

Absolutely
POSITIVELY
ME HEKE KI PŌNEKE
Wellington
WELLINGTON CITY COUNCIL

Securing a Future for the Civic Precinct

Workshop #2 - 17th November 2017

1. To further **develop the process and outcomes** established at Workshop # 1.
2. To present and analyse a range of precinct-wide **scenarios and land use alternatives**.
3. To **define a preferred way forward** for the precinct (includes Music Hub & WCC accommodation).
4. To **prioritise further work packages** and consenting processes necessary to deliver an enhanced precinct

KEY QUESTIONS

1. What is the *best long-term outcome* (structural scenario) for the precinct?
2. Are the identified *'Givens', 'Drivers'* and *'Contingents'* correct?
3. What are the *'non-negotiables'* required to change the commercial story for the precinct?
4. What gives the best 'bang for buck' for the precinct wrto *investment in new WCC accommodation* (wrto land use options)?
5. *How should the project move forward?* re priorities? work packages? consenting process? Other?
6. What is this group's *position to put to PSG* on Wed 22nd?

AGENDA

10:00am (start & coffee)

1 INTRODUCTION

(5-10 min)

Welcome & introductions

Workshop intentions, agenda, outcomes

2 WORKSHOP #1 RECAP & UPDATES

(15 min)

Overview of outcomes

Updates (WCC accommodation, consenting issues)

3 SCENARIOS & LAND USE SUB-OPTIONS

(40-60 min)

Presentation of work to date:

(3x structural scenarios & land use options)

Round-table review & discussion

4 ASSESSMENT CRITERIA

(20min)

Presentation of criteria (10)

Discuss & confirm (10)

5 OPTIONS ASSESSMENT & PREFERRED DIRECTION

(60-80 mins)

Overview of assessment

Preferred options selection

AAL form & massing illustrations

Discussion, pros, cons, added value, road blocks, risks

(agree givens, drivers etc.)

SUMMARY & NEXT STEPS

(15 mins)

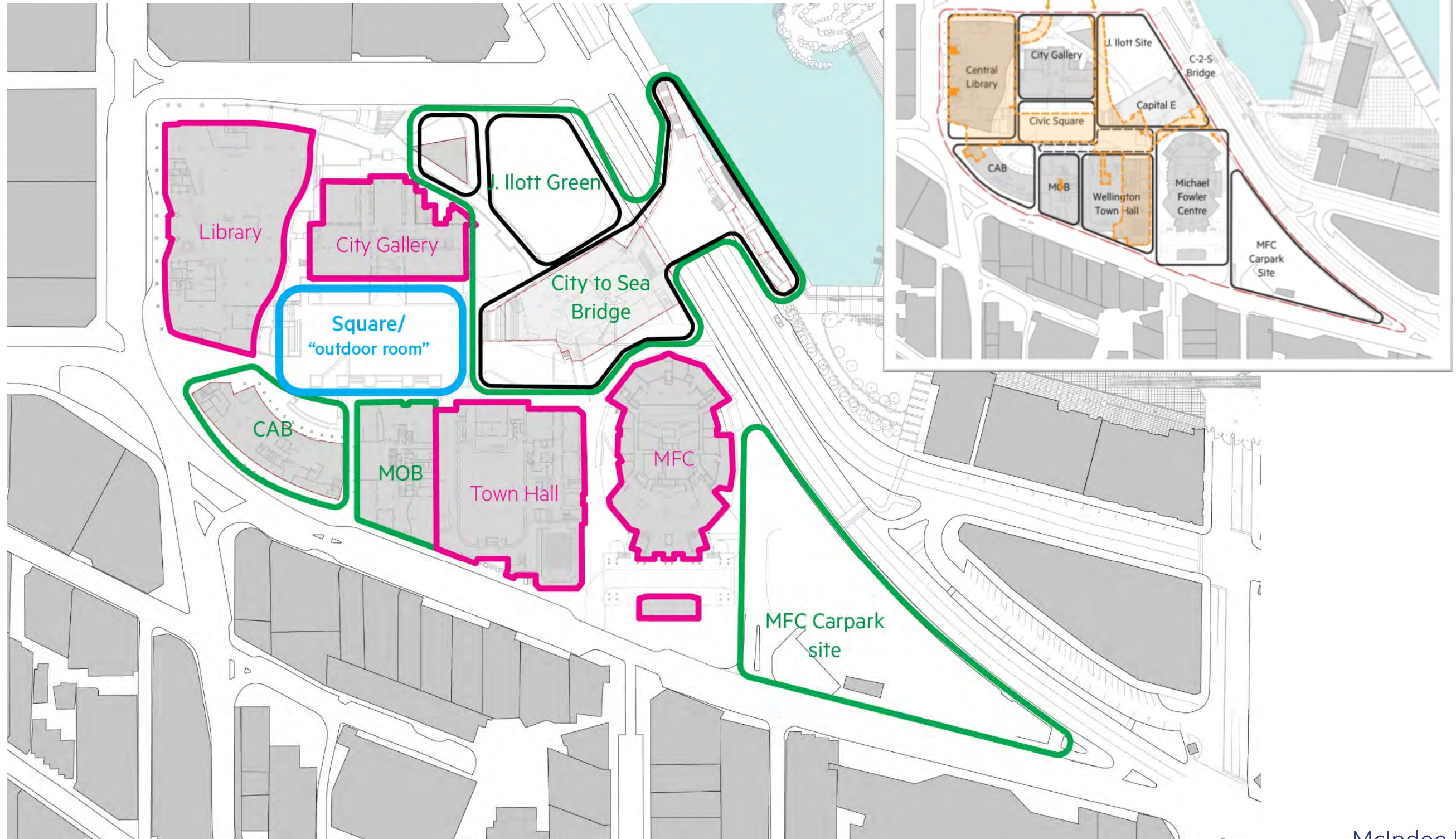
Site Briefs, Feasibility, Further work & other.

