TAG report. I have read that report and concur with its conclusions as they are similar to mine.

## 5 SUMMARY OF CONCLUSIONS

An assessment of the urban design outcomes of the Proposal against the relevant District Plan provisions was carried out including: (a) assessment against the Centres & Mixed Use Design Guide, (b) the relevant District Plan objectives and policies of the Waterfront Zone; and (c) the Wellington Waterfront Framework. The key assessment findings are summarised below.

### Centres & Mixed Use Design Guide

- The Proposal is an integrated development that is coherently resolved - it is both site-specific and concept driven. This is illustrated in the coordinated way the Proposal balances the building form and façade composition with contextual considerations while addressing the specific cultural aspects and unique function of the Fale.
- The siting, form and architectural treatment of the Fale and the design response to the varied context and character of adjacent spaces, along with the integrated approach to the internal planning and external design of the building, all contribute to the coherence of the overall outcome. The distinctive building form inspired by the cultural aspects of the Fale will create positive and visually interesting 360-transparent frontages that will generate activity and improve the quality and safety of adjacent spaces.
- The distinctive form and high-quality architectural design of the Fale will integrate well to and enhance the Park's modified design, while contributing positively to the adjacent promenades and Jervois Quay in both spatial and activity terms. Along with the adjacent Chinese Garden, the Proposal will create a high-profile destination of national significance that expresses the cultural makeup of Wellington, while contributing positively to the vibrancy, overall quality and activity of the waterfront as a whole.

- The proposed Fale supports and will deliver the outcomes sought by the Design Guide by providing a balanced 'in-the-round' response to the relevant guidance points, while creating a high quality/well-functioning and well-connected cultural building of memorable form - a building that is suitably situated and conceived as a constituent element of the wider Park setting. At the same time, the Fale will provide spatial opportunities for a range of activities including casual uses, community activities and formal public events, as well as a café at the interface with the Chinese Garden supporting its use, while enhancing the vibrancy of the Park as a whole.

#### District Plan Objectives and Policies / Waterfront Zone

- The assessment of the relevant District Plan provisions for the Waterfront Zone established that the Proposal is consistent with the relevant objectives and supports the associated policies through its urban design characteristics and architectural quality.
- Situated within the context of the redesigned FKP where the existing carpark structure and associated level changes will be removed, the Proposal will enhance connectivity and improve the overall character and quality of the adjacent promenades and Jervois Quay, while enhancing the relationship to the harbour. Consequently, it will become a positive addition to the Park and the waterfront as whole without compromising in any way the open character of one of Wellington's premier open spaces.

#### Wellington Waterfront Framework

- The Proposal is consistent with the Framework themes and values and supports its objectives and the site-specific characteristics and outcomes sought for Frank Kitts Park.

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