

Design Statement for the Future Accommodation Strategy

Report Prepared for the Parliamentary Service



PARLIAMENTARY SERVICE
Te Ratonga Whare Pāremata



Report by

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Design Statement

1 Scope and Purpose of Design Statement

This report is a Design Statement for the development of the area to the west of the Parliamentary Precinct, known as the Future Accommodation Strategy project. This comprises of extensive new landscaping and two new buildings. The project is primarily designed to provide appropriate quality office accommodation for members of Parliament, ministers associated with minor parties, and parliamentary staff.

The purpose of this Design Statement is to:

- Outline the client's¹ brief for the project
- Describe the site and context of the project
- Describe the design response.

This statement should be read together with the accompanying Studio of Pacific Architecture drawings for a visual description of the proposal.

This Design Statement and the architectural drawings are an appendix to the Assessment of Environmental Effects prepared by Peter Coop.

1.1 Summary Description and Naming Conventions

The project is made up of two buildings in a landscaped setting as shown in Studio Pacific drawing 2662 PA2-03.

For the purposes of this document the following terms and abbreviations will generally be used.

Important aspects of the overall precinct:

The Precinct:	This refers to the whole site or grounds of Parliament and is indicated by a red dashed line on the drawings showing the site's legal boundary. It excludes Bowen House which has in the past been used for Parliamentary office accommodation.
Western Precinct:	The area to the west of the Executive Wing, Parliament House, and the Parliamentary Library
Carparking:	There are two main existing areas of above-ground carparking – the upper carpark (close to Hill Street) and the western carpark .
Museum Street:	This is the 'street' (Museum Street is not legal road) that enters the western side of the precinct off Bowen Street.
Museum Street Oak Tree	This is a protected oak tree dating from the 1860s.
Museum Street Terrace:	A new outdoor space at the north end of Museum Street.
The Sculpture Park:	This is the landscaped park located between the Bowen State Building and the Executive Wing, immediately adjacent to Bowen Street.
Bowen Campus:	This refers to the collection of office buildings adjacent to the western boundary of the precinct. The two buildings closest to the Precinct are known as the Bowen State Building

¹ In contractual terms the client is His Majesty the King and the Parliamentary Corporation, but these act through the Parliamentary Service, which provides instructions and approvals.

and the Charles Fergusson Tower. These properties are currently owned by a listed company Precinct Properties Ltd.

The West Courtyard:	This refers to a proposed pedestrian and landscaped area located between the proposed Museum Street building and the existing Bowen State Building
The Parliamentary Library:	The northern most building on the site, completed in 1901.
Parliament House:	The largest building on the precinct, completed in 1921.
The Executive Wing:	The building more commonly known as the Beehive, completed in 1981.
The Press Gallery:	The western-most section of the Executive Wing. In some documentation this is also referred to as the Annexe or Press Gallery Annexe. The use of the term 'annexe' is not to suggest that this part of the building should be considered an addition to the original concept of the Executive Wing, but it is a term that has been used by staff working at Parliament.

The proposed new buildings:

The Museum Street Building (MUS)	This proposed new 6-storey building sits to the west of Parliament House, oriented north-south.
The Ballantrae Place Building (BAL)	This proposed new deliveries building sits adjacent to the Ballantrae Place entrance, and runs east-west.

More detailed descriptions of various aspects of the three proposed buildings, along with the landscape aspect of this project (LAN) are set out below.

For all project aspects minor design changes will come about as a result of detailed design development.

1.2 Parliament's Objectives

The primary objective for this project is to enhance the effectiveness, efficiency, and security of Parliament by providing appropriate office accommodation for ministers, members of Parliament, and parliamentary staff.

Key to this is to provide flexible, secure and resilient office space on the Precinct and close to the debating chamber in Parliament House.

Other important objectives are to:

- Transform and enhance the area of the Precinct behind the Executive Wing and Parliament House.
- Ensure the safety and security of occupants and the general public
- Acknowledge and reflect the Treaty/*te Tiriti* partnership
- Achieve a high level of environmentally sustainable design with low operational energy use and net carbon zero construction
- Provide a high level of seismic resilience.

There are essentially three main aspects of the project that meet the overall project objectives - two new buildings (MUS and BAL) and the landscaped setting in which they sit (LAN).

The detailed background, brief and design response for each of these three aspects are set out below. The overall masterplan for the Precinct is discussed first, then the proposed new buildings, and then the detail of the landscape and pedestrian treatment.

2 The Site Masterplan

This section of this statement provides a summary of the existing context and the proposed design response.

2.1 Site History

Wellington was an important location prior to the arrival of Europeans, with several occupying groups up to 1840 who contributed several names to the area around Thorndon. These are discussed in a 1989 document on the Parliamentary Library and Parliament House Conservation values² where it was observed that three out of the four names associated with this site were of an 'earthy nature' but noting that Waititi – the area at the junction of Molesworth Street and Lambton Quay – meaning 'shining water' was describing Wellington Harbour.

Of particular relevance to the western part of the Parliamentary Precinct is the Wai-piro stream. This is usually translated as meaning 'evil-smelling water'.

The site's use for Parliamentary purposes commenced in 1865 when the seat of government was relocated from Auckland.

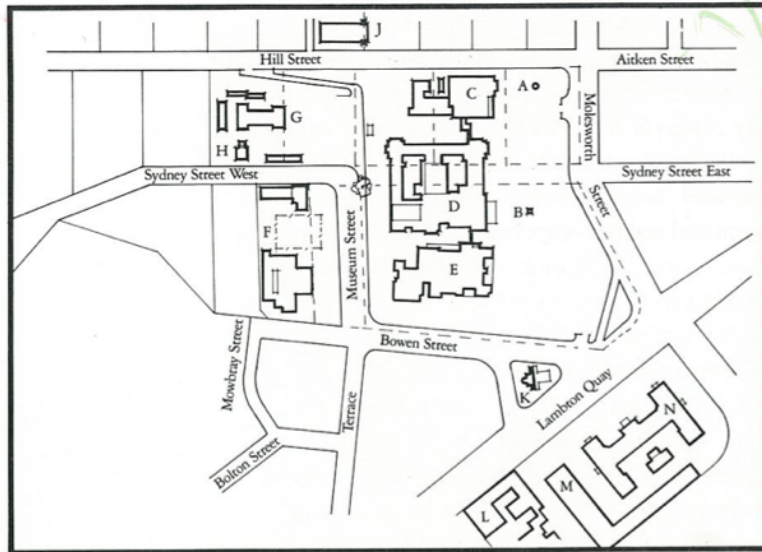
There is considerable detail of the various buildings and landscape developments of the site set out in the 'Parliament Grounds Conservation Plan'³ and also the book 'Parliament – The Land and Buildings' from 1840⁴.

The map below shows the arrangement of buildings in 1938. Of note are the way in which Parliament House was built over Sydney Street, which was apparently the original route of a section of the Wai-piro stream. Also note that Museum Street was parallel to the orientation of Parliament House before meeting up with Sydney Street. Like several streets in Wellington, Museum Street peters out to a pedestrian pathway because of the steep bank up to Hill Street. Museum Street was also originally further to the west of its current location.

² *Parliamentary Library and Parliament House Conservation Values* prepared and written by Chris Cochran with assistance from Rod Cook.

³ *Parliament Grounds Conservation Plan* dated 30 November 2018

⁴ Published by the Parliamentary Service in 1988.



MAP 4 (1938)

A Statue – Balance	G Public Works Department	N Wooden Government Building
B Statue – Seddon	H House – Custodian	
C General Assembly Library	J Basilica	
D Parliament House	K Cenotaph	
E Old Government House (Bellamys)	L Law Courts	
F DSIR	M Temporary Government Building	

Figure 1. Map showing Parliament House built over a closed off Sydney Street (source: Parliament - The Land and Buildings from 1840) (North to top)

2.2 The Existing West Precinct

The western part of the Parliamentary Precinct is essentially that part of the site to the west of the west facades of the Executive Wing, Parliament House, and the Parliamentary Library as indicated in the image below.

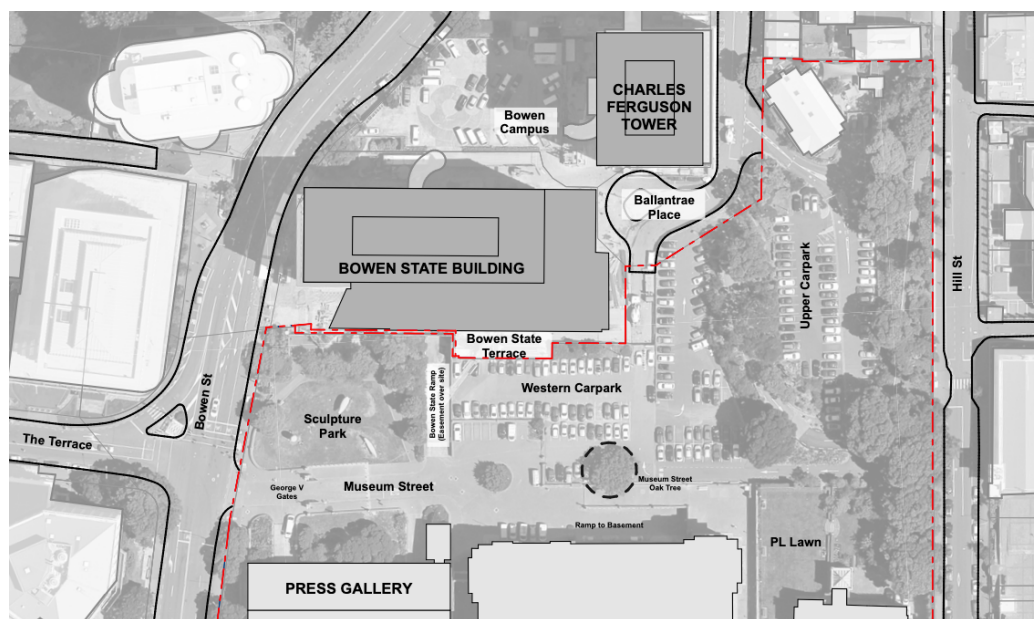


Figure 2. Aerial Image of Western Precinct (North to right)

The key components of this part of the parliamentary precinct are discussed in some detail below.

Museum Street

This 'street' has existed in this general location since at least 1865 when the original Colonial Museum was located on its western side. It is not currently a legal road and its appearance as a street has diminished as it has gradually been modified over time.

As well as providing access to the western carpark, it allows vehicular access to carparking in the basements of the Executive Wing and the Bowen State Building⁵ via ramps, and to the basement of Parliament House via a ramp immediately adjacent to its west façade.

Museum Street is a popular route for pedestrians as it leads from the end of the Terrace, at Bowen Street, northwards to Hill Street. Towards the Hill Street end, it splits and either leads to a ramp descending to the Parliament House basement or, on its western side, it becomes a shared vehicular and pedestrian access route up to where a path heads west up to Hill St.

Along its length, the street also includes several historical features including gates and pillars, a series of low plastered walls dating from the 1912/13, and the Museum Street oak tree dating from 1865 (discussed below). The main entry gates known as the George V gates along with many of the pillars with associated decorative lights and walls were relocated to their current locations in the 1990s. New sections of wall to match that of the 1912/13 perimeter wall were also added on the western side of Museum Street at this time.

When the old Government House (Figure 1 Reference E) was replaced by the Executive Wing, it appears that Museum Street was re-aligned to orient slightly north-westwards. It is possible that this was done to accommodate the required length of a car ramp down to the basement of the Beehive.



Figure 3. Circa 1930 view of Museum Street looking south. The George V gates are visible next to the oak tree in the centre of the image (Alexander Turnbull Library)⁶.

⁵ Note that there is a legal easement that allows the owners of the Bowen State Building to get access via Museum Street to the carpark spaces in the basement of that building.

⁶ Museum Street area, Wellington. Evening post (Newspaper. 1865-2002). Ref: 1/2-088250-G. Alexander Turnbull Library, Wellington, New Zealand. /records/22783458

The Museum Street Oak Tree

The following is an excerpt from a report by Parliamentary Historian John Martin⁷:

This oak tree, planted in the 1860s, was originally in the garden of the cottage for the gardener employed for the Government House grounds at that time. The cottage was built in 1865. The tree is regarded as the oldest tree in the parliamentary precincts. Its location at that time was just south of the line of Sydney Street. There is some evidence to suggest that it may have been grown from an acorn sent from the Cape of Good Hope by Governor Grey, as was the case with the Plimmer Steps oak tree from the same period.

The oak tree has remained in that location since the 1860s, and remained there following the expansion and remodelling from 1910 of the parliamentary precinct into its modern form. All the photographic evidence points to this. In 1901 the central portion of Sydney Street was closed off for the merging of the parliamentary grounds with those of Government House, and for the building of a new Parliament House from 1912. Modern-day aerial photos showing the tree and the alignment of what was Sydney Street confirm this.