Close (1pm)

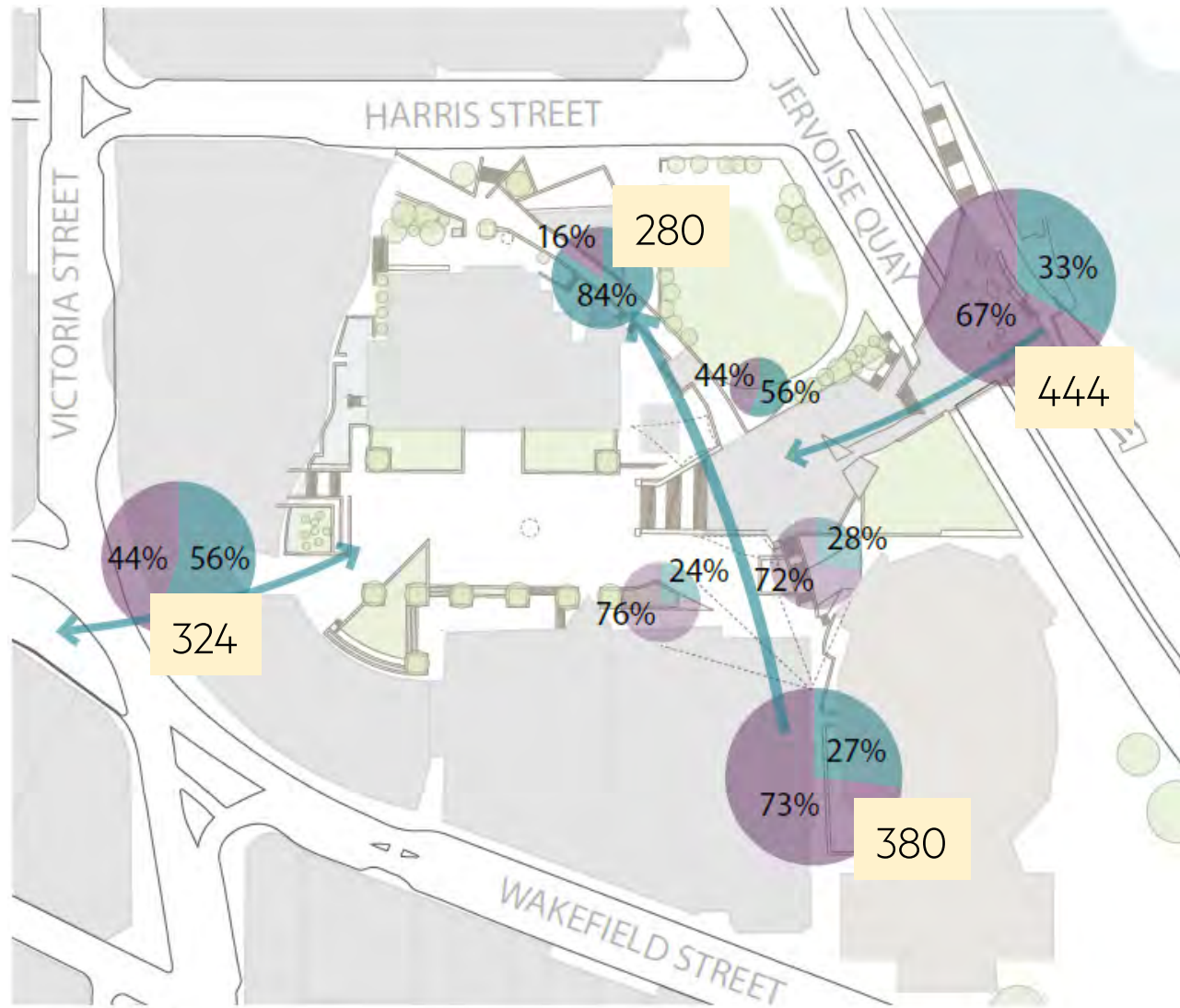


Workshop #1 re-cap

