

Shelly Bay Masterplan

Urban Design Assessment

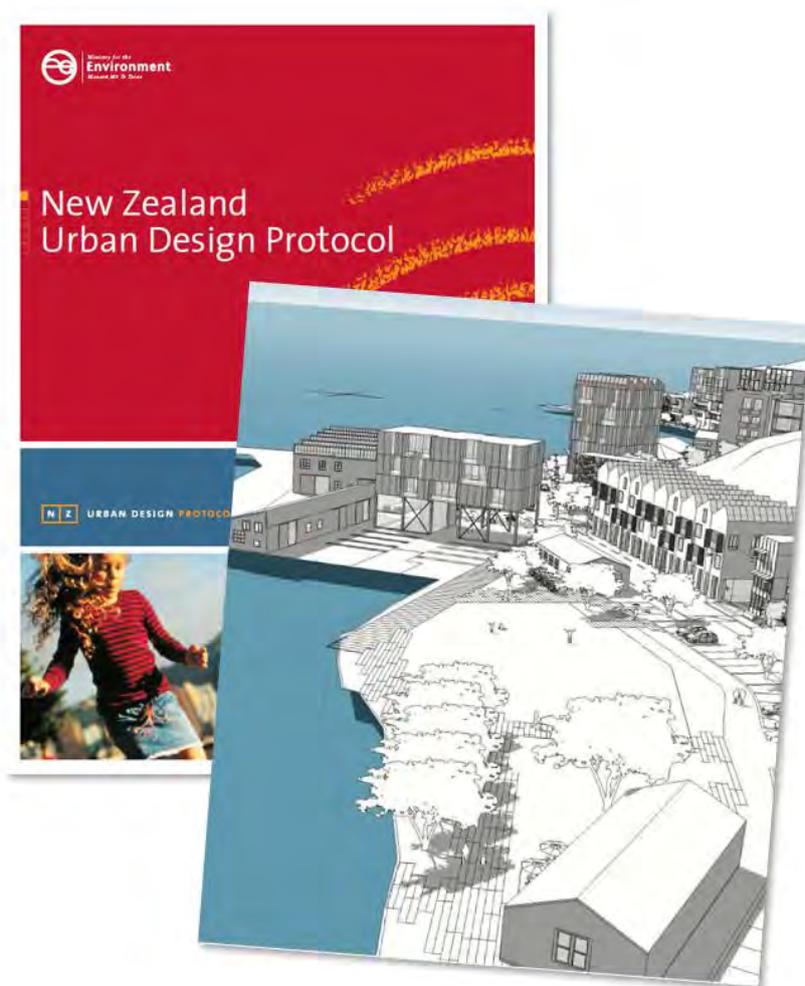
of

The Wellington Company Proposal

relative to the New Zealand Urban Design Protocol

for

The Wellington Company



Contact Details

Graeme McIndoe

McIndoe Urban Ltd
L2, Hope Gibbons Buildings
PO Box 11908, Wellington 6142
New Zealand
Telephone: +64 4 385 9006

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Prepared By

Graeme McIndoe

McIndoe
Urban
t +64 4 385 9006
e admin@mcindoeurban.co.nz
w www.mcindoeurban.co.nz
po box 11908
Wellington 6142
New Zealand

1.0 Executive Summary

1. This systematic review of the Masterplan and Design Guide for the Proposal (both dated 8 March 2019) against the New Zealand Urban Design Protocol demonstrates that the Proposal comprehensively addresses the aspirations of, and matters raised by, the Protocol.
2. The most fundamental response to the qualities identified by the Protocol are the overall plan configuration of space, building bulk and form and urban landscape identified graphically in the Masterplan that is part of the Proposal’s Design Guide.
3. The Proposal’s Shelly Bay Design Guide [Proposal’s Design Guide] then addresses all matters of detail identified by the Protocol, in many instances in depth. Where it is informative to illustrate the extent to which various matters are addressed, content from the Proposal’s Design Guide is described in full into the assessment.
4. The Proposal also addresses matters of high-quality public realm (and public spaces) that are not described in detail in the Protocol but which are nevertheless fundamental to high quality urban design.
5. The qualities that the Protocol identifies under each of the ‘Seven Cs’ are bullet pointed in the Protocol but are numbered in the table below for ease of reference. All text in blue font below is extracted from the Proposal’s Design Guide.

2.0 Assessment Matrix

NZUD Protocol	Response
<p>CONTEXT</p> <p><i>seeing buildings, places and spaces as part of whole towns and cities</i></p> <p>Quality urban design sees buildings, places and spaces not as isolated elements but as part of the whole town or city. For example, a building is connected to its street, the street to its neighbourhood, the neighbourhood to its city, and the city to its region. Urban design has a strong spatial dimension and optimises relationships between buildings, places, spaces, activities and networks. It also recognises that towns and cities are part of a constantly evolving relationship between people, land, culture and the wider environment.</p>	<p>The Proposal takes a context-specific approach, considering underlying landform and landscape, and integrates consideration of space, buildings and connections. This is addressed in detail below.</p>

Quality urban design:

<p>1. takes a long-term view</p>	<p>The focus on a long-term view beyond immediate development outcomes is evident in the community, cultural and environmental focus of key outcomes for the site, as recorded in the proposal's Design Guide at page 3:</p> <p>Masterplan Key Outcomes The Shelly Bay Masterplan sets out to create a unique waterfront destination for Wellington. Drawing on the site's military history, the special relationship Mana Whenua have to the site and embracing the water's edge and hills, Shelly Bay will become a place of special recreation, a place to live and work and to interact with the natural environment.</p> <p>The proposal is the catalyst for ecological repair at the coastline and on the escarpment behind which will be implemented over time, and that planning must accommodate sea level rise.</p>
<p>2. recognises and builds on landscape context and character</p>	<p>The Overall Design Strategy for Shelly Bay includes identification (Proposal's Design Guide at p5) of the key drivers and features of the plan which in relation to landscape context include:</p> <ul style="list-style-type: none"> • Landscape links and views to the bush-clad backdrop; • Emphasising the promontory arrival points into Shelly Bay as natural landscape spaces; • Emphasising the bush clad backdrop rather than a dominant wall of tall buildings; • Stepping relationship of built form to foreshore. Lower scale finer grain to Shelly Bay Road, larger scale forms set up and back. <p>This is described in particular in Masterplan Spatial Principle diagram, figure DG 1.2.1. Recognition of landscape character and context is then addressed throughout the Masterplan and in the design guidelines.</p>
<p>3. results in buildings and places that are adapted to local climatic conditions</p>	<p>As a specific response to wind, the Village Green is located in South Bay, where it will be to an extent sheltered from prevailing northerly winds.</p> <p>Supplementing this locational strategy, new trees around the promenade in North Bay and in the Village Green area will, when fully established, provide further shade and shelter.</p> <p>Considering building forms, low rise development of up to three storeys at the street edge allows sunlight to the lower levels of the apartment dwellings set back behind against the escarpment.</p>
<p>4. examines each project in relation to its setting and ensures that each development fits in with and enhances its surroundings</p>	<p>Fit with and enhancement of setting is addressed in multiple ways including the masterplan in general, and the range of built form, street and public realm guidelines.</p>