In 1986-7, in the context of the proposals for new parliamentary buildings in Museum Street, amid expressions of public concern, there were plans to move the tree. These plans reached an advanced stage, including employment of Japanese experts to preserve the tree for a move. The tree was excavated around the root ball, swaddled and its root ball wrapped, but in the end the move did not take place. In August 1987 the plans for a new building were dropped.

The tree remained in its existing location. After the refurbishment of the early 1990s, which included a rebuilding of the Museum Street boundary wall, it was enclosed with a protective fence.

The tree is currently in good condition according to an arborist's recent report but its setting, in an expanse of carparking does little to celebrate the putative provenance or longevity of this special tree.

The Sculpture Park

This area was made into a 'pocket park' in the late 1990s following the demolition of Broadcasting House which had occupied the site since its opening in 1963. Sometimes (incorrectly) referred to as Bolger Park, after the 35th Prime Minister of New Zealand, it includes Brett Graham's *Kaiwhakatere: The Navigator* sculptures⁸ and is a popular lunch spot. It is noticeable that during winter the park is shaded by the recently enlarged and refurbished Bowen State building, and so people tend to sit on its eastern side, or they cross Museum Street and sit on the low walls adjacent to the Executive Wing. This eastern side of the street gets the afternoon sun and also presents a pleasant outlook back to the park, rather than a view of the current carpark and service entries of the Executive Wing.

⁷ Status of old oak tree in Museum Street, John Martin 1 May 2017

⁸ A Google maps search reveals something known as the Commonwealth Walkway passing through this site. This is a route that connects several sculptures, monuments, and parks in Wellington.



Figure 4. View of Museum Street with George V gates, and Sculpture Park on right.

A vehicular ramp down to the basement of the Bowen State Building defines the northern edge of the park.

The Western Carpark

The carparking area to the west of Parliament House currently provides approximately 114 car spaces but also presents a logical place for any new building development on the precinct. Previous plans for the expansion of accommodation on the precinct have proposed to use this area, and a 27m building height (for buildings on the west side of Museum Street) is provided by the District Plan to accommodate new buildings for Parliament. This is the most obvious location for any major future expansion of the space requirements associated with Parliament House, particularly as that building cannot realistically expand in any other direction (there is a zero-building height limit to the eastern frontage of Parliament House, the Executive Wing and the Parliamentary Library).

The Upper Carpark and Childcare Centre

This is an elevated area providing approximately 63 carparks. It is accessed off Ballantrae Place or from the Western Carpark. Because of the surrounding planting it is relatively unobtrusive. A little further away but still within the Precinct is a childcare centre that provides day-care for the children of those working at Parliament, amongst others.

The Bowen Campus

Originally a collection of three public sector-owned and occupied buildings, what is now the privately owned Bowen Campus will comprise of four multi-storied office buildings when refurbishment and new-build work is completed in 2022.

There are two refurbished 1970s buildings near the Parliamentary precinct which are the recently expanded Bowen State Building and the taller Charles Fergusson Tower. These have both been re-clad with modern curtain-wall glazing that gives them a contemporary aesthetic. At its ground level the Bowen State Building has food and beverage outlets that open out and look across the Precinct's western carpark and Sculpture Park areas.

2.3 Design Response

The diagram below shows the proposed masterplan for building footprints and vehicle and pedestrian pathways. These are described below in broad terms – the detailed landscape treatment of external spaces is described later in this report.

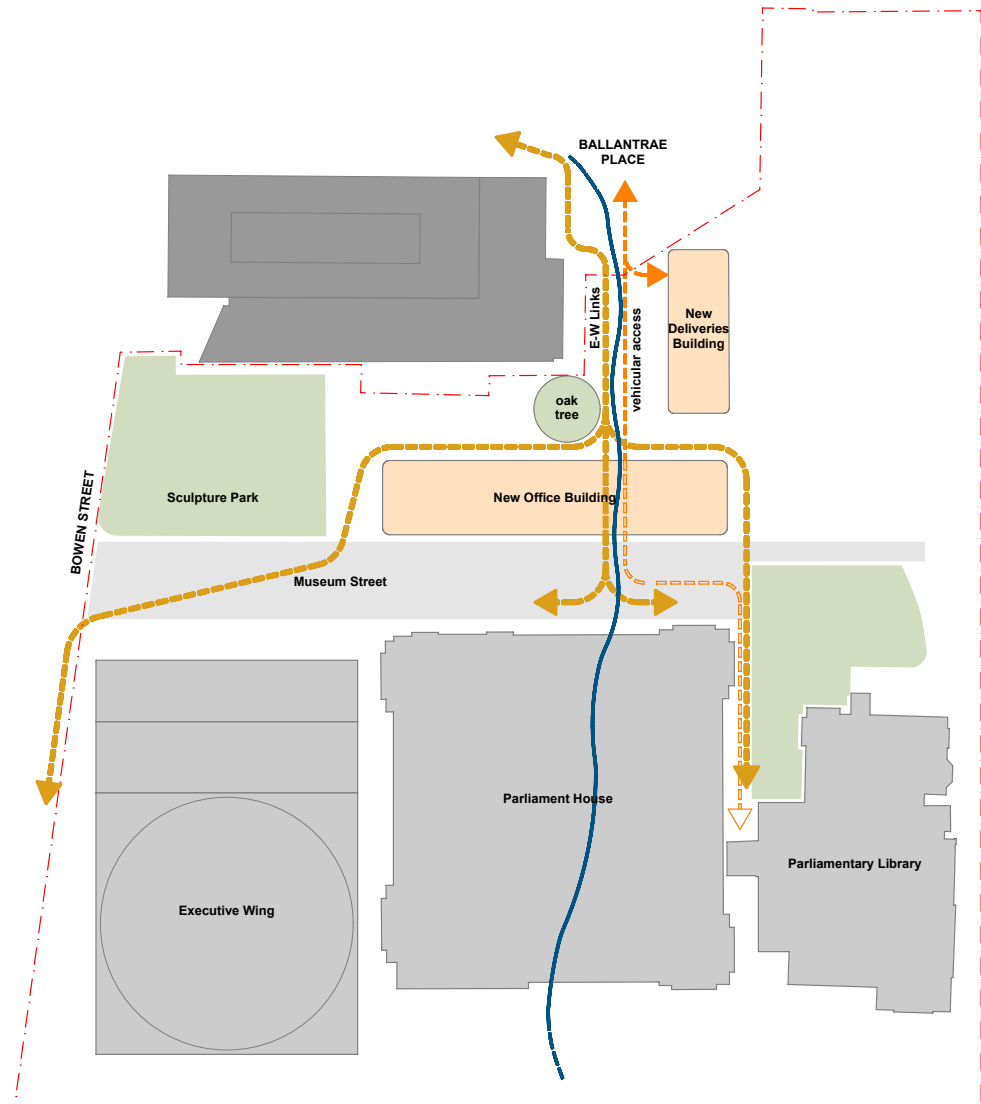


Figure 5. Diagram of Proposed Site Masterplan

Retain the Sculpture Park

Even though this part of the Precinct has a 27m building height standard, it provides a high level of amenity and is an important foreground element to both the Precinct – allowing good views of Parliament House and the Beehive – and to the adjacent Bowen State Building, Bowen Street and The Terrace. The construction of the two proposed buildings will postpone, for the foreseeable future, the need to develop the Park for a new building for Parliamentary purposes, and thus enable its role as open space to continue.

Realign Museum Street

Even though this street is some distance to the east of its very original location, its off-axis orientation is dissonant with the neighbouring buildings. Realigning it so that it is parallel to Parliament House and the Executive Wing makes sense, particularly as these building façades will help to define the east side of the street. This orientation also more closely matches that of the neighbouring Bowen Campus.

Define and Enhance Museum Street

In addition to realignment, it makes sense to extend the 'street' up to Hill Street as far as possible. This creates a clearly defined and convenient north-south pedestrian route across the precinct. To the west of Parliament House is the most obvious location for any major future expansion of the space requirements associated with Parliament House, and such a new building will also help to better define the street. It is important though to ensure a generous width of 'street' so that the heritage west façade of Parliament House will still be able to be appreciated.

Security at Parliament requires that vehicular traffic using Museum Street is reduced to a minimum. This will enable Museum Street to be redesigned as a pedestrian oriented space and as a foreground to the adjacent buildings.

Location of a new Parliamentary building

Setting aside the Sculpture Park, the logical location for a new building on the Precinct is approximately mid-way between the Bowen Campus and Parliament House, running north-south. This ensures good levels of natural light and privacy, but more importantly it provides reasonably sized outdoor spaces along its east and west sides. The extent at the north end is limited by the existing steep bank and at the south end by the vehicle ramp leading down to the basement of the Bowen State Building. These latter constraints align approximately with the north and south façades of Parliament House which is fortuitous because any new building is likely to be effectively another wing of that building.

Improve the setting of the Museum Street oak tree

The tree's current location, together with the spatial requirements for a protection zone, mean that if it stays in its current location, it unacceptably limits building development on the western side of the Precinct. The existing setting is also poor. Specialist arborist advice is that it is feasible to move the tree to a place on the precinct where the tree can more properly be acknowledged and celebrated. The general rule of thumb is that the closer the tree is to its original location, the better. The proposed location for the tree is shown on the drawings that accompany this statement.

Maintain and enhance east-west links across the Western Precinct

The existing western carpark allows for numerous pedestrian pathways across the site. People going to and from Thorndon and the Bowen Campus walk across the Precinct to Bowen Street or to the walkway between Parliament House and the Parliamentary Library.

It is important – particularly considering the objective for Parliament to be open and accessible – to ensure that these important links are maintained and enhanced by detailed design involving wayfinding, lighting, paving and other CPTED (Crime Prevention Through Environmental Design) initiatives.

Bring vehicles and deliveries in via Ballantrae Place

As a corollary of removing most vehicular traffic from Museum Street, deliveries and carparking access for the Precinct will be relocated to Ballantrae Place. This has the advantage of using a relatively quiet cul-de-sac, but also improves traffic and pedestrian safety and amenity at the Bowen St/The Terrace intersection.

A new building at the Ballantrae Place entrance will enable all deliveries to the Precinct to be centralised and screened for the safety and security of Parliament.

Acknowledge Wai-piro Stream and Sydney Street

Wai-piro Stream is an important historical aspect of the Precinct and the wider area. The stream is acknowledged in the recent upgrade of the nearby Cenotaph Precinct where artist Joe Sheehan uses a sinuous line of *pounamu* and jade paving inserts to trace its notional course.

Sydney Street apparently followed the course of a section of the stream and so if this could be acknowledged in some way then two aspects of the site history could be brought to life.

2.4 Mana Whenua Co-design

A summary of meetings with mana whenua representatives is included in the appendices. The Parliamentary Service and the architectural design team recognize the importance of embracing the cultural narrative of mana whenua and working with artists and designers to give expression to that narrative. Working with Kura Moeahu as Cultural Advisor and Len Hetet as Cultural Design Lead there has been an evolving process of establishing and expressing an overall cultural narrative and a specific project narrative.

The broader cultural narrative which this project responds to is *Te Ara Tupua - the ancient pathway*, a narrative associated with *Tupua - Ngake* and *Whātaitai*. This is the story of the formation of the Wellington harbour and its geography.

The specific project narrative that is *Te Tai Whakarunga – the upward tide* which speaks to the location of the Parliamentary Precinct and the Bowen Campus and references the hills, landscapes and waterways which were formed during the geological movement associated with the surfacing of *Te Ika-a-Māui - the great fish of Māui*. This event was violent and activated *Te Aukume* and *Te Auroa* (the magnetic and tidal pulls) which created water movement that flooded the region. Once this violent period was over water then retreated back to the freshwater lake (which is now Wellington harbour) via water tributaries. The course of one of these tributaries - the Wai-piro Stream runs directly through the site. The Parliamentary Precinct resides within the ancient pathway of *Tupua-Horo-Rangi - Whātaitai*. The *Tupua Whātaitai* is the spiritual and physical connection of land to water, sky and people. It has the power to uplift, create water movement (whirlpools and waves), generate lava, but also has the desire to care and nurture for birds, fish, plants and wildlife. To make reference to *Whātaitai* is to connect this location with the story of *Te Ara Tupua*.

These design themes are being used to inform the detailed design treatment of a range of building and landscape aspects that have been identified within the project⁹. These are discussed in those parts of this statement.

⁹ This description is based on material provided by Kura Moeahu (former Kaiwhakarite for the Parliamentary Service) and Cultural Design Lead Len Hetet.

3 The Museum Street Building (MUS)

3.1 Naming Conventions

The building that is the subject of this section of the Design Statement is known as the Museum Street Building (MUS). For the purposes of this document the following terms will generally be used:

The whole building:	The Museum Street Building, the building
The adjoining entry structure:	The Entry, Entry Structure
The bridge across to Parliament House:	The Link Bridge
Basement:	Level B1, Basement
Ground Floor:	The Ground Floor
Ground Floor public thoroughfare:	East-West Link
First Floor:	Level 1
Upper floors:	Levels 1-5
Services Plant space on Level 5:	Plant space

3.2 Brief for the Museum Street Building

The following constitutes the objectives and brief that the design is intended to meet.