CIVIC PRECINCT ASSETS

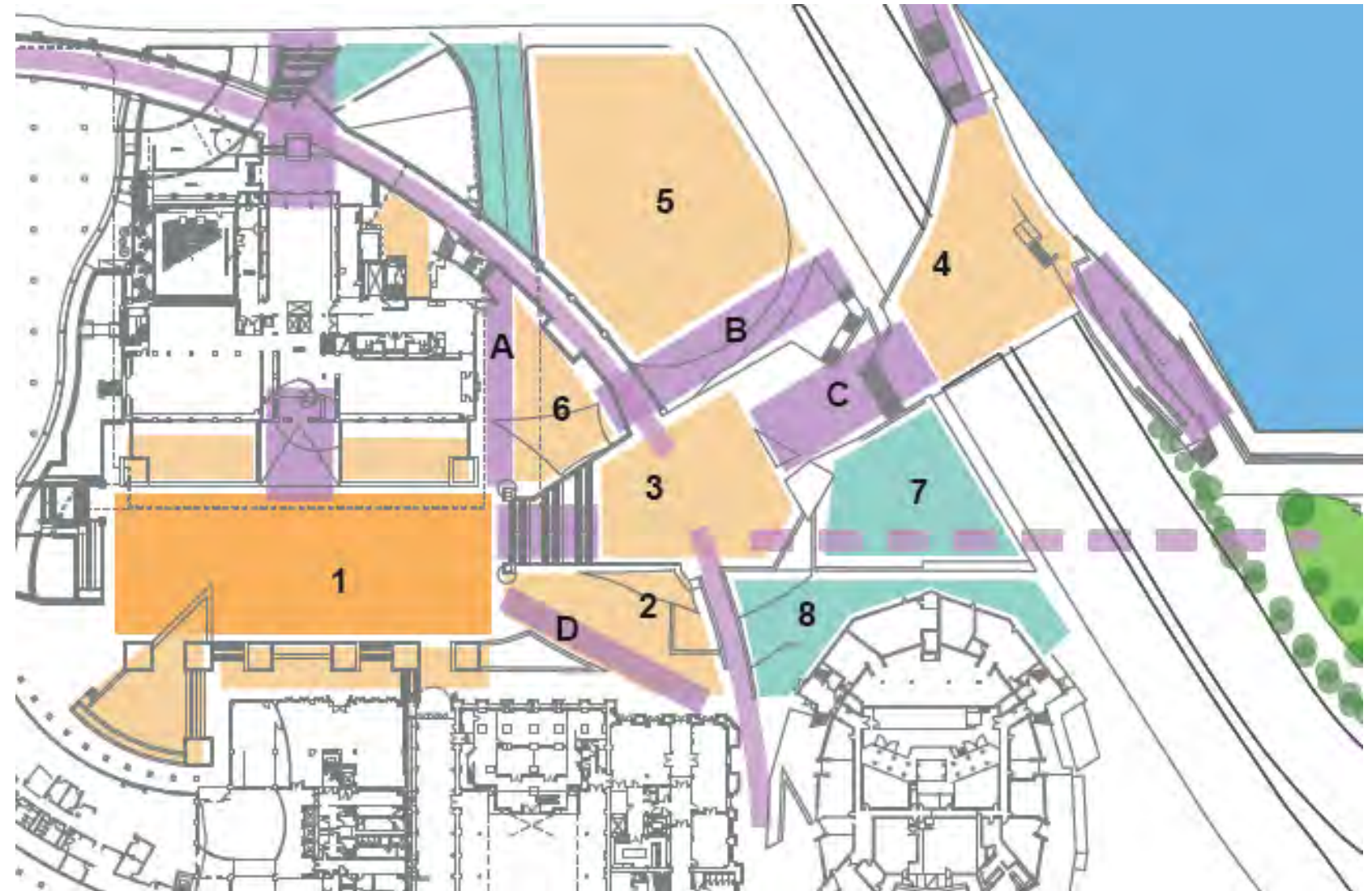


SPACE AND MOVEMENT