	<p>Appendix A2 Technical Specifications Building Colours (pp87,88) specifically addresses fit with context at the level of detail: A hierarchy of colours has been established to reinforce the Urban Character of Shelly Bay. This establishes the following structure:</p> <ul style="list-style-type: none"> • Retention of the original colour palette for existing historic character buildings • Neutral colours for new residential buildings to give more focus to the existing and new 'special buildings' • Mid to dark coloured tall buildings so that they recede into the hillside behind <p>Further detail is described under these overarching intentions for colour to be in keeping with the setting.</p>
<p>5. understands the social, cultural and economic context as well as physical elements and relationships</p>	<p>The Cultural Overlay (Proposal’s Design Guide, p25) establishes the context for this understanding: The redevelopment of Taikuru, also known as Shelly Bay, presents a unique development opportunity for Taranaki Whanui in its endeavours to contribute to the restoration, revitalisation, strengthening and enhancement of the cultural, social and economic well-being of Taranaki Whānui ki Te Upoko o Te Ika.</p> <p>The social context includes Shelly Bay being a public destination much appreciated by many, and with the introduction of residential, the desirability of having spaces and places to facilitate a sense of community. This is achieved with the Village Green, water edge promenade, and the non-residential facilities and amenities that are located primarily in the Shelly Bay Wharf area at the centre. This is (refer p17) intended to be: A mixed use, local centre offering both amenity for residents and a destination for visitors.</p> <p>In addition, dwellings along Shelly Bay and Massey Roads are expected to front the road, thus increasing opportunities for social interaction while at the same time achieving privacy with modest elevation of the ground floor.</p> <p>The cultural context includes the combination of reference to European historic character being the previous military use of the site and some of the buildings and structures that remain, and the reference to its history prior to that use.</p> <p>The economic context includes giving effect to the rights of mana whenua to develop the land for their benefit and well-being which has been returned under Treaty of Waitangi settlement. At a more prosaic level, it is considering the attractiveness of the development as a public destination that will attract visitors and encourage residents to live here, which will in turn support the viability of local services and facilities.</p>
<p>6. considers the impact on the health of the population who live and work there</p>	<p>Considering physical activity, residents of Shelly Bay will benefit from an enhanced water edge promenade, and a new public</p>

	<p>Village Green for kickabout (for the younger and more youthful members of the community).</p> <p>In a broader sense, the intensification of Shelly Bay with new and enhanced public space and associated activities will enhance it as a destination with walkers and cyclists moving around the Miramar peninsula, and may encourage more such use.</p>
<p>7. celebrates cultural identity and recognises the heritage values of a place</p>	<p>Recognition of cultural identity and historic character values is intrinsic to the masterplan. Key drivers and features of the plan are identified at page 5 and include:</p> <ul style="list-style-type: none"> • Creating a heart to the area that optimises the existing historic character buildings; • Acknowledges [sic] the former uses and character of the site, and using [sic] these to inform final design decisions. <p>The related design guidance objective (p5) is: O1 To develop an authentic and cohesive local character that draws on history, activity, historic character buildings and the spectacular foreshore and harbour edge setting.</p> <p>Cultural identity and historic character values are addressed in detail in the Proposal’s Design Guide, including in detail under Cultural Overlay (pp25-28), and Historic Character Assets (pp45-50).</p>
<p>8. ensures incremental development contributes to an agreed and coherent overall result.</p> <p><i>(Note: a similar matter eliciting an identical response is addressed under ‘Collaboration’ at point 1.)</i></p>	<p>The masterplan describes the vision and it is enshrined in the Proposal’s Design Guide which recognises that a development as large and complex as Shelly Bay will necessarily be delivered over a period of time, and states (p1):</p> <p>The overall intent of the Design Guide is to:</p> <ul style="list-style-type: none"> • Capture and give effect to the Masterplan vision as it is built out over time; • Ensure consistency across the development as a ‘whole place’; • Ensure a high quality of design for each project that contributes to the uniqueness and design intention for Shelly Bay; and, • Manage variations and departures from the guide due to changed conditions over time. <p>The Proposal’s Design Guide also refers to design review against the guide with an independent design panel (refer p2). This design review methodology is proven across New Zealand with long-established Technical Advisory Group design review on the Auckland and Wellington waterfronts, and a similar methodology used successfully at Hobsonville Point in Auckland. All these projects are publicly recognised for the quality of their outcome.</p> <p>One of the General Principles applying to all development specifically addresses both ensuring a common vision and ensuring quality as development occurs over time (p22):</p>

ACHIEVE CERTAINTY OF HIGH QUALITY

This will be achieved by:

- A comprehensive public space plan;
- Masterplan, guidelines and processes to assure quality outcomes; and
- Scope for design flexibility in the plan and guidelines to optimise the type and quality of development as it is implemented over time.

CHARACTER

reflecting and enhancing the distinctive character, heritage and identity of our urban environment

Quality urban design reflects and enhances the distinctive character and culture of our urban environment, and recognises that character is dynamic and evolving, not static. It ensures new buildings and spaces are unique, are appropriate to their location and compliment their historic identity, adding value to our towns and cities by increasing tourism, investment and community pride.

Character is a critical aspect of the Proposal (refer p11):
The Masterplan establishes the concept of character 'points and bays', each with a related but distinctive waterfront identity and a central Shelly Bay Wharf mixed use heart.

Quality architecture and open space design of this scale requires an equal measure of cohesiveness and variety while maintaining a strong relationship to their surroundings.

These are identified as North and South Points; North Bay, Shelly Bay Wharf; and South Bay. The related design guidance (Proposal's Design Guide, p12) explicitly describes intentions:

DESIGN GUIDANCE

Objectives

O1 To develop an authentic local character which draws on history, activity, historic character buildings and the spectacular foreshore and harbour edge setting.

O2 To provide for five distinct but related character areas across Shelly Bay.

Guidelines

G1 Ensure the design of individual developments support the 'parent' Character Area within which they are located and reinforce the important characteristics of each area.