3.2.1 The Objectives

The primary objective for this building is to enhance the effectiveness and efficiency of parliamentary decision-making by providing appropriate office accommodation for members, ministers associated with minor parties, and general office space on the precinct and close to the debating chamber in Parliament House. Other important objectives are to:

- Ensure the safety and security of occupants and the general public
- Acknowledge and reflect the Treaty/*te Tiriti* partnership
- Achieve a high level of environmentally sustainable design with low operational energy use and net carbon zero construction
- Provide a high level of seismic resilience.

3.2.2 Background

When Parliament House was seismically strengthened in the early 1990s the occupants decanted to nearby Bowen House which had been specifically built for them (1988-1990) and included a tunnel under Bowen Street that gave convenient access back to the Executive Wing and Parliament House. Parliament House itself was provided with additional office space by partially infilling existing courtyard spaces and creating more space in a redesigned top floor. At the time this was thought to provide a good level of future-proofing for Parliament's needs with a generous number of offices to accommodate a governing party, an opposition party, and an occasional independent member, i.e. the typical outcome of a First-Past-The-Post electoral system. The introduction of a Mixed Member Proportional (MMP) electoral system in the 1996 election immediately increased the number of members from 99 to 120. This increase in space demand and the greater number of political parties represented in Parliament meant that Parliament House was not large enough. The shortfall was largely addressed by continuing to occupy Bowen House. Bowen House has been used in this way since the 1990s although occupying a building some distance off the precinct and not in Crown ownership is not an acceptable state of affairs for Parliament¹⁰.

¹⁰ Bowen House was recently bought by a New Zealand company (Precinct Properties) in June 2021.

This came to a head in 2020 when a seismic review of Bowen House proved to be of an unacceptable standard and the building was vacated. Many members are now temporarily housed in substandard spaces in both Parliament House and the Parliamentary Library. To enable this, many Parliamentary staff had to vacate these buildings (as well as Bowen House) and are now located in 149 Lambton Quay (TSB House), some 500m from Parliament House.

The provision of office space in a new seismically safe and efficiently planned building close to the debating chamber is therefore an essential outcome for Parliament.

3.2.3 The Detailed Building Brief

The following is a detailed functional brief for this new building:

1. *The design is to provide the following key functional requirements:*
 - *Primarily provide office accommodation for members, ministers outside of cabinet or associated with minor parties, and Parliamentary functions*
 - *Meeting rooms to be located at ground floor level*
 - *Convenient linkage to Parliament House and the debating chamber*
 - *Bike parking, storage, and recycling facilities (no carparking other than an accessible carpark)*
 - *Unisex toilets*
 - *Secure lift access from the basement.*
2. *Achieve a 6-star Greenstar rating¹¹ net Carbon Zero, and maximise the use of NZ coarse wool*
3. *Provide a high level of seismic performance, namely to Importance Level 4 (IL4). This aspect is discussed in more detail below*
4. *Achieve an accommodation standard that is consistent in amenity and material quality with the members' accommodation in Parliament House, albeit with some shared spaces*
5. *Provide an aesthetic that is contemporary and distinctive, while also respecting its heritage context, and incorporating design input from mana whenua*
6. *Execute the design using materials and detailing that are enduring and of an appropriate quality, consistent with the tone of the Parliamentary Precinct*
7. *Incorporate appropriate security and access requirements, informed by consultation with Parliamentary Security and other relevant stakeholders.*

3.2.4 Seismic Requirements

As discussed earlier, seismic performance is usually described as a percentage of New Building Standard (NBS), but the Importance Level (IL) of the building is another important aspect of seismic performance.

A recent assessment of the seismic performance of the Beehive part of the Executive Wing has confirmed that it does not meet the IL4 performance standard that the National Crisis Management Centre (NCMC) should be housed in – namely that the building is capable of having ‘special post-disaster functionality’. The Parliamentary Service and The National Emergency Management Agency (managers of the NCMC) have been in discussions about the possibility of NCMC occupying a floor of the proposed building. Based on this possible occupancy, together with the ambition for a high level of seismic resilience, the new building is required to achieve an IL4 standard.

3.3 Understanding the Context

To design a new building that sits well with its immediate neighbour - Parliament House - as well as the broader precinct environment, it is important to understand the

¹¹ New Zealand Green Building Council Greenstar - *Design and As Built NZ*.

key elements that make up the site context. A summary of these contextual elements is set out below.

3.3.1 Parliament House

It is generally well known that when it was 'completed' in 1922, only a little over half of the original design of Parliament House had in fact been built. Discussions about when and how the original symmetry of this Edwardian Baroque building would be completed continued for many years before the final decision was made in 1964 to proceed instead with a modern building.

Because of its proximity, the west elevation is the most relevant to the proposed new building and so is discussed in some detail as follows.

The overall composition of this façade is essentially in 3 parts, namely the north corner pavilion, the intermediate wall, and the southern pavilion. The latter was originally the central part of the original design but was turned into a corner pavilion, probably at the time of the construction of the Beehive, when it was confirmed that the original design was not going to be completed.

The north pavilion is a very similar design to its matching pavilion on the east façade, differing only slightly at the parapet level. The southern pavilion is also similar in composition to the main entry portico on the east façade but is narrower and the four ionic columns are engaged and so do not form a portico. Overall, the treatment on the west is therefore consistent with the east façade while acknowledging the greater importance of the latter as the main building façade and entry.

The basement and ground floor are clad in Coromandel tonalite which is detailed in a rusticated manner thus clearly defining the base of the building. The rustication is simple with plain faced stone defined by flush vertical and rebated horizontal joints topped with a simple and continuous projecting moulding. The window openings are vertical in proportion and align with the arrangement of windows on levels 1 and 2 above – giving some verticality to balance the overall horizontal composition of the façade. There is some additional detailing around an original ground floor doorway just to the north of the south pavilion with an expressed head and projecting stone on alternating courses. Similarly, an original vehicle entry has a projecting arch with expressed voussoir detailing.

The northernmost four ground-floor windows in the intermediate wall are those of *Matangireia* - the original Māori Affairs Committee Room - which dates from 1922. This is an important cultural space where 'all iwi can meet in peaceful, harmonious and tranquil surroundings'¹².

The first-floor façade treatment follows the classical palazzo tradition of a 'noble floor' (*piano nobile*) with the greatest amount of detail in its architectural treatment – thus appropriately signally the importance of this floor because it contains the debating chamber. The windows have alternating traditional and segmental pediments with expressed keystones above and panels below the windows. The central window of the intermediate wall is a 3-part composition with the middle window having a projecting pediment supported on engaged columns which are in turn supported on a horizontal member spanning between stone brackets.

The second floor follows the first floor in its arrangement of window openings but with simple rectangular keystones above and panels below the windows.

Visible from a distance, but not when closer to the building, is the 3rd floor that was rebuilt at roof level in the 1990s. It is finished in stone with windows that align with those on the floors below but are wider. Visible above this is a metal handrail at roof level.

¹² From Parliament's Website -<https://www.parliament.nz/en/visit-and-learn/history-and-buildings/buildings-and-grounds/parliament-house/matangireia-former-m%C4%81ori-affairs-committee-room/>



Figure 6. Photograph of the west façade of Parliament House

3.3.2 The Executive Wing

Although this is some distance from the proposed new building it is an important contextual element because in designing the Executive Wing, Basil Spence and the design team made several subtle architectural references to Parliament House. These references may therefore inform the design of another building in close proximity. Key relationships between the two buildings include the following:

- The Beehive design team used Coromandel tonalite as the stone veneer on the podium. This matches the stone to the base of Parliament House.
- A deep cornice: this is a typical baroque detail and the top of the Beehive drum lines up with the main part of the cornice. The bottom part of the drum lines up with the projecting moulding that runs along the top of Parliament House's base.
- Vertically proportioned windows arranged to create a rhythm of verticals: the window proportions are similar to the portico proportions - this is more obvious on the western facade where the windows do not sit behind a colonnade. The Beehive repeats the vertical proportion in its individual windows and in the rhythm of the fins around the drum.
- Symmetry: while the construction of the Beehive ended the idea of completing the symmetry of Parliament House, its east elevation follows the classical tradition of presenting a symmetrical 'front'.
- Dentil details: *The solid base and colonnade of the Beehive also maintains the elements and proportions of Parliament House, with expressed beam ends at the top of the drum mimicking dentils.*¹³

3.3.3 The Bowen State and Charles Fergusson Buildings

Although these buildings are not within the Parliamentary precinct, they are important contextual elements because of their size and proximity. In particular the Bowen State Building because its east façade is approximately the same distance away from the proposed Museum Street building as the west elevation of Parliament House, i.e., approximately 21 metres.

¹³ Conservation Plan – Beehive, Ian Bowman.

Two of the original 1970s buildings that made up what is commonly known as the Bowen Campus had a major upgrade and alterations that were completed in 2019. The original Bowen State Building was significantly widened towards the boundary with the Parliamentary Precinct. The extension comprises of a ground floor (4.62m height to first floor) with 6 floors above (3.35m floor to floor) giving an overall height above the ground plane of approximately 25m. Its architectural treatment along this façade is made up of a curtain wall glazing system with a bluish tint. The fenestration arrangement is a simple arrangement of vertical mullions at approximately 1.6m centres and horizontal transoms that express the floor level spandrel. The northern two thirds of the façade has a bronze-tinted folded aluminium overlay that creates some depth in the façade.

The other reason to note this building is because of an aforementioned easement on the Parliament title that provides a right of way down to the basement of this building. This is discussed more in the design statement for the landscape aspect of this proposal.

The other building on the Bowen Campus and close to the Parliament site is the Charles Fergusson Tower (CFT). Although it is further away it is an imposingly tall building and so worth consideration. It is wrapped in a simple and ruthlessly rational curtain wall glazed façade. This incorporates a blue tint with warm grey aluminium detail.

The overall aesthetic of these buildings is an honest expression of quality modern office buildings.



Figure 7. Looking across the western carpark to the Bowen State Building with the Charles Fergusson Tower on the right.

3.4 The Design

3.4.1 Overall Design Approach

The key themes of the approach to the design for the new building are as follows:

Be 'Of Its Time'

The tradition of all the buildings on the Parliament site is that they are of their time. The new Museum Street Building should therefore be clearly of the 2020s, and so should:

- Use modern materials and technologies, for example high performance glass, modern seismic technologies etc.
- Have a lightweight and regular structure for improved seismic performance.
- Demonstrate a high level of Environmentally Sustainable Design, in particular achieving low carbon – both embodied and operational.
- Acknowledge the Treaty/*te Tiriti* partnership and the connections to *mana whenua*.

Respond Well to its Context

Even a building as architecturally unique as the nearby Beehive acknowledges its context by using key datum lines from the neighbouring Parliament House – namely its cornice and the top of the base – which align directly with the top and bottom of its drum.

The Museum Street Building should acknowledge several aspects of its immediate context. These are as follows:

- Parliament House: in particular referring to the key axes, datum lines, symmetry, proportions, and architectural elements.
- Museum Street: strengthening the edge definition of this street and providing amenity.
- The Sculpture Park: presenting an appropriate building frontage to the park rather than its current view of carparking.
- The space between the new building and the Bowen State Building to the west.

At a wider scale the new building sits within Parliament grounds and the themes of that built context should be acknowledged, including:

- Buildings set in a spacious landscaped setting.
- Buildings of an architectural style that at the time of construction expressed their governmental function.
- Buildings of high design and construction quality that typically use a restrained colour and material palette.

The importance of the precinct and buildings within its wider Wellington urban design context is reflected in the three viewshafts in the WCC District Plan. Any proposed building must take these viewshafts into account.

The other key District Plan provision applicable to the rear of Parliament House is the 27m above-ground-level building height standard. This anticipates and provides for building development of this height and scale on the Precinct, subject to the design being acceptable when assessed under the Central Area Design Guide.

Function Well as a Parliamentary Building

This aspect is the key purpose of the project, namely to provide Parliament with office accommodation that is flexible and suited to a range of layouts. Parliament is unusual

in that the election cycle brings about changed occupants and layouts every three years, and so the ability to easily reconfigure the layout of space is an important criterion.

This aspect also includes achieving IL4, Greenstar 6, and net Carbon Zero.

Express its Parliamentary Function

The importance of a response to context is discussed above, but in addition to this it is important that the new building expresses its Parliamentary role in some way. While the building is largely to provide office and Parliamentary function space it is important that has an acceptable 'fit' with the precinct. This should be achieved by the proposed design and be reinforced by the detailed architectural treatment including choice of materials and the degree of facade articulation.

It is considered that this building should not be so grand or striking in its architecture that it detracts from the importance of Parliament House (housing the debating chamber) or The Beehive (housing the Executive).

3.4.2 The Design Proposal

The following is a description of the proposed new building, comprising of a 6-storey structure above a basement level, and associated areas of hard and soft landscape. Reference should be made to the accompanying architectural drawings.

