

Design Brief

TARANAKI WHARF (WEST) PUBLIC SPACE

Prepared by the
Technical Advisory Group

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Intention and Scope

This brief defines objectives for developing the design of public space and associated buildings at Taranaki Wharf (West). The area is bounded by Taranaki Wharf, the lagoon, Jervois Quay/Cable Street, the Odlins Building and neighbouring structures. Design proposals will also consider the City-to-Sea Bridge which is an intrinsic part of the site's western margin.

This project is the second stage in a redevelopment of the Taranaki Wharf/Lagoon area. A comprehensive master plan has already been partially implemented. However, revised building plans and an identified need to provide enhanced accessible links to Civic Square have prompted a re-consideration of the detail of proposals for the western portion of this precinct. In particular, the following issues should be addressed:

- Uncertainty about the need for a southern addition to the City-to-Sea Bridge.
- View connections and access between Civic Square and Te Papa.
- Improved accessibility between the City-to-Sea Bridge and the waterfront.
- Durability, maintenance and safety of some Bridge elements.
- Revised plans for a whare waka at the lagoon.
- Requirements for 22 vehicle parking spaces serving the Rowing and Boating clubs.
- Wellington City Council's *Greening the Quays* project.

Design developments should take the existing master plan as a starting point, and should link seamlessly with completed open space and building improvements.

Proposals should also comply with the operative resource consent for redevelopment of Taranaki Wharf. To achieve this objective, the new design character should be comparable to the consented scheme in scale, character and intensity. Alternatively, proposals should be capable of being treated as variations to the existing consent.

Wellington Waterfront Framework

This brief should be read in conjunction with the *Waterfront Framework*. The *Framework* describes overarching principles and aims for all waterfront development. This brief includes extracts from the *Framework* indicated in italicized type. However, the *Framework* should be read in its entirety, as it defines the ethos and direction for all waterfront projects.

Process

In addition to carrying out normal stakeholder consultations, designers will need to maintain a close liaison with the following groups:

- Tenants of the area (in relation to operational needs)
- TAG and WCC planning officers (in relation to design and statutory requirements)
- WCC Disability Reference Group (in relation to accessibility issues)
- Wellington Tenth's Trust and their architectural consultants (in relation to the whare waka)

Design Objectives

1 General design approach

- 1.1 Building on existing plans, projects and concepts, the design will explore alternative strategies for the detailed resolution of public space improvement in the Taranaki Wharf (West) area.
- 1.2 The design will attract national and international attention, and contribute to Wellington's reputation as a centre of creative excellence.
- 1.3 The quality of the design, from concept to construction details, will confirm the waterfront's status as Wellington's pre-eminent public place.

Waterfront Framework:

- *High quality "architecture and design" are part of the waterfront's "distinct character." (see Section 3.1, p. 18)*
- *"Any development will be of a high quality." (see Section 3.1, p. 18)*
- *"The waterfront is locally and internationally recognised for its design." (see Section 3.2, p.21)*

2 History and contemporary culture

- 2.1 Evidence of the waterfront's varied history will be retained or recovered. Where no physical trace remains, references to the area's past may be incorporated into new buildings and landscape.
- 2.1 The site's maritime history will receive special attention.
- 2.3 New architecture and landscape will have a contemporary character.

Waterfront Framework:

- *"By acknowledging [the waterfront's] history and layering the area with contemporary culture the identity of the waterfront can develop and grow." (see Section 2.2, p. 11)*
- *"Heritage and the history of the waterfront are important parts of the identity of the waterfront. There is a range of aspects to the pre and post-colonial history of the waterfront, and all these stories need to be told." (see Section 3.1, p. 17)*
- *"Significant heritage buildings are protected on the waterfront." (see Section 3.2, p.21)*

3 Maori heritage and presence

- 3.1 Maori culture and heritage will have a significant presence in this area.
- 3.2 Elements of contemporary Maori culture will form part of the 'ceremonial axis' between Civic Square and Te Papa.
- 3.3 Public space proposals will include a permanent home for Wellington's two ceremonial waka. This site will provide a sheltered landing place as well as space for secure, enclosed storage on land. In association with the whare waka, accommodation will be considered for other Maori cultural activities including a live craft studio, a gallery of Maori art and a café. The architectural design of this facility is not part of this brief. However, public space proposals will be entirely compatible with the building proposals.