G2 Re-use historic character buildings where this is feasible to do so as described at section 2.3.

G3 Achieve diversity of a street scene or character area through individual design building expression, in conjunction with consistency achieved by respecting the primary urban form characteristics, namely;

- Plot width/depth;
- Height;
- Building line and setback; and
- Building type.

G4 Ensure consistency and coherence of landscape elements, furniture, details, planting and surface treatments across the different Character Areas.

Quality urban design:

1. reflects the unique identity of each town, city and neighbourhood and strengthens the positive characteristics that make each place distinctive

This is a fundamental aspect of the approach to the Shelly Bay proposal, and this is illustrated particularly in the guidelines for Area 3: Shelly Bay Wharf (Proposal's Design

guide, pp17-18. This identifies key features and landmarks including:

- An informal arrangement of historic structures set in open space providing authentic local character;
- An open and accessible waterfront potentially providing ferry access;
- A retained slipway complemented by unique 'special buildings';
- Generally low scale buildings to avoid visual dominance over historic character structures.

DESIGN GUIDANCE

Objectives

O1 To create a distinctive Shelly Bay Wharf character area as a 'heart' and mixed-use centre to Shelly Bay.

O2 To maintain and re-purpose notable historic character buildings and structures within an informal and authentic public realm setting.

Guidelines

G1 Maintain the visual and physical dominance of historic character structures as the primary drivers of local character.

G2 Re-purpose historic character structures in a way that maintains their intrinsic and important physical characteristics (see section 2.3).

G3 Ensure the design of the public realm reflects the area's military history and maritime activity and is characterised by simple robust materials and elements.

G4 Ensure a pedestrian priority slow speed environment is established utilising shared surface design.

G5 Activate the water's edge with small kiosk public amenity buildings and historic character structures that engage with the spaces around.

G6 Maintain a generally low scale of development and open informal public realm.

2. protects and manages our heritage, including buildings, places and landscapes

The fundamental role of historic character assets is recognised in Section 2.3 of the Proposal's Design Guide Historic Character Assets. This identifies historic character assets planned to be retained (refer Figure DG 2.3.1, pp 45,46). The approach to historic character assets is then addressed by 18 guidelines. The objective under 'Development Guidance' is as follows:

Objective

O1 To provide for and allow the practical adaptive reuse of historic character assets of value that will add to the built form and activity of Shelly Bay and respect its former use.

Mana whenua cultural heritage is addressed comprehensively in Section 1.7 'Cultural Overlay', pages 25-28 of the Guide.

The ways in which landscape is addressed with public access and coastal and ecological repair is also described in the Proposal's

	<p>Design Guide, and this is covered in detail in the Assessment of the Proposal against WCC’s Shelly Bay Design Guide.</p>
<p>3. protects and enhances distinctive landforms, water bodies and indigenous plants and animals</p>	<p>The Proposal respects the coastal edge, provides better public access along its edge and outlines specific requirements to both respect and enhance the ‘Eastern Escarpment Spaces’ (p81):</p> <p>The eastern side of the apartment developments incorporates the site’s steep vegetated slopes which are defined as the eastern escarpment spaces.</p> <p>These vegetated slopes contribute significantly to the precinct’s character and quality and are proposed to be retained and augmented. Given the steepness of gradients it is likely that physical access to this portion of privately-owned land will be minimal, however the slopes will be directly visible from east facing apartments and visually accessible from the surrounding development and waterfront.</p> <p>It is recognised that the existing invasive pines and other weed species detract from the site’s character and should be strategically eradicated from the development sites and replaced by endemic New Zealand bush species.</p> <p>TECHNICAL SPECIFICATION</p> <p>T1 Develop a vegetation removal plan in consultation with a qualified arboriculturalist.</p> <p>T2 Re-vegetate cleared slopes with endemic New Zealand species suited to site conditions.</p> <p>DESIGN GUIDANCE</p> <p>Objective</p> <p>O1 To retain the site’s verdant green hillside quality but with endemic bush species.</p> <p>Guidelines G1 Remove pine and weed species, replace with endemic bush species suitable for site conditions.</p> <p>G2 Minimise retaining and cut faces.</p> <p>G3 Where retaining is required, allow for vegetation cover.</p>
<p>4. creates locally appropriate and inspiring architecture, spaces and places</p>	<p>The general form, configuration and coordination of buildings places and spaces has been established by the Masterplan including indicative description of the intentions for these elements with plans and illustrations. The approach is place-specific, identifying special attributes that should be retained and enhanced, and identifying opportunities for enhancement. The Design Guidelines then elaborate on the intentions for detailed design, and the comprehensive approach to Principles, Guidelines and Technical Specifications can be expected to achieve high quality outcomes. This is specifically addressed in the following principle (refer Proposal’s Design Guide p22) and can be seen throughout the Masterplan and Design Guide.</p> <p>ACHIEVE CERTAINTY OF HIGH QUALITY</p> <p>This will be achieved by:</p>

NZUD Protocol	Response
	<ul style="list-style-type: none"> • A comprehensive public space plan; • Masterplan, guidelines and processes to assure quality outcomes; and • Scope for design flexibility in the plan and guidelines to optimise the type and quality of development as it is implemented over time. <p>Furthermore, the proposed independent urban design review panel can be expected to contribute to realisation of the intended high quality.</p>

5. reflects and celebrates our unique New Zealand culture and identity and celebrates our multi-cultural society	Our unique New Zealand culture is recognised with the amalgam of the historic character assets of Shelly Bay and underlying matters of significance to mana whenua being amongst the key drivers of design.
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CHOICE
ensuring diversity and choice for people

Quality urban design fosters diversity and offers people choice in the urban form of our towns and cities, and choice in densities, building types, transport options, and activities. Flexible and adaptable design provides for unforeseen uses and creates resilient and robust towns and cities.

The proposed mixed-use environment with a combination of a range of dwelling types, intensified variety of supporting activity, and new higher quality public realm including a new Village Green offers people choice at Shelly Bay.

The intention of the Proposal’s Design Guide approach is to provide for flexible and adaptable design while maintaining the aspirational levels of amenity and quality, and this is recorded at page 1:

- The overall intent of the Design Guide is to:
- Capture and give effect to the Masterplan vision as it is built out over time;
 - Ensure consistency across the development as a 'whole place';
 - Ensure a high quality of design for each project that contributes to the uniqueness and design intention for Shelly Bay; and,
 - Manage variations and departures from the guide due to changed conditions over time.

