
REPORT 3
(1215/52/04/IM)

TARANAKI WHARF (WEST) PUBLIC SPACE DESIGN BRIEF

1. Purpose of Report

To present the design brief for Taranaki Wharf (West) Public Space (attached as an appendix) to the Subcommittee for approval.

2. Executive Summary

The initial concept for Taranaki Wharf was developed prior to the Waterfront Framework. Stage 1 was implemented from this original concept and Stage 2, affecting the western area including the lagoon, Wharenuui, Wharewaka and existing location of the Wellington Free Ambulance Building was the subject of a resource consent in 2005.

Since that time a number of circumstances have arisen that have resulted in the need to revise the brief. Principally, these are:

- Tenth Trust decision to not proceed with the Wharenuui and revised location of Wharewaka.
- Requirement to provide 22 surface carparks to service the Rowing and Boating clubs
- Review of need for southern addition to the City to Sea Bridge
- Review of accessibility between Civic Square and Te Papa
- Condition of the City to Sea bridge.
- Greening the Quays project

The brief develops the existing design of the area to accommodate these changes.

3. Recommendations

It is recommended that the Committee:

1. *Receive the information.*
2. *Approve the design brief for Taranaki Wharf (West) Public Space attached at Appendix One.*

4. Background

The initial concept for the Taranaki Wharf public space has been partially implemented. However revised plans for the Wharenui and Wharewaka and a need to provide better access from the Civic Square to the waterfront have given rise to a review of the detail of the western part of the area. Specifically the brief asks that the following matters are addressed:

- Relocation of the Wharewaka on the lagoon.
- Requirement to provide 22 surface carparks to service the Rowing and Boating clubs as a result of the resource consent for the Wharenui and Wharewaka.
- Review of the need for a southern addition to the City to Sea Bridge in providing better accessibility between Civic Square and Te Papa
- Review of accessibility generally between City to Sea in providing for all users
- Review of the condition of the City to Sea bridge.
- Relation to the Greening the Quays project

5. Discussion

In addressing the changed circumstances, the brief requires that the original concept plan is taken as a starting point and that new design development is integrated with the existing open space and buildings. It draws on the Waterfront Framework to provide the overarching principles and aims for the area.

Designers are asked to consider:

- **Process** – consulting with relevant stakeholders
- **History and contemporary culture** – incorporating evidence of the waterfront's history with contemporary character
- **Maori heritage and presence** – providing a home for Wellington's waka and incorporating Maori culture and heritage in the design
- **Sense of Place** – developing existing themes and drawing on the maritime character of the waterfront
- **Diversity of people** – Ensuring that buildings and spaces provide for a wide range of people and activities
- **Experience of buildings and spaces** – Ensuring good interaction between buildings and spaces

- **Access** – providing for good access for all users and good connection between the Civic Square and Te Papa

Any proposals will need to comply with the recent resource consent in terms of scale, character and intensity of development. It is possible that a variation to the resource consent may be required.

The Waterfront Development Plan requires consultation to be undertaken on design briefs following the Subcommittee's approval. However, in this case it is not proposed to consult on the brief as it is not considered to be a significant departure from the original concept or the design that was consulted on as part of the resource consent in 2005.

The total budget for the public space development is \$5.9m with most of this scheduled to be spent in 2007/08. The first stage of the project involves undertaking work that is already approved – re-levelling of the mound and landscaping – is likely to start in September.

5. Conclusion

The brief provides further refinement of the existing plans for the area and addresses a number of changes that have taken place since 2005. It is based on the principles of the Waterfront Framework and requires new development to be integrated with the existing buildings and spaces.

Contact Officer: *Jane Black, Manager Urban Design*

Supporting Information

1) Strategic Fit / Strategic Outcome

The Waterfront Development Plan which guides development of this area contributes to the following Council outcomes:

More liveable – Wellington will be a great place to be, offering a variety of places to live, work and play within a high quality environment.

Stronger sense of place – Wellington will have a strong local identity that celebrates and protects its sense of place, capital city status, distinctive landform and landmarks, defining features, history. Heritage buildings. Places and spaces.

More prosperous – Wellington's urban form and flexible approach to land use planning in the central city will contribute to economic growth and prosperity.

2) LTCCP/Annual Plan reference and long term financial impact

C378 Wellington Waterfront Project

A312 Lambton Harbour Operations

CX131 Lambton Harbour Development

In accord with the 2006/07 LTCCP

3) Treaty of Waitangi considerations

The brief covers a site that Mana Whenua regard as important. The site is to be used for a Wharewaka and the Tenth Trust has been approached and considers the brief to be appropriate.

4) Decision-Making

This is not a significant decision. The report deals with a strategic asset but does not propose any significant changes to the Waterfront Development Plan.

5) Consultation

a) General Consultation

Consultation has been undertaken with WWL and internal stakeholders.

b) Consultation with Maori

The Tenth Trust has been consulted on the brief.

6) Legal Implications

There are none at this stage

7) Consistency with existing policy

The report is consistent with existing Council policy on waterfront development.

Appendix One