Waterfront Framework:

- *"Maori have had a long connection with the harbour and the waterfront and it continues today."(see Section 3.1, p. 17)*
- *"Maori cultural heritage will have a strong presence on the waterfront and play a key role in identifying the waterfront." (see Section 3.1, p. 17)*

- *“Maori cultural presence should be an active one – to show a living culture – and will include a focus on waka culture.” (see Section 3.1, p.17)*
- *“Maori history and heritage will be reinforced by a variety of methods.” (see Section 3.1, p.17)*
- *“Opportunities to interpret both the maritime heritage and Maori story on the waterfront should be woven into the interpretation and art of the area.” (see Section 4.1, p.24)*
- *“The waterfront should be a place for art, including artworks, craft and the performing arts.” (see Section 4.1, p.25)*
- *“[The Taranaki Wharf and lagoon area is a] preferred site for a waka house and related cultural activities.” (see Key Features, p.26).*
- *“The Leadership Group [has identified the “grassy knoll”] as the preferred site for the waka house...” (see Section 4.5, p.36).*
- *“The lagoon has been identified as the best place for a landing site and shelter for the waka of the local mana whenua...because of its proximity to the former Te Aro Pa site, the ceremonial link with the Civic Centre, and ease of access to the water.” (see Section 4.5, p.36)*
- *“It is proposed that a waka shelter is built for the city’s waka, Te Raukura, and related cultural activities. Such a cultural presence will be an active one – a living culture – and would be open to the public to encourage participation by all people visiting and enjoying the waterfront. Potential activities include waka construction, weaving, decorative arts, building construction, carving and performing arts.” (see Section 4.5, p.36)*

4 Sense of place

- 4.1 Proposals will complement existing buildings and landscape on the waterfront and in adjacent parts of the central city. New development will be seamlessly integrated with completed public space improvements.
- 4.2 The design will recognise existing artifacts and qualities which are emblematic of Wellington and its waterfront. These elements will be retained and enhanced.
- 4.3 The maintenance and durability of materials and details on the City-to-Sea Bridge will be assessed and recommendations made for conservation and/or replacement.
- 4.4 The design will help to articulate a “hub” or “fulcrum” between northern and southern areas of the waterfront, and between the Civic Centre and the waterfront.
- 4.5 The design will be coordinated with the Council’s *Greening the Quays* project.
- 4.6 The design will be coordinated with proposals for the redevelopment of Frank Kitts Park.
- 4.7 The design will continue a tradition of using simple robust materials which are consistent with the waterfront’s industrial past.
- 4.8 The design will draw on the waterfront’s existing suite of furniture and palette of landscape materials. Landscape treatment will ensure that Taranaki Wharf (West) is perceived as part of a unified waterfront rather than a separate “themed” experience.
- 4.9 The design will investigate opportunities for integrating new public art with proposed buildings and landscape.
- 4.10 Visual interest and a sense of distinct waterfront character will be evident at a detailed level as well as in the design’s conception and overall composition.
- 4.11 Night illumination will contribute to a distinctive “lightscape” along the waterfront. This will be achieved in a responsible manner which avoids undue glare, “light spill” and “sky glow.” Night lighting will not detract from views across the harbour.

Waterfront Framework:

- *“The identity developed for each area will be in character with the waterfront as a whole.” (see Section 3.1, p.18)*
- *“The waterfront is part of Wellington and new work will complement the buildings and public spaces in the adjacent city.” (see Section 3.1, p.18)*
- *“Any new buildings will be complementary to, and in a scale appropriate to, the existing buildings around them.” (see Section 3.1, p.18)*
- *“...new work will complement the buildings and public spaces in the adjacent city.” (see Section 3.1, p.18)*

- *“Public art should be promoted on the waterfront and be an integral part of the design of any space or a distinct element.” (see Section 4.1, p.25)*
- *“The design and details of open space must provide visual interest and character. This should be carried out with reference to other spaces and to the nature of adjoining building facades.” (see Section 4.1, p.29)*
- *“Lighting is an integral part of public space design.” (see Section 4.1, p.30)*
- *“Taranaki Street Wharf connects Civic Square and Te Papa and thus also has a ceremonial and civic character. It has strong cultural significance for Maori and can be seen as a hub of the waterfront, where direction changes from an east/west axis to a north/south axis.” (see Section 4.5, p.36).*

5 Diversity of people and activities

- 5.1 Taranaki Wharf (West) will cater for a wide variety of people and purposes. Buildings and open spaces will support a mixture of formal and informal activities on a range of scales.
- 5.2 As a general principle, spaces will be shared and no single group will be allowed to capture or dominate a space. However, consideration may be given to subtle spatial separation of uses and to the sequencing of events within a single location.
- 5.3 The design will be sufficiently simple and robust to allow adaptation, and to facilitate the accommodation of unforeseen activities and events.
- 5.4 The location and design of buildings will support the use of surrounding public spaces and well extend the range of activities found in the Taranaki Wharf area.
- 5.5 The area will continue to provide for a wide range of water-based activities. These will take advantage of a variety of edge conditions around the lagoon, all of which allow direct water access.