Quality urban design:

1. ensures urban environments provide opportunities for all, especially the disadvantaged	All members of the public will continue to have access to Shelly Bay and in particular to enhanced spaces at the entrance promontories, along the coastal edge, and the new Village Green.
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2. allows people to choose different sustainable lifestyle options, locations, modes of transport, types of buildings and forms of tenure	<p>Choice of dwelling type is one of the General Principles for Shelly Bay (p22):</p> <p>PROVIDE RESIDENTIAL AMENITY AND CHOICE</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> • Providing a mix of unit sizes, types and situations to provide for a variety of residents and respond to changing market expectations; • Providing housing for the elderly; and
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	<ul style="list-style-type: none"> Integrating a variety of public spaces and places that are available to and support all residents, and which compensate for the smaller private open spaces provided with intensive residential development. <p>The range of dwelling types is also specifically addressed in design guidelines Section 2.2 Building Types, pages 31-40 which describe intentions for apartment buildings, town houses, detached houses and aged care facility.</p>
<p>3. encourages a diversity of activities within mixed use developments and neighbourhoods</p>	<p>The Shelly Bay masterplan and Design Guide inherently provides a mixed-use development. This includes public access and recreation, food and beverage/retail, three types of residential accommodation anticipated being private dwellings (various types of houses and apartments), retirement housing and a boutique hotel. Mixed use is also specifically identified as a key outcome of the Masterplan (p3):</p> <p>Masterplan Key Outcomes</p> <p>The Shelly Bay Masterplan sets out to create a unique waterfront destination for Wellington. Drawing on the site's military history, the special relationship Mana Whenua have to the site and embracing the water's edge and hills, Shelly Bay will become a place of special recreation, a place to live and work and to interact with the natural environment.</p> <p>Key outcomes of the plan include:</p> <ul style="list-style-type: none"> A high quality publicly accessible waterfront of promenade, wharf and beach; A vibrant mixed use 'heart' at Shelly Bay Wharf; A unique living environment with a mix of housing ancillary short-term accommodation and boutique hotel.
<p>4. supports designs which are flexible and adaptable, and which will remain useful over the long term</p>	<p>The essence of the Proposal's Design Guide is that flexibility and adaptability is important for a development that will be delivered in stages over time. This is explicitly identified in the Introduction to the Design Guide (p1) which includes the following text:</p> <p>Guidelines and Departures</p> <p>The overall context for the guidelines is to ensure quality delivery of the Shelly Bay Masterplan. It is anticipated that there will be varied individual design solutions not anticipated at this stage that will emerge and therefore an approach is required that sets out matters that are critical and matters where flexibility may be appropriate. Advisory matters comprise guidelines whereas critical matters are addressed as technical specifications and are a requirement of the Masterplan. Both are set out in this document.</p> <p>Varied design solutions that may be acceptable will be assessed in relation to the guidelines to show the extent to which they satisfy the requirements.</p> <p>Considering the detailed design of building, the Proposal's Design Guide (p60) specifically raises the issue of providing for change of use:</p>

	<p>G4 Ensure Commercial and Mixed-Use buildings are future proofed by provision of ducts, shafts and acoustic treatment sufficient to allow changes of use.</p>
<p>5. ensures public spaces are accessible by everybody, including people with disabilities.</p>	<p>Universal access to public spaces is addressed in the Proposal's Design Guide as follows:</p> <p>Public Realm Technical Specification (p73): Standards for the Public Realm are to form the basis of detailed design in conjunction with WCC requirements.</p> <p>Guidelines under Historic Character Assets (p48) also ensure accessibility is reconciled with historic values: ACCESSIBILITY GUIDANCE There can be a tension between the provision of increased accessibility and the conservation of historic values. The aim is to provide the greatest level of accessibility while ensuring the protection of historic values.</p> <p>Guidelines G1 Follow a three-step approach to provision of increased accessibility within a building:</p> <ul style="list-style-type: none"> • Assess the historic character significance of a place and identify the most significant spaces and elements; • Assess the existing and required levels of accessibility; and • Identify and evaluate appropriate accessibility options. <p>G2 Retain historic character values while enabling further accessibility:</p> <ul style="list-style-type: none"> • Leave the most significant spaces and areas unaltered to the greatest extent practical; • Ensure that interventions designed to facilitate accessibility are sensitive to historic character values; • Ensure changes are reversible; and • Ensure interventions are identifiable. <p>G3 To enable and enhance accessibility:</p> <ul style="list-style-type: none"> • Ensure the main entry is accessible; • Ensure that a clear path to all areas and facilities is created including appropriate signage; • Provide accessible toilets; and • Give consideration to a variety of disabilities. <p>A related matter is providing the attractions and amenities that support visitors. In addition to enhanced beach access, public open space and anticipated food and beverage facilities, public toilets are to be provided, as addressed in the Proposal's Design Guide p44. These increase the amenity of Shelly Bay for families with young children and the elderly.</p> <p>PUBLIC TOILET GUIDANCE Guidelines</p>

G1 Provide public toilets in all stages of development, to ensure the location is perceived as a high amenity, publicly accessible, destination.

G2 Ensure toilets are signposted, available for use and directly accessible from the public realm. Users should not be required to cross privately managed space to access public toilets.

CONNECTIONS

enhancing how different networks link together for people

Good connections enhance choice, support social cohesion, make places lively and safe, and facilitate contact among people. Quality urban design recognises how all networks - streets, railways, walking and cycling routes, services, infrastructure, and communication networks - connect and support healthy neighbourhoods, towns and cities. Places with good connections between activities and with careful placement of facilities benefit from reduced travel times and lower environmental impacts. Where physical layouts and activity patterns are easily understood, residents and visitors can navigate around the city easily.

The Proposal maintains all existing connections, however, enhances their quality, making them more attractive.

Shelly Bay Road Design Guidance (p68)

Objective

O1 To establish a high quality, low speed street along South Bay providing both local access and through movement.

Guidelines

G1 Provide safe pedestrian access to the Village Green along the north and west edge and footpaths for residential activity along the south and east edge.

G2 Provide a shared pedestrian/ cycle path along the coastal edge.

G3 Provide on street public car parking.

Quality urban design:

1. creates safe, attractive and secure pathways and links between centres, landmarks and neighbourhoods

Residential Lanes (p69):

Residential Lanes run as shared spaces from the coastal road to the bush clad hillside behind, providing visual links to the green escarpment and peninsula beyond. They provide access to residential development and parking.

Residential Lane Design Guidance (p69):

Objective

O1 To establish shared space lanes that provide multi-modal access and servicing to the Parking Mews, townhouse garages, and apartment building entries and parking.

Guidelines

G1 Provide safe pedestrian access to the open spaces beyond.