Basement Level (Drawing 2652 P A4-02)

This is accessed on its west side by a ramp that comes down from the Ballantrae Place entry point which then allows vehicles to pass through the basement and onwards to enter the existing basement of Parliament House. The basement extends beyond the curtilage of the building above by 1.0m in order to create the necessary 'rattle space' for the main building above to move about independently of the basement perimeter walls.

The basement provides space for a single accessible carpark. It also contains several plant items related to the Greenstar/IL4 status of the building. These include a variety of storage tanks, fire system pumps, diesel storage tank, and associated equipment. In addition, there is a generous bicycle parking area (with stairs and lifts nearby) and a furniture/partition storage area.

The basement floor level is set at a level of 8.150m (AMSL)¹⁴ so that it allows a shallow ramp to marry up with the basement level of Parliament House. This level also minimises the length of the ramp from the Ballantrae Place entrance.

Finally, there is a tunnel constructed in the gap between the proposed building and the existing basement of Parliament House. This would be challenging to construct in the future but provides the opportunity to link up to other buildings or underground services.

Ground Floor (Drawing 2652 P A4-03)

The main entry to the building is on the east side and leads into a 2-storey structure sitting adjacent to the main building form. It is located directly under the link bridge which not only marks the entry location but also provides shelter. Once inside, there is access to the south (through speed gates) into a vestibule space in front of the lifts. This space also contains a double height volume with a feature stair leading to level 1.

There is also an east-west link through the ground floor that leads to the area of the precinct adjacent to Ballantrae Place. This east-west link will be available as a public thoroughfare during normal working hours and provides a safe short cut through the building. It will contain a reception/concierge desk and it also provides the access point to the visitor security screening area. A secondary entry on the west façade is marked by a canopy incorporating *pou*.

The entry structure is designed to allow for large scale *pōwhiri* to take place whereby *manuhiri* can gather either under the link bridge or in the east-west link before entering the main entry lobby.

At the southern end of the main part of the ground floor there are several large meeting rooms. Associated with these are a re-heat kitchen and public toilets. There is also a wellness room and associated plant space.

The central part of the floor houses 3 lifts and end-of-trip facilities for staff who are cyclists or runners.

Occupying the northern part of this floor are several plant areas and a space housing two emergency generators. Some of the cladding in this area may be clear glass to allow good cross views in the external pedestrian route that runs along the north part of the building.

Around the full perimeter of the building there is a continuous 'skirt' of seismic rattle-space covers (with built-in surface treatments to match those adjacent) that must be able to move unimpeded up to 1 metre in all directions in the event of an earthquake.

¹⁴ Above Mean Sea Level

In order to have paved areas that span this gap there is effectively a 3.5m 'clear-zone' around the building that cannot be built on.

Level 1 (Drawing 2652 P A4-04)

Accessed via the lifts or the feature stair this floor is also the upper level of the 2-storey entry structure and is also where a bridge links across to Parliament House. This upper level provides a generous gathering area in front of the lifts. The link bridge provides convenient access across to the debating chamber and is discussed in detail below.

The remainder of the floor is similar to the upper levels, with a central core and perimeter office space. This is described in more detail in the next section.

Levels 2-4 (Drawings 2652 P A4-05 to P A4-07)

These are the typical office floors and have a centralised core with perimeter office space. Somewhat unusually the core is elongated with the lifts and stairs connecting to an east-facing gallery space. This arrangement not only provides a sense of connection and good views back to Parliament House, but it also provides for a very flexible arrangement of the adjacent office space.

This flexibility is achieved by ensuring that the two access points from the gallery lift/stair lobby are well separated. This allows for an arrangement where up to three smaller political parties can be accommodated on a floor with independent entry points.

The core gallery space is expressed on the outside of the building as being different from the remaining office space by having full height glazing and no external screening. The core itself comprises of unisex toilets, a kitchenette, service risers and cupboards, lifts and stairs.

The perimeter office space is designed using a 3.6m x 6.2m planning module which is an ideal module for the required range of cellular and open plan office accommodation anticipated.

Level 5 (Drawing 2652 P A4-08)

This floor provides office space to the south and building services plant space to the north. The building core is slightly reconfigured to provide shower facilities at the northern end in lieu of a kitchenette.

The plant area comprises of an indoor plant area containing two air handler units, and an external area containing two heat pumps and two chillers. There are a number of air intake and extract requirements, and these are achieved via horizontal louvres on the façade of the building.

Roof (Drawing 2652 P A4-09)

The outdoor plant area on Level 5 contains a ladder which gives safe access up to the roof of the building. The Health and Safety at Work Act 2015 requires that designers give more thought and consideration to designing buildings for, amongst other things, safe maintenance. The best way to do this in a roof-top situation is to provide a full perimeter parapet that is a minimum of 1100mm high. This has the effect of making the building approximately 1 metre taller than it would otherwise be but will mean that, for the life of the building, any maintenance personnel are protected from a fall.

The roof itself is largely covered in an array of photovoltaic panels which will be laid out in bays matching the building grid.

Elevations (Drawings 2652 P A4-10 to P A4-13)

The building facades are generally clad in a glazed curtain wall system. This comprises of transparent areas giving natural light and views, with the remainder in solid insulated sections. There are also areas of an applied ceramic frit pattern that are discussed in more detail below. A curtain wall system has been selected because this is relatively

lightweight and can be designed to accommodate seismic movement with low damage. In addition, these systems have an excellent lifespan if well maintained.

Covering the curtain wall is an aluminium tubular screen that wraps around the building but stops on the east façade to give expression to the core gallery space. The screen comprises of diagonal members that align with the diagonal structural timber braces on the inside. These structural braces will not be particularly visible during the day because of the reflectivity of the glass but later in the day and at night-time they will be quite visible. The screen also has a defined horizontal gap close to Level 4 which is an acknowledgement of the pronounced cornice on Parliament House which is at a similar level.

The screen extends past the top of the building to create an interesting skyline and to emphasise the lightness of the screen. It does not extend down to the ground floor which allows the glazing to this floor to remain largely transparent except for some areas where there are plant spaces behind. At the ground floor level low reflectance glass is proposed for the doors leading to the east-west link. This will give greater visibility into and through this important public space.

Link Bridge to Parliament House

The proposal includes an enclosed bridge that links level 1 of the new building to Parliament House. It will penetrate the central window of the main section of the west façade of Parliament House.

For seismic resilience reasons the bridge has to be treated structurally as its own 'building' so that it can accommodate the different seismic movements of the two adjacent buildings. This is achieved by placing the bridge on four columns and having movement joints at both ends. The four columns are expressed as large *pou* elements which act as markers of an entry point. The façade treatment of the bridge and entry structure is similar to the remaining ground floor – creating a continuous ribbon of transparency - in line with the concept of open and transparent government.

A tunnel link at the basement level, as an alternative to an above-ground link bridge, was seriously considered and investigated in some detail. It was rejected because it would have been quite a circuitous route with a low head height in places and would interrupt the smooth ground plane running through Museum Street. In addition, this option would have required considerable alteration work within Parliament House to add two new lifts and a stair to get from the basement tunnel up to a location close to the debating chamber.

Following commentary from heritage consultants the design of the fenestration and fins on the link bridge has been revised to increase the transparency of the link.



Figure 8. Image of proposed link bridge

3.4.3 Design Exposition

The following is an explanation of the design and how it responds to the design approach and context set out above.

A strong simple design concept

The building is very simple in its planning and designed for maximum flexibility over the long term. This is reflected in a simple form that is clad in a manner that meets seismic, environmental, and sustainability requirements. To this is added a metal screen that wraps around most of the building and is a striking external design aspect and a key differentiator from other modern office buildings.

The original design concept behind the screen is that it is a metaphorical protective cloak on the building. The Māori cloak¹⁵ not only usually symbolises the importance of the wearer but also provides practical and spiritual protection. Similarly, the metal screen wrapping around the building symbolises the important role of members of Parliament and Parliamentary staff, but it also provides practical solar shading to reduce glare and heat gain.

The design of the cloak/screen in its detail reflects the seismic cross bracing arrangement of the structure behind (thus symbolising the protection that this offers) and also references a number of patterns found in tukutuku panels¹⁶.

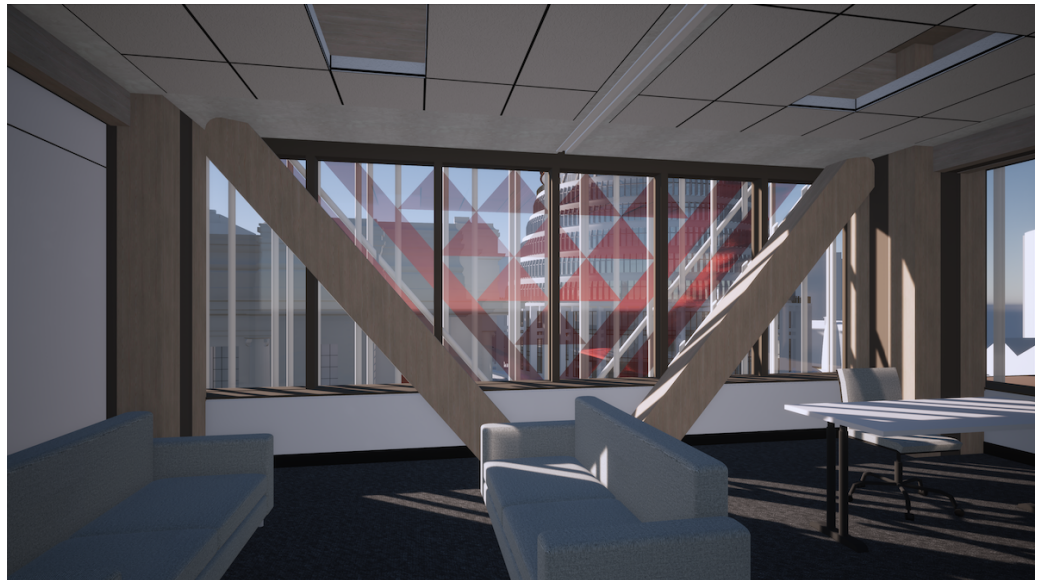


Figure 9. View from inside looking out through the screen

Internally, the unusual, elongated core arrangement allows for the flexible division of space but also creates dramatic upper-level lobbies facing directly across to Parliament House - reminding building users that this building is in fact an extension to that building.

¹⁵ There are a number of types of cloak including the *korowai* (typically flax fibre with tassles); *kākahu* (feather cloak) and *pāke* (raincloak).

¹⁶ For example the tukutuku pattern called 'Pāitiki' or flounder design, that represents hospitality; or the Tāniko (weaving) pattern of vertically paired diamonds called 'Waharua' – referencing the point at which people and events cross.

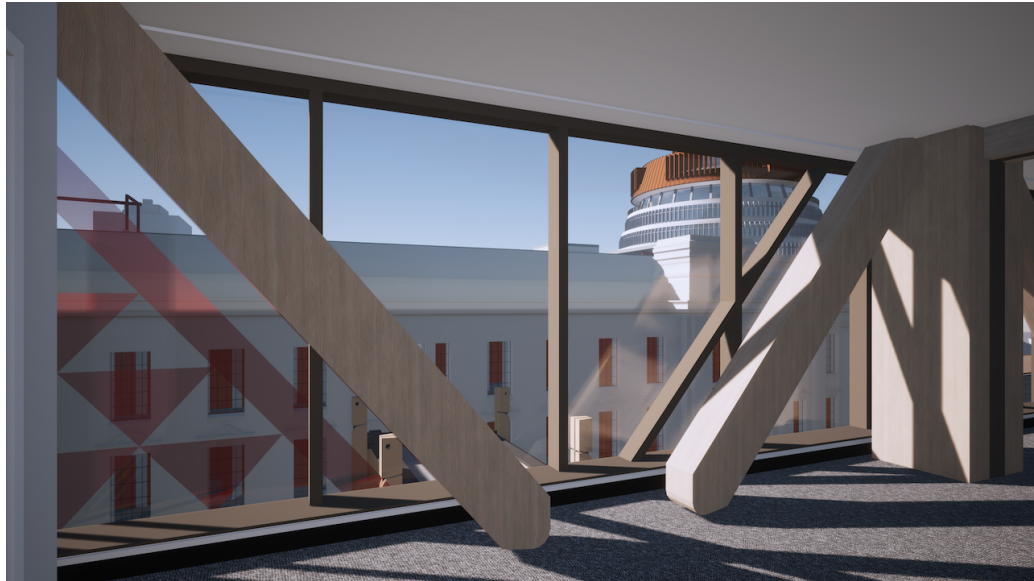


Figure 10. View from lift lobby across to Parliament House

Creating a Building Frontage to Museum Street

The proposed design helps define Museum Street more clearly as a street, while providing good visibility of the Parliament House facade by the following:

- The main facade of the building is set approximately 21 metres away from the Parliament House facade giving an effective ‘street width’ that is appropriate in this context.
- The smaller entry structure creates a ‘lane width’ of approximately 14.5 metres, which is also appropriate in this context.
- Providing a landscape treatment that enhances the setting of the building, adds public amenity, and positively addresses Museum Street and the Sculpture Park. This is discussed in more detail in the section on Landscape.