Waterfront Framework:

- *“Buildings will support open spaces, both in their design and their associated uses and activities.” (see Section 3.1, p.20)*
- *“Good access to the water is a fundamental requirement.” (see Section 4.1, p.25)*
- *“Access and berthage for small craft...[are] important to support the use of the inner harbour for recreational water activities such as boating and swimming.” (see Section 4.1, p.25)*
- *“Buildings that face onto the promenade should have public uses along those edges so that they open up and provide activities that can engage people.” (see Section 4.1, p.29)*
- *“Large spaces may be broken down into smaller spaces, in particular around the edges of main spaces, to allow for a diverse range and scale of activity.” (see Section 4.1, p.29)*
- *“Spaces must be sufficiently robust to allow for multiple and changing activities.” (see Section 4.1, p.29)*

6 Experience of buildings and open spaces

- 6.1 The design will add to the cluster of buildings and activities associated with the Rowing Club and the Star Boating Club. New accommodation comprising a whare waka and associated facilities will be located and designed to attract activity to the centre of the Taranaki Wharf area.
- 6.2 Buildings and landscape will reinforce the distinction between the lagoon, Taranaki Wharf and Odlins Plaza. However, the design will allow all three areas to function and be perceived as a single space during large scale events.
- 6.3 The dimensions of new building will complement existing buildings, and provide spatial definition to adjacent public spaces - Odlins Plaza and the lagoon.
- 6.4 The vista from the City-to-Sea Bridge will be retained and enhanced. The design will pay special attention to maintaining a strong visual connection between the Civic Centre to Te Papa.

- 6.5 In the reverse direction, the design will enhance visual connections between Te Papa's entrance plaza, the Civic Centre and the central city. From this vantage point, pedestrians will receive a clearer invitation to walk towards the City-to-Sea Bridge.
- 6.6 The design will take account of the impact of traffic along the western boundary of the site. However, any mitigation measures will be consistent with the need to retain some sightlines between Jervois Quay/Cable Street and the waterfront.
- 6.7 Motorists' experience of the waterfront and the underside of the City-to-Sea Bridge will be enhanced.

Waterfront Framework

- *"The experience of openness along the waterfront...is expressed through a series of open spaces including the water's edge promenade, views and sightlines between these spaces and between the city and the water."* (see Section 3.1, p.19)
- *"Buildings will support open spaces, both in their design and their associated uses and activities."* (see Section 3.1, p.20)
- *"Buildings that face onto the promenade should have public uses along those edges so that they open up and provide activities that can engage people."* (see Section 4.1, p.29)
- *"Large spaces may be broken down into smaller spaces, in particular around the edges of main spaces, to allow for a diverse range and scale of activity."* (see Section 4.1, p.29)

7 Access

- 7.1 Clearly defined pathways will be provided around and across the site.
- 7.2 The design will improve accessibility between the Civic Centre and the waterfront (providing for all types of user but including Building Code compliant disability access) and will recognise the importance of the 'axis' from Civic Square to Te Papa.
- 7.3 Paving and other materials and finishes used under foot will provide adequate traction. The use of applied non-slip coatings will be avoided.
- 7.4 Where possible, natural surveillance will be used to enhance the safety of major walking routes, especially those designated for night use.
- 7.5 Night lighting will help to identify safe walking routes. Glare and sudden changes in illumination will be avoided.
- 7.6 Provision will be made for 22 vehicle parking spaces to serve the rowing and boating clubs, and vehicle and service access to these buildings in a way that minimises compromise to public use of the waterfront open spaces.

Waterfront Framework

- *"There will be better public access from the city to the waterfront."* (see Section 3.1, p.20)
- *"The waterfront should be accessible for people with special needs."* (see Section 3.1, p.20)
- *"The waterfront will be designed with safety and security in mind."* (see Section 3.1, p.21)
- *"Natural surveillance achieved through good design is preferred to electronic or formal methods of surveillance."* (see Section 3.1, p.21)
- *"Ideally, surface parking should be progressively removed as development takes place. The parking requirements of Te Papa, Circa, Chaffers Marina and other waterfront users need to be considered."* (see Section 3.1, p.21)
- *"[The] link between Civic Square and Te Papa [is] important and gives ceremonial and civic character to the area."* (see Key Features, p.26)
- *"The link between Civic Square and Te Papa is important and access between these two points should continue to be improved."* (see Section 4.5, p.36)

END