G2 Connect materiality to wider public realm palette and wharf language rather than the apartment language.

G5 Ensure clear and open access along the length of the lanes, free of urban furniture and elements.

2. facilitates green networks that link public and private open space

The laneways and views of planted spurs are identified in Proposal's Design Guide at page 5 as providing **landscape links and views to the bush-clad backdrop**. These are also described as **"visual and physical connections to the bush-clad hills"** on page 5. These are described as 'green links' on the Masterplan Spatial Principles diagram, figure DG 1.2.1 on page 6.

	<p>Design guidance for the North and South Points (Proposal’s Design Guide, p14) also addresses planting and biodiversity at the coastal edge: G4 Provide for coastal ecology restoration with consideration of minimizing impervious surfacing and reintroduction of indigenous native species to support coastal ecological function and biodiversity.</p>
<p>3. places a high priority on walking, cycling and public transport</p>	<p>Walking is given a high priority with enhanced pedestrian facilities along the coastal edge. This includes removing an uncomfortable cross fall to the footpath and additional trees for shelter around the North Bay, and provision for seating which will enhance the attractiveness and comfort for pedestrians walking around the edge. North Bay is identified (at page 15) as providing “a high level of public amenity and foreshore access”, and both North and South Bay provide:</p> <ul style="list-style-type: none"> • An attractive and inviting continuous promenade; • Public access, seating, planting, recreational features; <p>The development is transit ready, with no limitation on bus access. Should demand eventuate, Shelly Bay Wharf provides an opportunity for a ferry service into the Wellington CBD although this is a separate matter not part of this proposal.</p>
<p>4. anticipates travel demands and provides a sustainable choice of integrated transport modes</p>	<p>Both resident and visitor carparking is provided for.</p>
<p>5. improves accessibility to public services and facilities</p>	<p>Considering access to public services for visitors:</p> <ul style="list-style-type: none"> • Public services and facilities are provided generally on the seaward side of the road. This includes the Village Green which is truly public as distinct from the informal public use of privately owned and managed areas around existing Shelly Bay buildings. Provides a wide range. • Public car parking is maintained, with specific provision at the North and South Points, and along the edge of the promenade in both the North and South Bays. <p>The intensity of occupation and planned mix of uses will improve local access to publicly accessible services and facilities, with for example the planned boutique hotel and facilities relating to that. This will benefit residents and the occupants of any commercial facilities that might establish here.</p>
<p>6. treats streets and other thoroughfares as positive spaces with multiple functions</p>	<p>The only thoroughfare is Shelly Bay/Massey Road, and while continuing to provide for thoroughfare this will be designed as a high-quality destination street. It:</p> <ul style="list-style-type: none"> • is edged by a water’s edge promenade over much of its length, and will therefore be a setting for active and passive recreation;

NZUD Protocol	Response
	<ul style="list-style-type: none"> • includes public parking that will contribute to its functionality as a destination for those who wish to, or must, travel by car; and • it becomes a slow speed shared environment as it passes through the Shelly Bay Wharf area, which will, along with the Village Green be a public destination.
<p>7. provides formal and informal opportunities for social and cultural interaction</p>	<p>The spaces and buildings to which the public will have access provide opportunities for social and cultural interaction. Public open spaces include the waterfront promenade and Village Green, the intentions for which are identified at p79 of the Proposal’s Design Guide:</p> <p>Village Green The Village Green is located in a sheltered position with access to the coastal edge. This new open space results from the relocation of the existing coastal road inland close to its historical alignment. The new open space comprises a simple, flexible lawn space framed by the retention of existing large Pohutukawa trees and relocated small scale buildings. The scale of the lawn will support various small-scale community events. A relocated building occupies the northern end of the Village Green in close proximity to the slipway. Sheltered outdoor seating is available on paved and lawn areas allowing for the continuation of the active spaces associated with the current Chocolate Fish Café. To the south another relocated building may be reused as a community hall or other community use.</p> <p>Built spaces include the relocated Submariner’s Building which will be on the Village Green. Other buildings to which the public will have access include the proposed Mixed-Use Building across Massey Road and to the north-east of the Village Green which provides for non-residential /commercial uses in the ground floor and colonnade (refer G9, p42), and the Wharf Pavilion intended for activities that support the public occupation of the spaces around (G2, p43).</p>
<p>8. facilitates access to services and efficient movement of goods and people</p>	<p>The mixed use integrated into Shelly Bay including the publicly relevant local facilities that can be expected to establish in the non-residential parts of the development will provide access to services for residents of and visitors to Shelly Bay alike.</p>
<p>9. provides environments that encourage people to become more physically active.</p>	<p>Residents of Shelly Bay will benefit from an enhanced water edge promenade, and a new public Village Green for kickabout (for the younger and more youthful members of the community). In a broader sense, the intensification of Shelly Bay with new and enhanced public space and associated activities will enhance it as a destination with walkers and cyclists moving around the Miramar peninsula, and may encourage more such use.</p>

CREATIVITY

encouraging innovative and imaginative solutions

Quality urban design encourages creative and innovative approaches. Creativity adds richness and diversity and turns a functional place into a memorable place. Creativity facilitates new ways of thinking, and willingness to think through problems afresh, to experiment and rewrite rules, to harness new technology, and to visualise new futures. Creative urban design supports a dynamic urban cultural life and fosters strong urban identities.

Quality urban design:

<p>1. emphasises innovative and imaginative solutions</p>	<p>The proposal is an integrated design solution, reinterpreting character artefacts and adaptively reusing existing buildings.</p>
	<p>The process of using a design guide as a basis for consent is an innovative but robust and proven technique, allowing for buildings and spaces that will be developed in the future to be consented in principle now.</p>
<p>2. combines processes and design responses that enhance the experience we have of urban environments</p>	<p>The project demonstrates a design-led approach with a clear focus on integrated consideration of space, buildings and landscape.</p>
	<p>Application of Guidelines (p2) An independent design panel will be established to review and confirm individual projects as they come forward in relation to the Masterplan and Design Guide. The design panel may, at its discretion, allow alternative solutions and non-compliance with the guidelines if they consider that their inclusion achieves the design outcomes intended for Shelly Bay.</p>
	<p>Utilisation of an urban design panel is successfully implemented at Hobsonville Point in Auckland.</p>
<p>3. incorporates art and artists in the design process at an early stage to contribute to creative approaches</p>	<p>The Proposal’s Design guide explicitly addresses potential for artwork. This is raised first in the General Principle (page 21) which considers the authenticity of design response as well as potential for artwork:</p>
	<p>CREATE A MEMORABLE PUBLIC DESTINATION This will be achieved by:</p> <ul style="list-style-type: none"> • A combination of public waterfront, and adaptively re-used historic character buildings; • Retention and adaptive reuse of the slipway, historic character elements and historic character buildings that give a strong local sense of place and make this place unique;