Respecting Key Alignments and Symmetries

There are several ways in which the proposal acknowledges and respects key datums and alignments that already exist on the Parliamentary precinct. Alignments in the planning of the new building include:

- The main east-west link at ground floor aligns with the original Sydney Street which is also approximately where the original Wai-piro stream ran¹⁷. It also directs views across the extended Museum Street into *Matangireia*.
- The alignment of the proposed building is parallel to that of Parliament House and the Executive.
- The centreline of the link bridge and the building grid set-out are taken from the centreline of the 3-bay window at the centre of the intermediate façade of Parliament House.
- The projection of the wrapped ‘cloak’ creates a similar articulation of the façade to that of the two projecting pavilions on Parliament House.
- The façade treatments parallel those of Parliament House (i.e. similar but slightly special on the east/entrance side).

¹⁷ Parliamentary Library Parliament House Conservation Values, April 1989 P.19

Alignments in the elevation and cross section of the new building are:

- An expressed horizontal gap in the vertical members of the screen that approximate the alignment with the cornice line of Parliament House.
- This important horizontal datum is further emphasised by a horizontal rebate detail in the curtain wall glazing behind the screen.
- The bridge link matches the floor level of Parliament House.

The cloak/screen terminates above the transparent glazed ground floor of the Museum Street building - matching in height the largely solid stone rusticated base of Parliament House. This shift in architectural treatment from the excluding nature of solid stone to the open and transparent glazed ground floor of the new building is appropriately symbolic of the objective of open and accessible government.

Finally, the top of the cloak/screen gives interest to the skyline and alludes to the dentil detail of both Parliament House and the Beehive drum.

Respecting Heritage

As well as references to key datums, the proposed building is a generous distance away from Parliament House thus enabling good views of its west façade. Furthermore, the new building minimises its physical impact on Parliament House to one connection point – namely the link bridge.

It is worth noting that this façade of Parliament House has had a number of alterations since its original construction. It originally had a stair just north of the southern pavilion and a vehicle entry – both of which appear to have been removed in the 1990s. It also had a bridge link that unsympathetically entered the southern bay of the southern pavilion at first floor level. This was removed in the 1990s. There is also some history of other bridges linking buildings on the precinct.

The new enclosed bridge will penetrate the central window on level one of the intermediate wall of the west façade of Parliament House. To create the link will require the removal of the central window itself and the careful cutting out of the existing façade under this window from sill height down to floor level. The removed materials will be identified, protected, and stored in the basement of Parliament House. The two side windows will remain in place but will be able to be appreciated close up by those using the bridge.



Figure 11. Showing the 3-part window where the link bridge will enter. The red line indicates where the stone is proposed to be cut away. The black line shows approximately where the bridge link will make contact with the facade.

Another important aspect of respecting heritage is to consider the shading effects of the proposed new building on Parliament House. In particular it is important to ensure that there are periods of time when the sun shines across the face of Parliament House so that its 3-dimensional articulation can be appreciated, as well as to ensure the wellbeing of the building occupants.

Inevitably the proposed new building does cause some shading of the west façade of Parliament House for periods of time, but because the space between the buildings runs north-south, there is a good level of sun penetration into this space and across the façade of Parliament House.

Providing Office Space Linked to the Rest of Parliament House

Because the construction of the Executive Wing has prevented the expansion of Parliament House in a southward direction it is inevitable that any such expansion will be towards the west. The new building should therefore be regarded conceptually as another 'wing' of Parliament House as shown in the diagram below.

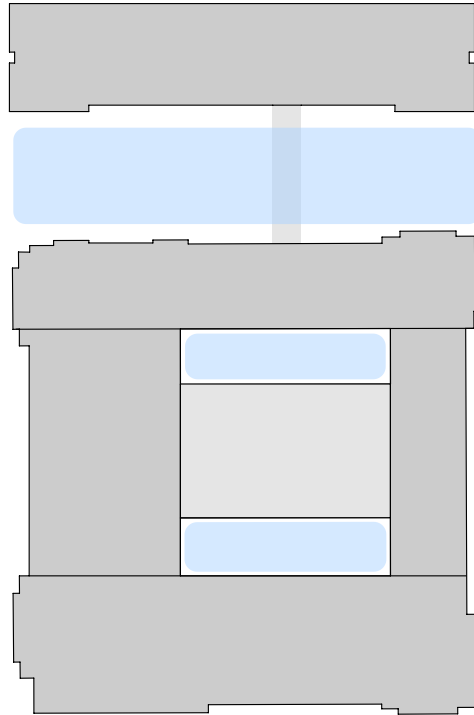


Figure 12. Diagram illustrating how the new building is conceptually a new wing of Parliament House

It would be destructive to valuable heritage fabric for such an extension to link back to the main Parliament House via the more architecturally finessed pavilions – instead it makes sense to link the new and old via a single link bridge. Importantly, this location gives easy and convenient access to the debating chamber.

All members and staff can use the stairs or lifts to get to the level 1 link bridge and thence to the chamber.

Importantly, and in addition to convenient physical links, there are strong visual connections between the buildings.

Appropriate Building Detail and Materiality

The Executive Wing and Parliament House are typically clad in durable self-finished materials like stone, reinforced or precast concrete, and copper. The Parliamentary Library is clad in a coloured plaster and the 2004 entry used pre-finished (powder-coated) aluminium panels. In all cases the materials are more matt than glossy, except of course for areas of glazing. As the materials weather, they do not especially patinate – even the copper roof of the Executive Wing tower has largely kept its matt copper colour.

The proposed palette for the Museum Street Building continues this theme with low sheen finishes to the metal tubes and glazing bars.

The curtain wall system will be from a high-quality commercial suite with modern double glazing. This is consistent with similar buildings like the relatively recently completed Supreme Court Building on Lambton Quay. The cloak/screen has the potential to be a striking additional layer to the facade.

The timber finished *pou* at the glazed entry structure bring warmth and soft tactility to this important arrival point and make a nod to the timber structure of the building. They also provide the opportunity for a Māori artist/carver to imbue the building, at close quarters to pedestrians, with a decorative or narrative element.

Seismically Resilient

Designed as an Importance Level 4 facility, and as part of the design approach to be 'a building of its time', the new building is also proposed to incorporate low damage design principles.

To achieve an IL4 seismic standard the above-ground bulk of the building sits on pendulum friction base isolators which allow the building to be isolated from ground movements in an earthquake and thus be subjected to reduced accelerations. The building acceleration is further reduced in a large event by the addition of hydraulic dampers in the basement that reduce/dampen the forces being transferred to the building above.

The main structure of the building is a series of expressed braced timber frames in the north-south direction, and moment frames¹⁸ in the east-west direction. The expressed braces give visible expression to the seismic resistance of the building and have been arranged to work with the modular space planning of the building interior.

Secondary and non-structural elements will adopt low damage resilient design detailing to minimise/eliminate post-event disruption. This includes a façade that is designed to accommodate inter-storey seismic drift with limited/no damage.

The IL4 standard also means that the building has emergency generators, diesel fuel, water and waste storage tanks. These provisions will allow for the building to operate as an emergency management centre.

Environmentally Responsible

The requirement in the brief to achieve a 6-star Greenstar rating guarantees that the building will not only incorporate environmentally responsible products and design features, but also that its ongoing energy use will be minimised.

Some of the sustainability features that are visible on the outside of the building include vertical fins to provide shading, high-performance triple-glazing to control glare and heat gains and losses, and photovoltaic panels on the roof.

Less visible are the use of high efficiency heat pumps, extensive metering to track energy use, recycling facilities, bike parks, shower facilities, a superior acoustic environment, high-quality lighting, low water-use sanitary fittings, and rainwater harvesting.

Just as important as a Greenstar rating is the ambition for the building to be net Carbon Zero. This is intended to be achieved by the extensive use of timber structure and floors while minimising concrete and steel. It will also affect where materials are sourced from to ensure that low carbon products and materials are used in the design.

Mana Whenua Co-design

As noted above Studio Pacific has been working with its mana whenua co-design partner and Cultural Design Lead, Len Hetet of Baked Design. This has been progressing well and at this stage a number of elements of both the interior and exterior of the building are integrating design ideas that are informed by the agreed cultural narrative for the site.

The most striking of these on the exterior of the building are the *niho taniwha*¹⁹ patterns on the façade. These will be created using a red ceramic frit on the outside face of the glass. The colour red symbolises the raupatu²⁰ and the blood spilt from the confiscation of Māori land during and after the New Zealand Wars of the 19th century. The locations of the patterns have their own meaning - on the east and west they connect Ranginui and Papatūānuku, while on the southeast corner the mouth of the

¹⁸ A moment frame is where there is a stiff joint at the column beam junction which resists the imposed seismic loads.

¹⁹ Meaning 'teeth of the taniwha'

²⁰ Referring to conquest, land confiscation

taniwha conveys welcome and connection to people. The applied pattern has been carefully aligned with the geometry of the façade and external screening elements and as such is well integrated with the architecture. The frit will have some porosity which will allow views out.

Other aspects of co-design at this stage of the project are as follows:

- Floor surface treatments that acknowledge the Wai-piro stream, and ancestral connections.
- *Pou* that clearly identify entry points. These have described elsewhere in this report.
- A number of other artistic treatments in the building interior.

An Appropriate Interior Design Quality

The detail of the interior design and finishes will be benchmarked to the existing members' accommodation albeit in modern materials and finishes. The likely selections are broadloom wool or wool carpet tiles; sustainable native timber feature wall linings; wool fabric wrapped panel wall linings; glazed office partitions with decorative film.

The design of the office partitions is intended to be easily demountable and re-used as the planning rearrangements of the election cycle dictate.

There is a particular opportunity with the interior of the core gallery space to use timber to create a warm space, particularly at twilight and evenings when this interior will be visible.

There are also numerous opportunities, particularly in the ground floor public spaces, to incorporate treatments, finishes and artworks with mana whenua input.

3.5 Conclusion (MUS)

It is a fundamental objective of the Future Accommodation Strategy project to get all parliamentary staff onto the precinct in modern efficient buildings. The design of this building gives an excellent degree of flexibility in the future use of its 5800m² of office accommodation²¹.

Its location and layout create an enhanced Museum Street experience and a new West Courtyard space; and its height, bulk and location are considered acceptable in relation to Parliament House and to the adjoining Bowen Campus buildings

²¹ This is an approximate figure based on floor areas less the areas of lifts, stairs, risers, plant spaces, but includes ground floor public spaces.

4 Ballantrae Place Building (BAL)

4.1 The Objective

The objective is for a centralised deliveries and dispatch building serving the whole of the precinct, and within which safety and security procedures are carried out.

4.2 Understanding the context

The buildings that provide the immediate context to the Ballantrae Place building are the Museum Street Building which will be its immediate neighbour (including a shared basement), the Bowen State Building and the Charles Fergusson Tower. A little further away is the Parliamentary Creche building which is a somewhat nondescript single storey weatherboard-clad building off Ballantrae Place and has not been considered an important contextual element.

These buildings have been described earlier in this report, but some important aspects are noted as follows.

4.2.1 The proposed Museum Street Building

The Museum Street Building presents its west façade to the Ballantrae Place building and of note is the east-west link, but more importantly the ramp leading down to the basement. This ramp provides a limit to the extent that the Ballantrae Place building can be further located/expanded to the south.

4.2.2 Bowen Campus

The north elevation of the Bowen State Building and the east elevation of the Charles Fergusson Tower both face towards the proposed building. The general treatment to the upper levels of these buildings is curtain wall glazing but their ground floors are relatively blanked off with various doors giving access to services plant equipment and there is some carparking in front of Bowen State.



Figure 13. Photograph showing the ground floor of the BSB and CFT at Ballantrae Place

These two buildings define a space at the end of Ballantrae Place that is functional and back-of-house in nature. This is relieved by a pedestrian laneway that runs between the buildings. Once construction is completed on the Bowen Campus this will be an important pedestrian link between Bowen Campus and the Parliamentary Precinct.

4.2.3 Ballantrae Place

Ballantrae Place comes off Bowen Street and gives access to the northern entrance of the Charles Fergusson tower as well as to several service areas. It has a footpath on one side only and terminates in a turning circle. It gives vehicular and pedestrian access to the existing western carpark of the precinct.

4.2.4 The bank and upper carpark

The western carpark rises upwards towards the north-west, and immediately to the north of the proposed Ballantrae Place building there is a bank, at the top of which is the area known as the upper carpark. There is also a walkway leading from Ballantrae Place to Hill Street.

The bank is covered with plants and trees, and these provide some screening to the upper carpark.

4.3 The Design

4.3.1 Overall Design Approach

The key themes of the approach taken for the new building are as follows:

Be 'Of its time'

This aspect has been discussed earlier and in the case of what is essentially a service building suggests the following:

- Use modern materials and technologies.
- Have a lightweight and regular structure for improved seismic performance.
- Demonstrate a high level of Environmentally Sustainable Design.
- Acknowledge the Treaty/*te Tiriti* partnership and the connections to *mana whenua*.