	<ul style="list-style-type: none"> • Expression of history through the underlying structure of development, the authenticity of cultural references that inform its design; and • Notable artwork, including potentially land art and art installations. <p>Furthermore, the Cultural Overlay (Proposal’s Design Guide pp25-28) provides explicit guidance on approaches and themes that are anticipated:</p> <p>Mahi Toi: Creative Expression <i>Capture and express Taranaki Whanui narratives in a creative and appropriate way</i></p> <ul style="list-style-type: none"> • Utilise public art to tell the stories of those who have gone before and the stories of Taranaki Whanui and their tūpuna and the future. <ul style="list-style-type: none"> - The creation story - Ngake and Whataitai - The arrival of Taranaki Whānui and what’s happened to date. - The future vision of Taranaki Whānui • Consider contemporary expression of narratives. • Reflect Taranaki Whanui identity in shared landscapes and open spaces with means including: <ul style="list-style-type: none"> - Materiality - Pattern and form - Name - Interpretative forms - The Tenth concept – showing how a tenth division might be demonstrated • Express and celebrate arrival by land, sea, and air. • Formation of waharoa and/or Pou whenua.
<p>4. values public art that is integrated into a building, space or place</p>	<p>See above.</p>
<p>5. builds a strong and distinctive local identity</p>	<p>See above</p>
<p>6. utilises new technology</p>	<p>New technology in the construction of infrastructure and buildings is a matter for detailed design. However, it is specifically addressed with the principle in the Proposal’s Design Guide:</p> <p>PROMOTE SUSTAINABLE INNOVATION FOR THE FUTURE This will be achieved by:</p> <ul style="list-style-type: none"> • Comprehensively planned development that optimises urban development within a landscape setting, and integrates a mix of activities and types of residential development; • Facilitating multi-modal travel, including public transport, cycling and walking; • Concentration and intensity that provides for compact living; and

	<ul style="list-style-type: none"> Integrating passive solar design and encouraging active ESD features in all development. <p>Such new technology may relate to transportation or active ESD.</p>
<p>7. incorporates different cultural perspectives.</p>	<p>Refer Proposal’s Design Guide Cultural Overlay, pp25-28.</p> <p>In the case of Shelly Bay, the public realm and its overlay of constructed historic character elements creates a welcoming place that can be expected to be attractive to people from various cultures. At the same time, the underlying cultural reference, as befits a site of significance to mana whenua that has been returned as part of a Treaty of Waitangi settlement is that relevant to Taranaki Whanui. This is identified in the first principle (p27):</p> <p>1 Mana Rangatiratanga: Authority <i>Recognise and respect the status of Taranaki Whanui as mana whenua</i></p>
<p>CUSTODIANSHIP</p>	
<p><i>ensuring design is environmentally sustainable, safe and healthy</i></p> <p>Quality urban design reduces the environmental impacts of our towns and cities through environmentally sustainable and responsive design solutions. Custodianship recognises the lifetime costs of buildings and infrastructure, and aims to hand on places to the next generation in as good or better condition. Stewardship of our towns includes the concept of kaitiakitanga. It creates enjoyable, safe public spaces, a quality environment that is cared for, and a sense of ownership and responsibility in all residents and visitors.</p> <p>Quality urban design:</p>	<p>The Proposal’s Design Guide identifies seven general principles to which “all buildings, streets and spaces contained in the masterplan should adhere”, and one of these is (at page 22):</p> <p>PROMOTE SUSTAINABLE INNOVATION FOR THE FUTURE This will be achieved by:</p> <ul style="list-style-type: none"> Comprehensively planned development that optimises urban development within a landscape setting, and integrates a mix of activities and types of residential development; Facilitating multi-modal travel, including public transport, cycling and walking; Concentration and intensity that provides for compact living; and Integrating passive solar design and encouraging active ESD features in all development. <p>Public Realm Principles (p24) are:</p> <p>INTEGRATE ENVIRONMENTAL INFRASTRUCTURE AND SUSTAINABILITY</p> <ul style="list-style-type: none"> Support ecological function and biodiversity through selection of native coastal species in appropriate collections. Undertake ecological repair including removal of weed species and reintroduction of indigenous native species. Treat polluted stormwater from roads and parking, in a visible manner where feasible, prior to release into the marine environment. Ensure design is resilient to predicted sea level rise and storm surge impacts for life cycle of materials, elements and structures.
<p>1. protects landscapes, ecological systems and cultural heritage values</p>	<p>Landscapes and ecological systems are addressed with the overall configuration including sensitive approach to the coastal edge and repair and replanting of the escarpment.</p>

NZUD Protocol	Response
	<p>Cultural heritage values are addressed with the combination of the Cultural Overlay (pp25-28), and Historic Character Assets (p45-50)</p>
<p>2. manages the use of resources carefully, through environmentally responsive and sustainable design solutions</p>	<p>The Proposal’s Design Guide addresses this throughout including, for example, in section 1.6, Public Realm Principles. One of these is as below (p24):</p> <p>INTEGRATE ENVIRONMENTAL INFRASTRUCTURE AND SUSTAINABILITY</p> <ul style="list-style-type: none"> • Support ecological function and biodiversity through selection of native coastal species in appropriate collections. • Undertake ecological repair including removal of weed species and reintroduction of indigenous native species. • Treat polluted stormwater from roads and parking, in a visible manner where feasible, prior to release into the marine environment. • Ensure design is resilient to predicted sea level rise and storm surge impacts for life cycle of materials, elements and structures.
<p>3. manages land wisely</p>	<p>Wise management of land, in addition to respecting identified landscape and cultural values which are matters covered elsewhere in this document, involves maximising the benefits of its use. In this case Shelly Bay provides a high amenity and attractive setting for mixed use development including a high component of residential. It is relatively close to the city centre, close to the services and facilities of Miramar and the airport, and with potential for public transport via ferry connection to the CBD. In this location high intensity in cluster form that minimises spread over the landscape and provides inherent support for local facilities is appropriate.</p> <p>In contrast, continuing low intensity use of the land at Shelly Bay would not be wise.</p> <p>At the same time as intensifying, consideration has been given to perceptions of the visual prominence and scale of development. This is by placing the highest buildings behind street edge buildings to typically two or three storeys in the ‘back row’ and against the escarpment ensuring they are visually recessive, and also requiring recessive colour treatments.</p>
<p>4. utilises ‘green’ technology in the design and construction of buildings and infrastructure</p>	<p>Refer to general principles above. In addition, the Proposal’s Design Guide addresses these matters in detail in Section 2.7 Dwelling Amenity and Environmental Performance (p57):</p> <p>SOLAR AND DAYLIGHT GUIDANCE</p> <p>Solar and daylight access is important to the provision of pleasant living spaces that reduces reliance on artificial lighting and heating, improving energy efficiency and residential amenity.</p>

Objectives

O1 To maximise the number of dwellings receiving sunlight to habitable rooms, primary windows and private outdoor space.

O2 To avoid overheating by incorporating shading and glare control.

Guidelines

G1 Provide a minimum of four hours direct sunlight between 9am and 3pm at mid-winter to living rooms and private outdoor spaces for at least 80% of dwellings in a building.

G2 Minimise the number of single aspect dwellings in positions where sunlight access is compromised.

G3 Optimise direct sunlight to habitable rooms and balconies by considering:

- Dual aspect dwellings;
- Shallow depth layouts;
- Bay windows;
- High ceilings; and
- Windows to the ceiling.

G4 Provide shading to avoid solar heat gains and glare by utilising a number of means such as:

- Balconies or sun shading that extends far enough to shade summer sun, but allows winter sun to penetrate living rooms;
- Eaves, awnings, balconies, pergolas, and/or external louvres;
- Horizontal shading to north facing windows;
- Vertical shading to west facing windows;
- Operable shading to allow adjustment and choice; and
- High performance glass with low reflectivity and tint.

NATURAL VENTILATION GUIDANCE

Natural ventilation to create a comfortable indoor environment is important and design should address the orientation of the building, its configuration and the external building envelope. Reliance on mechanical ventilation and air conditioning should be minimised.

Objective

O1 To ensure all habitable rooms are naturally ventilated.

Guidelines

G1 Provide adequate natural ventilation with adjustable opening windows, or other opening devices.

G2 Ensure the depth of habitable rooms supports natural ventilation and achieve cross ventilation where practicable.

CEILING HEIGHT GUIDANCE

Generous ceiling height contributes to amenity and the perception of space. Height is directly linked to achieving sufficient natural ventilation and daylight access to habitable rooms.

Objective

O1 To achieve generous ceiling heights that provides good daylighting, a sense of space and well-proportioned rooms.

Guidelines

G1 Provide a minimum ceiling height of 2.7m for habitable rooms and 2.4m for non-habitable rooms.

NZUD Protocol	Response
5. incorporates renewable energy sources and passive solar gain	<p>The Proposal’s Design Guide (p79) also identifies that rain gardens will be used, including along the edge of the Village Green: The roadside edge of the park will accommodate rain gardens for road run-off filtration.</p> <hr/> <p>Detail is included immediately above, however the Proposal’s Design Guide General Principles include (p22):</p> <p>PROMOTE SUSTAINABLE INNOVATION FOR THE FUTURE This will be achieved by:</p> <ul style="list-style-type: none"> Integrating passive solar design and encouraging active ESD features in all development.
6. creates buildings, spaces, places and transport networks that are safer, with less crime and fear of crime	<p>Public safety is covered under the general principle of “Deliver a livable urban neighbourhood” (p22) and in the Public Realm Principles (p24) with text as follows:</p> <p>ENSURE A SAFE ENVIRONMENT FOR USERS AND INHABITANTS</p> <ul style="list-style-type: none"> Consider CPTED principles in all design, including but not limited to ensuring informal surveillance with appropriate usability, and eliminating opportunities for concealment and entrapment. (p24)
7. avoids or mitigates the effects of natural and man-made hazards	<p>This matter is specifically addressed by the Public Realm Principles (p24):</p> <p>INTEGRATE ENVIRONMENTAL INFRASTRUCTURE AND SUSTAINABILITY</p> <ul style="list-style-type: none"> Ensure design is resilient to predicted sea level rise and storm surge impacts for life cycle of materials, elements and structures. <p>To give effect to this, the guidelines for various build types include the following (refer G5, p38; G10, p36; G9, p38; and G7, p39): Elevate ground floor habitable rooms between 600 and 1000mm above the footpath to improve privacy and to allow a contingency for sea level rise. Garages and other non-habitable rooms are excluded from this requirement.</p> <p>Considering historic character buildings, the Proposal’s Design guide considers how historic character values and seismic strengthening are reconciled (p48):</p> <p>EARTHQUAKE STRENGTHENING GUIDANCE The primary importance in earthquake strengthening is that of the safety of people occupying the building.</p> <p>Guidelines</p> <p>G1 Minimise the adverse effects of any required strengthening or stabilisation on the historic character values of a place, including its fabric and spaces.</p> <p>G2 Intervene as much as necessary and as little as possible.</p> <p>G3 Allow where practicable and appropriate for any intervention to be reversible.</p>

	<p>G4 Respect the values and integrity of a place of historic character value when selecting strengthening systems.</p> <p>G5 Ensure structural interventions are based on detailed structural assessments and recognise the future use options of any adaptation (particularly for public use)</p>
<p>8. considers the on-going care and maintenance of buildings, spaces, places and networks</p>	<p>From the Public Realm Principles (p24)</p> <p>PROVIDE FOR MAINTENANCE AND SERVICEABILITY</p> <ul style="list-style-type: none"> • Utilise robust and simple materials and structures that are capable of withstanding the marine environment and the rigours of daily use. • Consider material robustness and life cycle properties in materials selection and design of structures and elements.
<p>9. uses design to improve the environmental performance of infrastructure</p>	<p>Expectation for passive solar design, daylighting and natural ventilation described in the proposal’s Design Guide at page 57 will contribute to energy efficiency, thereby reducing potential load on energy infrastructure.</p>
<p>10. considers the impact of design on people’s health.</p>	<p>Refer to response under CONTEXT, point 6.</p>

COLLABORATION

communicating and sharing knowledge across sectors, professions and with communities.

Towns and cities are designed incrementally as we make decisions on individual projects. Quality urban design requires good communication and co-ordinated actions from all decision-makers: central government, local government, professionals, transport operators, developers and users. To improve our urban design capability we need integrated training, adequately funded research and shared examples of best practice.

Quality urban design:

<p>1. supports a common vision that can be achieved over time</p> <p><i>(Note: this is very similar to the content of issue 8 under Context, so the same response is included here.)</i></p>	<p>The masterplan describes the vision and it is enshrined in the Proposal’s Design Guide which recognises that a development as large and complex as Shelly Bay will necessarily be delivered over a period of time, and states (p1):</p> <p>The overall intent of the Design Guide is to:</p> <ul style="list-style-type: none"> • Capture and give effect to the Masterplan vision as it is built out over time; • Ensure consistency across the development as a 'whole place';
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- Ensure a high quality of design for each project that contributes to the uniqueness and design intention for Shelly Bay; and,
- Manage variations and departures from the guide due to changed conditions over time.