Respond Well to its Context

The Ballantrae Place Building should acknowledge several aspects of its immediate context. These are as follows:

- The Museum Street Building: referring to the key axes, datum lines, and architectural treatments.
- The adjacent Bowen Campus: generally modern materiality and the laneway.
- The generally orthogonal layout and form of adjacent buildings.

At a wider scale the new building sits within Parliament grounds and the themes of that built context should be acknowledged, including:

- Buildings set in a spacious landscaped setting.
- Buildings of an architectural style that at the time of construction express their function.
- Buildings of high design and construction quality that typically use a restrained colour and material palette.

In addition, the new building should not adversely impact on any future development of the upper carpark behind it. That area is realistically the last major development site on the precinct and so this should be considered in any development proposal.

Function Well as a Service Building

This aspect is obviously very important and simply means that the brief has to be met. This includes ensuring that there is sufficient space for large vehicles to manoeuvre and reverse into the building safely; that drop-off and pick-up points are clear; and that there is good parking for courier and delivery vehicles.

Express its Service Function

Because it is a functional service building it is considered that the appropriate approach to design is to be honest in expressing its service and security aspect. This should be communicated by means of its external expression, detail and materiality, but nevertheless acknowledging its prestigious setting.

4.3.2 The Design Proposal

The following is a description of the proposed new building, comprising of a 3-storey structure above a partial basement level, and associated areas of hard and soft landscape. Reference should be made to the accompanying architectural drawings.

Site Plan (Drawing P A5-00)

This shows that the orientation and rectangular shape of the proposed building matches that of the nearby Bowen Campus and Museum Street Building, and that the building is surrounded by soft landscape to its east and north faces. It also makes it clear that the upper carpark is a large potential future development site that is not impinged on by the proposed new building.

Basement Level (Drawing 2650 P A5-01)

This basement level links through to the basement of the Museum Street Building and allows for the below-ground distribution of goods around the precinct. It is primarily accessed from the ground floor above and will contain minor items of building plant, as well as providing some storage.

Ground Floor Level (Drawing 2650 P A5-02)

A loading dock is located at the western end of the ground floor with its recessed entry door facing south. This allows for delivery vehicle manoeuvres within the site boundary but without interfering with the ramp going down to the Museum Street Building basement. Also accommodated on this floor are rubbish storage and recycling sorting areas, security functions and storage.

This drawing also shows some detail of the surrounding landscape treatment. Of note is the pedestrian approach from the north side of Ballantrae Place which runs past the southwest corner of the proposed building. The proposed design achieves the following:

- It gives compliant access for the Fire Service to the fire alarm inlet and indicator panel.
- It provides a convenient pedestrian route for couriers from the Ballantrae Place loading zone/drop off area to the dockway and building entry.
- It follows the natural pedestrian desire line from Ballantrae Place to the shared pedestrian space that leads to the West Courtyard and the Museum Street Building's west entrance.

Level 1 (Drawing 2650 P A5-03)

This floor contains service plant and some office accommodation accessed from the lower floors via a lift or stairs.

Level 2 Plant Space (Drawing 2650 P A5-04)

The western section of this level provides a nominally flat plane for photovoltaic panels to be mounted. The eastern two-thirds comprises of an open plant area with perimeter screening. The main area contains large items of plant with the zone to the east taken up with an access stair and miscellaneous smaller items of plant. The latter area has an overhead screen that obscures views to it from the adjacent Museum Street Building.

Elevations (Drawing P A5-05)

These elevations show the basic architectural composition of base, middle and top made up as follows:

- A lower section of cladding with a solid finish (either stone or ceramic tiles) closely matching the Coromandel tonalite used on Parliament House and the Executive Wing. This is set back from the floor above, mirroring the set back of the ground floor of the adjacent Museum Street Building. This lower section has minimal openings conveying a subtle message of exclusion and security.
- A middle section in a mid to dark-toned metal cladding. This is set out in a pleated profile with vertical joints in an ABABAB... rhythm of approximately

750mm and 375mm widths to give texture and vertical emphasis. The important south elevation is relieved by the large dockway opening and a long, relatively narrow horizontal slot window. The less visible north elevation will be punctuated by low level windows, and services grilles serving the plant behind.

- A top section occupying the eastern two thirds that is separated from the middle by a shadow gap. The exact detail of this cladding will be worked through in detailed design but it is intended to largely read as an extension of the façade below, albeit with gaps to allow for plant ventilation.

4.3.3 Design Exposition

The following is an explanation of the design and how this fits with the design approach and context set out above.

A strong simple design concept

The building expresses its simple and security-related function by being a simple building form that sits discreetly in its context. It is then raised above the ordinary by subtle design refinements summarised below.

- A simple rectangular plan that relates to the surrounding buildings. The west façade sits back from the Ballantrae Place boundary to allow for a generous triangle of land to be landscaped. The east façade is set back approximately 10 metres from the Museum Street Building to provide a generous circulation path that runs along and around the north-west corner of that building.
- A simple legible composition of base, middle and top - consistent with all the other buildings on the precinct. The solid base performs the function of protecting the building from damage, but it also makes compositional reference to the similarly defined bases of Parliament House, and the Executive Wing.
- A 2-storey middle section that articulates the large recess for the dockway door – a clear expression of function; and a long slot window to convey something of the secure nature of the building.
- A simple box on top that houses important plant. The walls of this are flush with the floors below and will be detailed to minimise views into the plant within the enclosure itself.
- A stepped form that transitions from ground level at Ballantrae Place to 2 storeys, then 3 at the plant level and then to the 6-storeys of the Museum Street Building.

Overall, the relatively small scale of the building – certainly in relation to its three adjacent multi-storey buildings – together with its metal cladding, make it discreet and recessive.

Finally, the metal cladding atop a lighter base makes a nod to the similarly composed main entrance to Parliament, thus allowing the front and back ‘entrances’ to bookend the precinct with similar architectural treatments.



Figure 14. Photo of front entrance showing composition of a metal cladding with a lighter coloured base

Respecting Key Alignments

There are several ways in which the proposal acknowledges and respects key datums and alignments that already exist on the Parliamentary precinct. Alignments in the design of the new building include:

- The south façade acknowledges the nearby north edge of the original Sydney Street which is also where the original Wai-piro stream ran.
- The alignment of the proposed building is therefore orthogonal to the proposed Museum Street building and thus to Parliament House and the Executive.
- An expressed horizontal joint in the metal cladding closely aligns with the bottom of the screen of the proposed Museum Street building and therefore to the rusticated base of Parliament House.

Appropriate Building Detail and Materiality

As discussed above the material palette on buildings on the precinct are more matt than glossy, and as they weather, they do not especially patinate. The proposed palette for the Ballantrae Place building follows this approach with a self-finished stone/ceramic product to the base, and a matt metal cladding to the upper part.

Seismically Resilient

The structure is designed to achieve an IL3 standard.

In accordance with best practice the retaining wall supporting the bank is structurally separated from the building structure. This has the effect of increasing the quantum of excavation of the bank but means that ground disturbance affecting the retaining wall will have little to no impact on the building.

Environmentally Responsible

The requirement in the brief to target a 6-star Greenstar rating guarantees that the building will not only incorporate environmentally responsible products and design features, but also that its ongoing energy use will be minimised.

Some of the sustainability features that are visible on the outside of the building include high-performance glazing to control glare and heat gains and losses, and photovoltaic panels on the roof.

Less visible are the use of high efficiency heat pumps, extensive metering to track energy use, recycling facilities, bike parks, a superior acoustic environment, high-quality lighting, low water-use sanitary fittings, and rainwater harvesting.

Just as important as a Greenstar rating is the ambition for the building to be net Carbon Zero. This is to be targeted by the extensive use of timber structure and floors while minimising concrete and steel.

Mana Whenua Co-design

As noted earlier Studio Pacific has been working with Cultural Design Lead Len Hetet. Two elements of the exterior of the building integrate design ideas that are informed by the agreed cultural narrative for the site.

The first of these is the treatment to the 'stone' base of the building, the form of which suggests the forces of water-based erosion – from the 'upward tide' – that has conceptually cut into an original solid block of stone. In this case this erosion has formed the door and window openings.

The second aspect where the design has been informed by mana whenua is the *poutama*²² patterns that have been subtly incorporated into the pleated metal façade. These will be achieved using projecting blades of metal (or similar) that add additional

²² This stepped pattern symbolizes ascension through the realms of knowledge.

shadow lines to the facade. The *poutama* pattern conveys ideas of attaining knowledge and betterment, and links the spiritual connection of Papatuānuku and Ranginui. The patterned area on the southwest corner of the building also conveys a welcome to the precinct.

There is also a textured area of carved stone by the entry door signifying welcome to the building. There will be some interior design elements but these will be relatively low-key because the building will not be accessible to the public.

4.4 Conclusion (BAL)

The location and design of the Ballantrae Place building is appropriate in terms of fulfilling the security needs of the Precinct and enabling the relocation of deliveries traffic from Bowen Street to Ballantrae Place.

5 Landscape (LAN)

5.1 History and Background

Parliament Grounds have a Category 1 heritage listing along with the Executive Wing, Parliament House, the Parliamentary Library, and the Balance and Seddon statues. An oak tree within the area of the Western Precinct is also scheduled and protected as a heritage tree under the District Plan.

The grounds of Parliament were landscaped in the early 20th century after a fire in 1907. They were subsequently re-landscaped in the 1990s, after the refurbishment of Parliament House and the Parliamentary Library, to generally reflect the original style of the 1920s, namely the English Garden style of gently rolling lawns and groves of trees which provide a setting for the Parliament buildings.

The grounds at the east of Parliament (the Eastern Precinct) have always been the main frontage to Parliament and are used for daily informal public use, public gatherings, celebrations, memorials and protests; and as part of the Parliamentary Precinct Conservation Area, they have a special character.

The grounds at the west of Parliament House (the Western Precinct) have generally been back-of-house, over time housing nurseries, garden sheds and more recently driveways, surface carparking and ramps to access underground carparking. It once had a defined boundary – formed by Museum Street and a strongly defined boundary wall, railings, gates and landscape treatments. This boundary has been removed, diluted and changed over time and now incorporates the Bowen Street entrance, parliamentary carparking and access to basement vehicle ramps and the Sculpture Park to the west. In general, the treatments and quality consistently visible in other parts of the precinct are not as visible in this part.

5.2 Objective

The objective is to transform the Western Precinct from a vehicle-dominated area with poor aesthetics into a series of high quality, cohesive pedestrian-centred public spaces within which the two new buildings are located.

More detailed objectives include:

1. Provide an attractive and accessible landscape setting for the new buildings
2. Provide safe and legible through-precinct pedestrian routes that link to pedestrian routes on adjoining sites and roads
3. Adopt CPTED design principles
4. Adopt appropriate plant/tree selections
5. Take the opportunity to work with mana whenua to express the cultural narrative for the site
6. Design with reference to the Landscape Management Plan²³ and Conservation Plan for the grounds²⁴.

5.3 Understanding the context

Parliament Grounds form an important part of the local urban fabric. The low-key informal nature of the grounds and settings for the existing buildings are an important part of the character of the site. The grounds are largely open to the public and form part of the city's public realm and open-space network.

There is a consistency of landscape treatments and context to the buildings within the precinct. All buildings sit within a naturalised park-like setting. Lambton Quay,

²³ The proposal falls within the Western Precinct of the 10-year Landscape Management Plan for Parliament Grounds 2011-2021 – Drakeford Williams Limited, Landscape Architects.

²⁴ Parliament Grounds Conservation Plan prepared by Louise Beaumont and John Martin dated 30 November 2018.

Molesworth, Bowen, and Hill Streets are typically fronted by boundary walls (with associated pillars and decorative light standards), or fences and are fronted by established trees.

The Western Precinct includes the Sculpture Park, but is otherwise dominated by asphalt and carparking. There is a desire to redress this as the needs and function of the area change – to bring the standards of the Western Precinct in line with that of the Eastern Precinct.

5.3.1 Pedestrian access

There are a range of existing well-used thoroughfares which need to be retained and incorporated into the proposed development. The redevelopment should provide enhanced safety, a universal design standard of access, and provide improved access to public transport and other modes of sustainable transport. There is an opportunity to enhance and create new spaces which function well as part of the public realm and provide for the increasing population of the broader precinct. Overall, there is a desire to shift priority in this part of the Parliamentary Precinct from vehicular to pedestrian.

5.3.2 Entrances

Entrances to the Parliamentary Precinct are generally formalised - whether pedestrian or vehicular. The presence of these entrances is reinforced by boundary landscape treatments such as boundary walls and planting.

The current arrangement of the Bowen Street entrance is a result of work in the 1990s. It provides a formal entrance to the Western Precinct. Opportunities exist to reinforce the presence of this entrance and adjust the Museum Street alignment by continuing landscape treatments used along the Bowen Street boundary and incorporating modern treatments used within the Western Precinct. A recently improved entrance on Bowen Street, adjoining the Cenotaph, successfully integrates modern treatments and historic elements in a new public realm.

The entrance from Ballantrae Place has the feel of an entrance to a back-of-house carpark rather than to something as important as the nation's Parliamentary Precinct.

5.3.3 Continuity of the Precinct

As discussed above, treatments consistent throughout other frontages to Parliament are less tangible in the Western Precinct. Boundary walls, entrance gates and light standards, informal native planting including established native trees surrounding the site provide an important and continuous frontage to Parliament, but don't continue to the west of the Bowen Street entrance. This leads to a dilution of the frontage and the edges of the Parliamentary Precinct to the west.

5.3.4 Existing trees

Established trees flank the parliamentary landscape on all sides and form a key part of the setting of the parliamentary buildings. Trees along the perimeter of the site are predominantly *Metrosideros Pohutukawa*. This treatment is consistent except where it meets the Bowen Street entrance and Sculpture Park.

The Museum Street Oak Tree (*Quercus robur*) was planted sometime in the 1860s – around the time that Parliament moved to Wellington. It was historically part of the western entrance to Parliament – and since the 1920s has been associated with entrance walls and gates on the Museum Street alignment. In 1986-87 it was prepared for relocation but was never moved. The landscape surrounding the Oak has been a story of evolution over time.

While forming an important part of the experience of the precinct, only the Museum Street Oak is a formally protected tree.

5.3.5 Bowen Campus

As discussed earlier, the Bowen Campus is currently tenanted by a number of government departments including the Ministry for Primary Industries, the Ministry of Defence, and the Defence Headquarters. It currently houses approximately 3500 staff with two new buildings yet to open. There is expected to be significant people movement and sharing of facilities between the two precincts – to informally define a broader campus. The Bowen Campus therefore forms an important edge to the Western Precinct and the two should work cohesively together.

5.3.6 Cenotaph

The Cenotaph (or Wellington Citizens War Memorial) was unveiled in 1931 and is a focal point for war memorial ceremonies. Recent redevelopment of the area around the Cenotaph was completed in 2015 and includes a new square and large staircase connecting the memorial with the Parliamentary Precinct. The square contains a range of modern high-quality finishes including stone paving, planting, lighting, modern seating and the incorporation of a sculptural treatment referencing the Wai-piro stream.

5.3.7 Existing Elements of the Parliamentary Precinct

The Eastern Precinct, described earlier in the report comprises the principal frontage and open space of the Parliamentary Precinct. It includes the paved forecourt, driveways, paths, lawns, specimen trees and plant beds

Some other elements discussed in some detail earlier in this report include:

- Remnants of the Historic Museum Street /Museum Street alignment
- The Sculpture Park
- The Western Carpark
- The Upper Carpark

These elements are all key considerations in the development of the Western Precinct.

5.3.8 Hidden/Historic elements of the Precinct

The Parliamentary Precinct has changed much over time. It is important to recognise that the original New Zealand Company arrangement for Wellington was overlaid on an existing natural and cultural landscape. This landscape has been substantially modified and has continued to evolve as the grounds and precinct have developed over time. This heritage remains and there is an opportunity to uncover or celebrate it.

Wai-piro Stream once ran through the site and terminated near the Kumutoto Stream into Wellington Harbour, Te Whanganui-a-Tara. The stream generally ran the course of Sydney Street (the low point of the then existing valley), before being piped and filled for that road. The stream's course is celebrated at the square associated with the Cenotaph.

Sydney Street was one of the original roads laid out as part of the 1841 New Zealand Company Map. It ran east-west through the site following the Ballantrae Place (Sydney Street West) alignment to connect to what is now Kate Sheppard Place (Sydney Street East). The road was re-configured to make way for the creation of the Parliamentary Grounds.

5.4 The Design

5.4.1 Overall Design Approach

The landscape design approach is to extend and activate the Parliamentary Precinct westwards to adjoin the Bowen Campus, by providing a series of high-quality pedestrian-focussed spaces that seek to unify and connect the series of buildings which surround them. The approach will improve the Bowen Street frontage and entrances to the precinct, realign Museum Street to create an improved north-south pedestrian connection and maintain and improve other connections through the site. The landscape will be a modern interpretation of the Parliamentary Precinct - providing safe accessible entries to buildings, places for relaxation, meeting and socialising. It will also set the tone for future precinct improvements..

5.4.2 The Museum Street Oak Tree

The proposed Museum Street Oak location has been chosen carefully in response to tree health, heritage, landscape design and practical considerations. Nine possible new locations were compared and assessed.

The preferred location (directly west of its current location - framing both the Ballantrae Place entrance to the Museum Street Building and the new West Courtyard space) is close to its current location which has multiple benefits:

- **Tree health:** existing and proposed environmental factors such as sun/shade conditions, and wind conditions were assessed. The environment which the tree will move to will be similar – reducing risk to the tree's health. In addition, its root environment can be improved allowing for improved health.
- **Heritage:** Its existing location is next to the western entrance of the original Parliamentary Precinct. The new location adjoins/marks the new entrance to the precinct and adjoins the newest parliamentary buildings. It is paired with a wall in keeping with the wall it currently fronts.
- **Landscape design:** The Oak will be relocated to a key courtyard space within the upgraded precinct. It provides scale and permanence to this space and the tree will enjoy a prominent location.
- **Practicality:** The location being not far from its existing location is also more practical from a tree-transplant perspective. Other options require large scale disruption to other parts of the precinct. A study has been carried out by a structural engineer to design the structure of a supporting cradle to ensure the feasibility and practicality of the actual move.

5.4.3 The Design Proposal (Drawings 2662 P A2-01 to P A2-45)

The landscape treatments will be a modern interpretation of the overall Parliamentary Precinct, providing safe and accessible entries to buildings, and places for relaxation, meeting and socialising.

Note that the surfaces levels shown on these drawings are preliminary only and may change as the detailed design progresses.

Boundary improvements

The Bowen Street frontage is improved by extending the treatments from lower Bowen Street, Lambton Quay and Molesworth Street boundary treatments, including boundary walls, pillars and heritage light standards, along with the use of established Pohutukawa adjoining the road.

Bowen Street entrance

The George V gates (which are currently not in their original position) are to be moved southwards approximately 10 metres closer to Bowen Street. This is made possible by the removal of vehicular access to the ground floor dock-way to the Executive Wing.

This dockway will become redundant due to the construction of the Ballantrae Place building which will deal with all inward and outward goods. Shifting the gates to this new position provides the following benefits:

- Added protection in the event of a security alert whereby the gates can be closed to prevent large vehicles from accessing the grounds and parking close to the Executive Wing.
- They provide a more obvious threshold to the grounds and will be more visible.
- They allow for a better relationship between the landscape in front of the podium and the Sculpture Park – making it feel more like one space.

Additional bollards are placed to prevent unauthorised vehicular access when the gates are relocated. The existing retractable bollards are relocated to the south in order to place the line of security closer to the Bowen Street boundary.

Some of the 1990s wall constructed in the 1912/13 perimeter wall style will be removed and reconfigured as part of the relocation of the gates. The wall to the south of the Sculpture Park will be modified to allow the relocation of two of the five heritage lamps from within the site.

Improved Ballantrae Place entrance

Due to the addition of the Ballantrae Place building and the proposed through-site link to the entrance of the Museum St Building, the entrance from Ballantrae Place will be increased in importance as an entrance to the Parliamentary Precinct.

- A new pedestrian priority shared space is created to improve the entrance 'gateway' feel to the precinct and improve pedestrian access and thoroughfare to the Precinct from the Bowen Campus and to provide a secondary entrance to the Museum St building.
- High quality paving will be continuous throughout the shared space and through the east-west link in the Museum Street building itself, reinforcing the entry and the alignment of the historic Sydney Street. References to the Wai-piro stream will also be incorporated.
- Planting is provided in front of the Ballantrae Place (Museum Street Building) vehicle ramp, with additional planting and screening provided for wind mitigation. A metal balustrade will wrap around the edge of the ramp.
- The Museum Street Oak is moved to adjoin the redefined western entrance to the precinct, and to define the northern end of the proposed west courtyard space.

In addition to the improvements described above there are proposed changes to Ballantrae Place itself. These include kerb realignments to provide short-term (P5) parking for courier drop offs, and improvements to the road surface materiality to visually link the Bowen Campus laneway to the Ballantrae Place entrance.

Realigned/reimagined Museum Street

The position of Museum Street is re-aligned to better relate to (but not to match) its original alignment and to the orientations of the Executive Wing, Parliament House, and the new Museum Street Building. This creates a clearer north-south pedestrian connection, linking all new key public spaces and maintaining and improving other connections through the site.

The re-imagined Museum Street is designed as a pedestrian-priority shared space. It visually and physically connects the Bowen Street entrance to the Sculpture Park, the West Courtyard, the Museum Street building, the Museum Street Terrace area, and the Hill Street staircase beyond.

The realigned street generally runs through existing areas of carparking and requires the removal and relocation of sections of low plastered walls and pillars dating from

1912/13 and the 1990s, with associated light standards. These would be rebuilt and re-accommodated on site. The Museum Street Oak will be moved from its current location to within the West Courtyard space.

Public spaces

The following describes the improvements to the existing public spaces and the new public spaces created by the development.

Museum Street

This is designed a continuous paved area which serves to connect a sequence of varying spaces.

Sculpture Park

To the west of Museum St, the Sculpture Park is largely untouched by the proposed design except for the removal of a section of the existing low wall as a result of the gates being moved south, and the integration of heritage light standards. The new realigned shared surface of Museum Street immediately adjoins the existing lawn. Kerb and channel are removed in favour of a flush surface and discreet surface drainage.

Museum St Building/Parliament House

At the northern end of the first section of Museum Street a cluster of trees provides a backdrop and green frontage to the Museum St building. A smaller garden bed provides the opportunity for a raingarden. At this point the street narrows to become more of a laneway. This space is generally hard paved and enhances the experience of new and old buildings. The existing basement carpark ramp is removed, and levels for the majority of the width raised to meet the Museum Street building entrance. Lower levels are maintained immediately adjoining Parliament House providing for emergency egress from the basement level of that building, seismic separation and a lightwell to the windows at basement level. At the street edge an upstand wall and railing separate the street from the basement level in a similar manner to the wrought iron railings to a London terrace house basement 'area'.

Under the link bridge there is an area of planting, shaped in order to create a defined gathering place under the bridge and directly in front of the entry to the Museum Street building.

Terrace and Stairs

At the northern end of the re-imagined Museum Street (over an existing basement), broad steps lead to an upper terrace, providing opportunities for seating via in-built and informal settings. This then further connects to a new broad staircase leading up towards Hill Street. This space also functions as a connection between existing paths to the eastern precinct, and via the embankment area to the north of the Museum Street building, towards the upper carpark area or Bowen Campus. The area provides for a sheltered and sunny space for people to meet or relax.

Embankment and Stairs

At the northern end of the Museum Street building, earthworks required for the building are expressed in feature retaining walls. Several key trees are retained, and the banks replanted with extensive areas of native planting. Adjoining the Ballantrae Place and Museum Street buildings, broad stairs connect to the upper carpark. A new series of stairs are built to replace the existing from Ballantrae Place to the Upper Carpark.

West Courtyard

A new courtyard space is created adjoining the Museum Street and Bowen State buildings. The courtyard provides a space containing significant areas of planting and trees for shade between the buildings. It also provides a significant opportunity for

seating and spill out space. A series of stairs and bleachers are intended to connect the courtyard with the terrace of the Bowen State Building, creating a connected and mutually beneficial space²⁵. The space adjoins the new Ballantrae Place entrance and is framed by the relocated Oak at its northern end.

Wind mitigation measures – particularly to shelter those seated - will also be incorporated in this courtyard.

5.4.4 Materiality

The material palette is to be high quality, reflecting the parliamentary context and materials used as part of the Cenotaph redevelopment.

Paving consists of a limited palette comprising single source stone pavers in various formats and finishes, and stone kerbing. Bonds will feature areas designed to match the existing material and herringbone bond that is used throughout Parliament grounds, with special feature paving patterns designed to express landscape or cultural narratives. Walls and steps will be stone or pre-cast concrete. Steps will match profiles used at the cenotaph and with handrails. Built-in seating will be (in part) timber clad with other walls available for informal seating. Free-standing seating and cycle racks will be modern and functional and will be provided throughout the new precinct.

The proposed soft landscape is intended to provide added amenity to the precinct - continuing the green 'moat' of the Parliament landscape, and providing a campus-like green context to the Museum Street and Ballantrae Place buildings.

A predominantly native species planting palette is proposed, with exotics considered for trees where a particular characteristic is desired (e.g. deciduous for winter light) and exotic herbaceous perennials and bulbs could also be incorporated to provide extra colour and seasonal variation. The trees are located a sufficient distance away from the building to prevent a climbing risk and allow for building cleaning and surveillance requirements.

5.4.5 Environmentally Responsible

The landscape design aims to integrate a range of environmentally responsible options. The ratio of soft to hard landscape will be increased. Locally sourced stone paving and sustainable drainage solutions will be incorporated where possible. This may include permeable paving and raingardens. Furniture and elements for manufacture will be locally sourced where appropriate. Planting will be largely endemic and will be focussed on habitat creation. Genetic seed sourcing will be required.