The Proposal’s Design Guide also refers to design review against the guide with an independent design panel (refer p2). Such design review methodology is proven across New Zealand with long-established Technical Advisory Group design review on the Auckland and Wellington waterfronts, and a similar methodology used successfully at Hobsonville Point in Auckland, as each of these projects is publicly recognised for the quality of its outcome.

One of the General Principles applying to all development specifically addresses both ensuring a common vision and ensuring quality as development occurs over time (p22):

ACHIEVE CERTAINTY OF HIGH QUALITY

This will be achieved by:

- A comprehensive public space plan;
- Masterplan, guidelines and processes to assure quality outcomes; and
- Scope for design flexibility in the plan and guidelines to optimise the type and quality of development as it is implemented over time.

2. depends on leadership at many levels

This is achieved with:

- WCC having long recognised the significance of Shelly Bay with special provisions in the District Plan including WCC’s Shelly Bay Design Guide.
- WCC and Central Government designating Shelly Bay as a Special Housing Area
- The Wellington Company and Taranaki Whanui collaborating in leading the development project
- A collaborative design effort integrating the inputs of highly experienced and leading design consultants.

3. uses a collaborative approach to design that acknowledges the contributions of many different disciplines and perspectives

The project team comprised the following specialists who worked collaboratively in both conceptualisation and preparation of the Proposal’s and Design Guidelines and the masterplan within it:

architecture+	Architecture
McIndoe Urban	Urban design
Wraight + Associates	Landscape architecture
The Property Group	RMA planning
Envelope	Civil engineering
TDG	Transportation planning
Archifact	Heritage consultants
Calibre	Engineering consultants

Collaborative design approaches included 3-dimensional block modelling workshop at the conceptual design stage to identify and test building form and urban space scenarios. This enabled all design consultants to address design matters in an integrated way.



Photograph from the block modelling workshop

The Proposal’s Design Guide has been produced with collaborative and coordinated inputs from the core design team (architecture, landscape architecture and urban design), informed by specialist inputs from others.

4. involves communities in meaningful decision-making processes

Two communities of interest involved in the decision-making process resulting in the masterplan:

1 The first is mana whenua. The ability to conceive development of the land has arisen with it becoming available to the development partners through the Treaty of Waitangi settlement process, and the primary community that is involved in decision-making is the Port Nicholson Block Settlement Trust. This is outlined in the ‘Cultural Overlay’ in the Proposal’s Design Guide (p25):

The formulation of these principles and their physical implementation has been informed by Port Nicholson Block Settlement Trust (“PNBST”) vision, mission and strategic objectives.

The Design Guide continues:

**Ki te whakahou, whakapakari
me te whakanikoniko i te ahurea,
papori, rangatiratanga o
Taranaki Whanui ki Te Upoko o Te Ika**

**To restore, revitalise, strengthen
and enhance the cultural, social
and economic well-being of
Taranaki Whanui ki Te Upoko o Te Ika**

The main focus for the Trust in terms of ensuring the Moemōea is upheld and followed through is the well-being of its people

1 Mana Rangatiratanga: Authority

Recognise and respect the status of Taranaki Whanui as mana whenua

- Identify the primary mana whenua group as well as wider mana whenua interests in any given development.

Taranaki Whanui are therefore the primary community, and the proposal has been developed in collaboration with their representatives.

2 The second community involvement is relation to the decisions of community elected representatives being Wellington City Council who nominated the site as a Special Housing Area, with that was confirmed by other elected representatives being Central Government.

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5. acknowledges and celebrates examples of good practice

This matter relates specifically to urban design awards and is not applicable to assessment of a project.

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6. recognises the importance of training in urban design and research at national, regional and local levels.

Not applicable

3.0 High Quality Public Realm

Despite recognition of public spaces in the ‘front end’ of the Protocol as identified below, ‘High quality public realm’ is not specifically identified within the ‘Seven Cs’. Nevertheless, it is fundamental to ‘quality urban design’, and the value of a ‘high quality public realm’ is recognised in the *Value of Urban Design: The economic, environmental and social benefits of urban design* (MFE, June 2005) which is part of the suite of documents comprising the MfE’s Protocol initiative. The Protocol recognises the public realm and public space as below (emphasis added):

- a) The Protocol defines urban design, and the first part of its definition is as follows:
Urban design is concerned with the design of the buildings, places, spaces and networks that make up our towns and cities, and the ways people use them. It ranges in scale from a metropolitan region, city or town down to a street, public space or even a single building. (NZUDP, p7)
- b) On liveable places, the Protocol identifies that *“Their public spaces are accessible, well used and safe.”* (p13).
- c) Under ‘opportunities for all’, the Protocol states:
“a successful town or city is equitable and everyone feels a sense of ownership, which is reflected in their safe and dynamic public spaces.” (p15)
- d) Under ‘distinctive identity’ the Protocol (p15) notes the importance of heritage and culture:
Successful towns and cities have a strong and locally distinctive identity that builds on the unique strengths and characteristics of each place and the cultural identity of New Zealand. They reflect our heritage and culture in their built form, in the landscape, and in the way spaces are organised and used.

The Proposal’s Design Guide is explicit in addressing the quality of public space comprehensively and in detail. From General Principles, (p22):

CREATE A SENSE OF PUBLIC GENEROSITY

This will be achieved by:

- The village green in South Bay which is a large green open space for locals to occupy and visitors to enjoy, particularly those with young families and which will enhance cafe, community and commercial functions;
- The wide public promenade in North Bay which encourages people to walk the length of the bay and provides shelter and places to sit along the way; and
- Ensuring private development connects with and addresses the public realm in a positive way.
- Provide public facilities such as parks and toilets at no charge to the user. (p22)

1.6 Public Realm Principles (pp23-24)

Objectives and guidelines for the public realm comprising streets and open spaces are detailed at Parts 3 and 4 of this guide. In addition, the principles set out below are to be applied to all public realm proposals.

Public realm proposals are required to be accompanied by a detailed design brief for the further design development of the Public Realm describing how each of these general principles is applied.

The fundamental configuration of the public realm is established by the masterplan, and Section 3 ‘Streets’ (pp63-70) and Section 4 ‘Public Realm’ (pp71-82) provide comprehensive detail on the quality and specification of the public realm.