Planted areas will have irrigation for establishment only as this is required to meet Green Star targets.

5.4.6 Narrative Opportunities

As noted above Studio Pacific has been working with its mana whenua co-design partner – Len Hetet of Baked Design. This has identified the importance of recognising and acknowledging important aspects of the historical landscape in the precinct and the environs. For example, the route of Wai-piro stream.

More latterly the discussion has broadened to a narrative around *Te Ara Tupua*. This refers to *Ngake* and *Whātaïtai*, the two *tupua* (ancient phenomena) who created *Te Whanganui-a-Tara*. Of particular interest is *Whataïtai's* path to the west which created the coastline from Korokoro towards Wellington City.

There are numerous opportunities within the proposed landscape to make reference to these themes, and these will be developed in conjunction with Len as the design is developed in more detail. At this stage those that have been identified are:

- Surface treatments

²⁵ The approval to remove sections of an existing boundary wall is currently being negotiated with the owner and tenants of the Bowen State Building.

- Planting selections
- Designing spaces that can accommodate *pōwhiri* and other ceremonies
- Balustrade detailing
- Outdoor furniture detailing

There may be other opportunities identified as the design theme takes shape, and indeed not all of those noted above may necessarily be acted upon at this stage.

5.4.7 User Safety

Crime Prevention Through Environmental Design (CPTED) advice was commissioned early in the design process and has continued to inform the proposal through ongoing reviews. The design aims to provide for safe and legible access to and throughout the site, connecting the surroundings with the new facilities and public spaces.

There are a range of existing thoroughfares running east-west from Bowen Campus to the Eastern Precinct and north-south from Hill Street to Bowen Street which are maintained and enhanced, serving as connectors, and activating key new public spaces. New interfaces with the Bowen Campus will encourage use, thoroughfare, and activity.

Legibility of entrances is enhanced by continuing treatments and themes at other entrances and boundaries to Parliament. The Bowen Street boundary wall and planting theme is continued for improved visibility from Bowen Street, connecting to a re-imagined Museum Street. Increased use and thoroughfare are likely to improve site security and feelings of safety. A new entrance from Ballantrae Place serves as a secondary entrance to the Museum Street building and to the precinct, providing for service entrance via the Ballantrae Place Building, but also to pedestrians to and from Bowen Campus. Both improved entrances (Bowen St and Ballantrae Place) provide for pedestrian-priority shared spaces for improved legibility of entry to a pedestrian precinct and for safety.

In addition to a taxi drop-off point by the Ballantrae Place entrance, other future taxi drop-off points/stands are contemplated – one on Bowen Street, by the Bowen State Building, and the other in lower Molesworth Street. These will become necessary as Parliament moves to remove taxis from the entry forecourt on the east side of the Precinct. These will be the subject of future discussions with Wellington City Council as the owner of these roads.

Several design modifications have been made to buildings and landscape treatments to improve CPTED outcomes. These include the provision of an east-west link within the Museum Street Building and the inclusion of a new staircase leading from the north-west corner of the Museum Street Building up to the upper carpark.

Lighting will follow the CPTED report recommendations²⁶. CCTV security monitoring will be incorporated to a high level in line with parliamentary security requirements.

5.4.8 Wind speeds and proposed mitigation

A wind study²⁷ identified several areas where increased windspeed resulted from the proposal, and several where wind speeds were reduced. The key areas requiring mitigation were to the west of the Museum Street Building – where it adjoins the Ballantrae Place entry and the West Courtyard, and at the southwest corner of the building/courtyard space. Mitigation options were tested but, because of the site layout constraints, did little to improve the situation. As the design develops further the opportunity to use screens and planting to provide localised sheltered areas will be investigated.

²⁶ Boffa Miskell CPTED Report, August 2021

²⁷ WSP Wind Assessment: Proposed Ministerial Annexe, Wellington, 6 October 2021

The selection of mostly evergreen species aligns with the recommendations of the WSP Wind Assessment.

5.5 Conclusion (LAN)

The Parliamentary Landscape is an important part of the fabric of the Parliamentary Precinct. The Western Precinct is currently very much 'back-of-house'. It is car-dominated and of low aesthetic quality. It creates a barrier to the Bowen Campus and represents a range of security issues. The Western Precinct has been continuously evolving over time and, while it has retained some heritage features, only some are in their original locations.

The proposed landscape improvements are respectful of surrounding heritage buildings and fabric; and reference the historic Museum Street alignment. Where practical, existing heritage elements are to be carefully relocated on site. Existing vegetation has been carefully assessed and where possible existing trees are kept in their current location or relocated elsewhere on site. Additional planting is proposed to supplement and improve existing planting – in line with other parts of the grounds.

The introduction of new buildings will positively change the function of the spaces and provide an opportunity to restructure and improve the precinct to create more useable and pedestrian friendly spaces. It is expected that the spaces between buildings will become heavily used by pedestrians and for outdoor open space.

Landscape treatments will function to unify the varying styles and treatments of buildings on site, as well as express an appropriate narrative developed in consultation with mana whenua. They will encourage use, pedestrian movement, activating it and improving its quality to reflect its increasing importance.

The improvements to the Western Precinct can and will set the tone for future improvements to the rest of the precinct.

6 Consultation

The Future Accommodation Strategy Project has been underway since 2016, and during this time, there have been several consultations with key stakeholders Wellington City Council, Heritage New Zealand Pouhere Taonga, and Mana Whenua.

Wellington City Council engagement included Heritage and Urban Design advisor feedback.

A summary of the consultation with the main stakeholders is described below.

6.1 Wellington City Council

The following sets out the consultation with Wellington City Council resource consent officers and their advisers.

Initial Briefing with Wellington City Council (26 April 2017)

This meeting was held to introduce the project to the Wellington City Council (WCC) and to gain initial feedback on key resource management and consenting issues associated with the project.

WCC Urban Design provided their feedback on 4 May 2017 and raised comments about the impact of the proposal on existing heritage fabric and features; the relationship to the District Plan; quality of detail resolution to maintaining a strong contextual link to Parliament House and the Executive Wing; and the treatment of open space.

WCC Heritage provided Preliminary Heritage Advice on 8 May 2017. The proposed removal of the existing heritage fabric of the Press Gallery as well as the bulk and height of the proposed Museum Street Building were identified as adverse effects. The need for a Conservation Plan was identified. The conclusion identified that heritage support was not anticipated.

Pre Application (Resource Consent) meeting with Wellington City Council (30 May & VR viewing 9 June 2017)

This pre application meeting was held and a follow up virtual reality (VR) viewing was held with the WCC planner, urban designer and heritage advisor at Studio Pacific's offices.

WCC's Meeting Feedback dated 30 May 2017 anticipated not providing heritage support for removal of the Press Gallery based on District Plan and government policies. Their heritage feedback identified that a Conservation Plan had not been prepared, and these were later undertaken.

Urban Design feedback identified the importance of the connection to the Bowen Campus, further detail to be provided on the landscape and building entrances, ESD, CPTED and building height.

Arborist feedback included a request for detail of the heritage significance, health and a method for relocating the tree. In addition, a Building Consent Pre Application meeting was recommended.

Pre Application (Resource Consent) Briefing Update for WCC 2020 Proposal report issued to Wellington City Council (26 March 2020)

Two options for the adaptation of the Executive Wing were provided for feedback:

- Option 1: The partial demolition and rebuilding of the existing Press Gallery
- Option 2: Strengthening the existing Press Gallery and extending the building at level 1.

WCC Preliminary Heritage feedback identified a preference for option 2 over option 1.

Pre Application (Resource Consent) meeting with Wellington City Council Heritage (15 July 2021)

This meeting included a review of the proposal and the anticipated content of the Resource Consent Application.

Pre Application (Resource Consent) meeting with Wellington City Council Urban Design (04 August 2021)

This meeting was a review of the proposal and a fly-through of the CAD model.

6.2 Heritage New Zealand Pouhere Taonga

The following sets out in some detail the consultation with Heritage New Zealand Pouhere Taonga.

Initial Meeting with HNZPT (3 February 2017)

An initial meeting was held with Heritage New Zealand in order to present the general scope of the project. This included:

- the possible removal of the earthquake prone Press Gallery and construct a larger replacement
- the potential for an elevated bridge link into the Executive Wing 'drum'
- the relocation of the heritage oak tree and construction of a new building to the west of Parliament House (MUS)
- a bridge link from MUS into Parliament House.

Meeting with HNZPT (9 June 2017)

This was a follow up meeting presenting a more developed proposal for the Press Gallery replacement and MUS. This was followed up by HNZPT staff visiting Studio Pacific's offices to view the proposal in a virtual reality suite. On 29 June 2017 a selection of presented material was sent to HNZPT.

HNZPT responded in a letter dated 23 August 2017 which was generally supportive of the proposal.

Meeting with Heritage New Zealand Pouhere Taonga (13 March 2020)

Following a resumption of the project this meeting provided a review of options for strengthening or replacing the Press Gallery to provide Ministerial accommodation. The Museum Street and Ballantrae Place Buildings were not part of this discussion.

HNZPT responded in a letter dated 15 April 2020 (refer appendices) in which they provided feedback on the following options presented for the Press Gallery:

- Strengthening the existing Press Gallery
- Strengthening and extend the existing Press Gallery
- Replacing the Press Gallery with a new Ministerial Building (MIN)

HNZPT identified that strengthening the Press Gallery may be compliant with policy, guidance and the Conservation Plans. As a next step, HNZPT recommended that a full heritage assessment be undertaken and all options that accommodate the brief and conserve heritage should be investigated.

Meeting with Heritage New Zealand Pouhere Taonga (15 July 2021)

This meeting included a review of the updated project objectives, development of the proposal and the proposed draft structure and content of the Resource Consent Application.

HNZPT provided feedback in the meeting that the application could create a loss of heritage fabric, have an effect on the heritage buildings, and could create an inability to appreciate the buildings in the round. Also that although the application includes the re-use of some existing building fabric, this will not be likely provide a significant positive impact.

Meeting with Heritage New Zealand Pouhere Taonga (4 November 2021 via Teams)

This meeting was to update a number of HNZ – PT staff and Board members on the design proposal. There were some concerns expressed about the scale of MIN and about the proximity of MUS to Parliament House, and so some additional information was requested. This was later provided.

Meeting with Heritage New Zealand Pouhere Taonga (9 February 2022)

This meeting provided an update on progress with co-design with mana whenua, and on design changes that had been made to the Ballantrae Place Building (BAL). The response in the meeting was generally positive – particularly because the redesigned BAL incorporated plant that had previously been located in the upper carpark.

6.3 Mana Whenua

The following sets out a summary of consultation with Mana Whenua.

Consultation with Kaiwhakarite for the Parliamentary Service (2 May and 28 June 2017)

A meeting was held with Kura Moeahu on 2 May 2017 to present the Concept Design and get his input into the design direction. Key items arising from that meeting are as follows:

- Important to acknowledge the Wai-piro stream in some way
- Important for iwi to be involved in any ground breaking sessions or any archaeological investigations
- Consideration of how a pōwhiri is conducted on the ground floor or outside
- Importance of the Matangireia Room – Te Pua o te Wheke – the eye of the Octopus

Another meeting was held on 28 June with Kura to discuss the proposed concept for the façade treatment as a metaphorical cloak. This idea was supported. Kura was keen that the façade in some way reference back to the Matangireia Room (former Māori Affairs Committee Room). A possible pattern to consider is the poutama pattern – also known as the stairway to heaven symbolising the growth of man, striving towards excellence.

Consultation with Kaiwhakarite for the Parliamentary Service (September 2020)

In September 2020, a hui with Kura Moeahu to review progress, the Cultural Impact Assessment, and next steps was held. Kura Moeahu provided context of the local iwi and contacts for engagement. The current design narrative direction was discussed.

Consultation with Kaiwhakarite for the Parliamentary Service (July 2021)

In July 2021, the current progress was reviewed with Mana Whenua in a document called 'Iwi Leaders Korero and Introduction'. This summarised the existing narrative at Parliamentary Precinct, FAS project objectives, the proposal, and co-design opportunities for the application.

Regular Consultation with Mana Whenua (ongoing)

Regular hui with representatives from local iwi have been ongoing on a generally fortnightly basis since 13th August 2021. Mana whenua representatives – in particular Len Hetet of Baked Design - have developed a cultural narrative and design theme which is being incorporated into the design of the project, through a co-design process.

6.4 Neighbours

The Parliamentary Service has met with Precinct Properties, the owner of the Bowen Campus, a number of times as the project design has progressed. Most recently a meeting was held on 3rd August 2022. Items discussed included:

- The overall design of the landscape and buildings
- The relocation of the Museum Street Oak tree
- The opening up of the Bowen State Terrace to the steps leading into the West Courtyard
- An additional accessible carpark being provided on the Bowen Campus
- The use of the Bowen State undercroft in windy conditions.

Precinct Properties representatives were broadly supportive of the proposals but noted that they would need to consult with some of the building tenants about the proposal.