(Figure.2) 8:00-9:00am

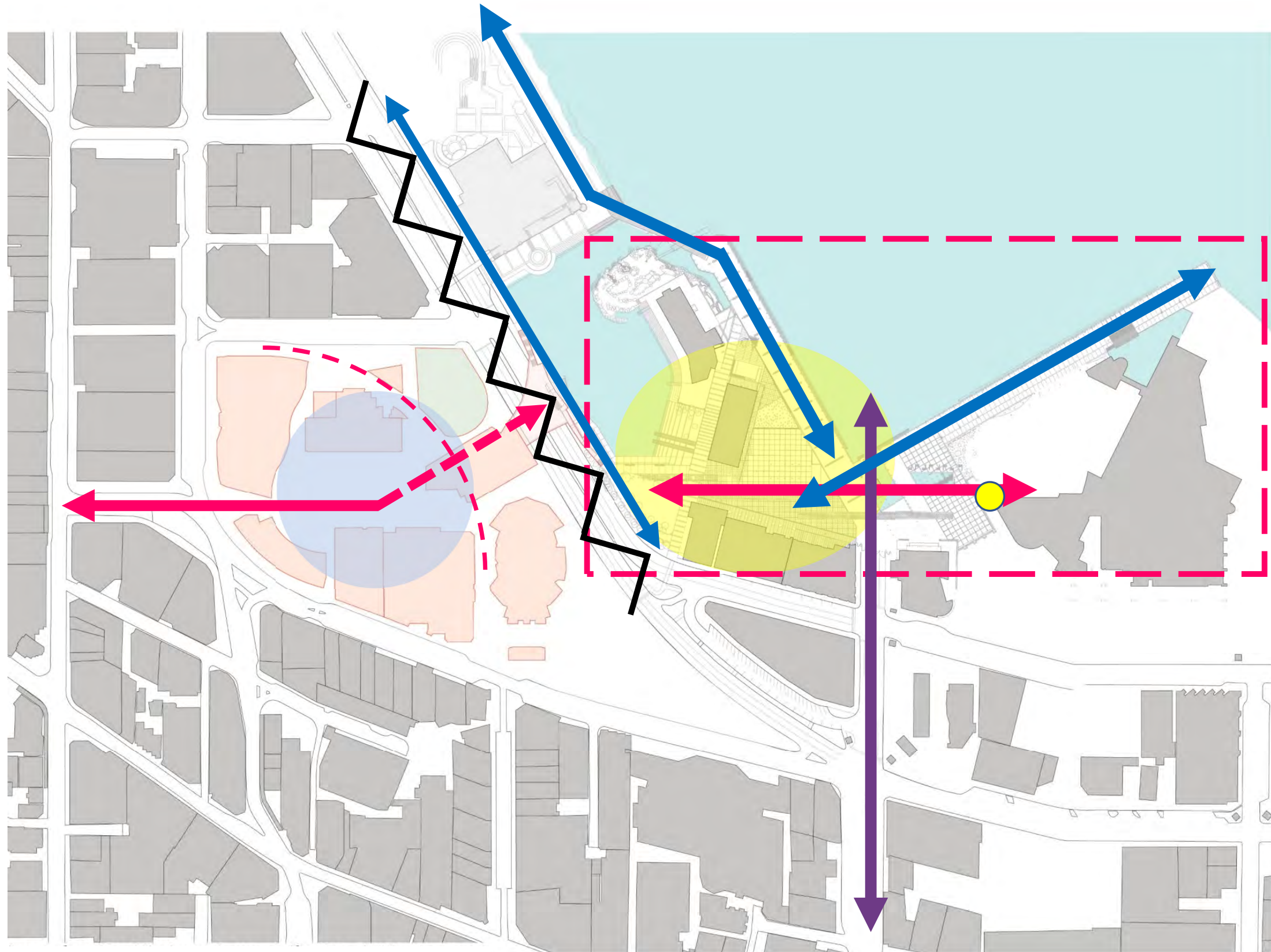
Total mvmnts: 1,455



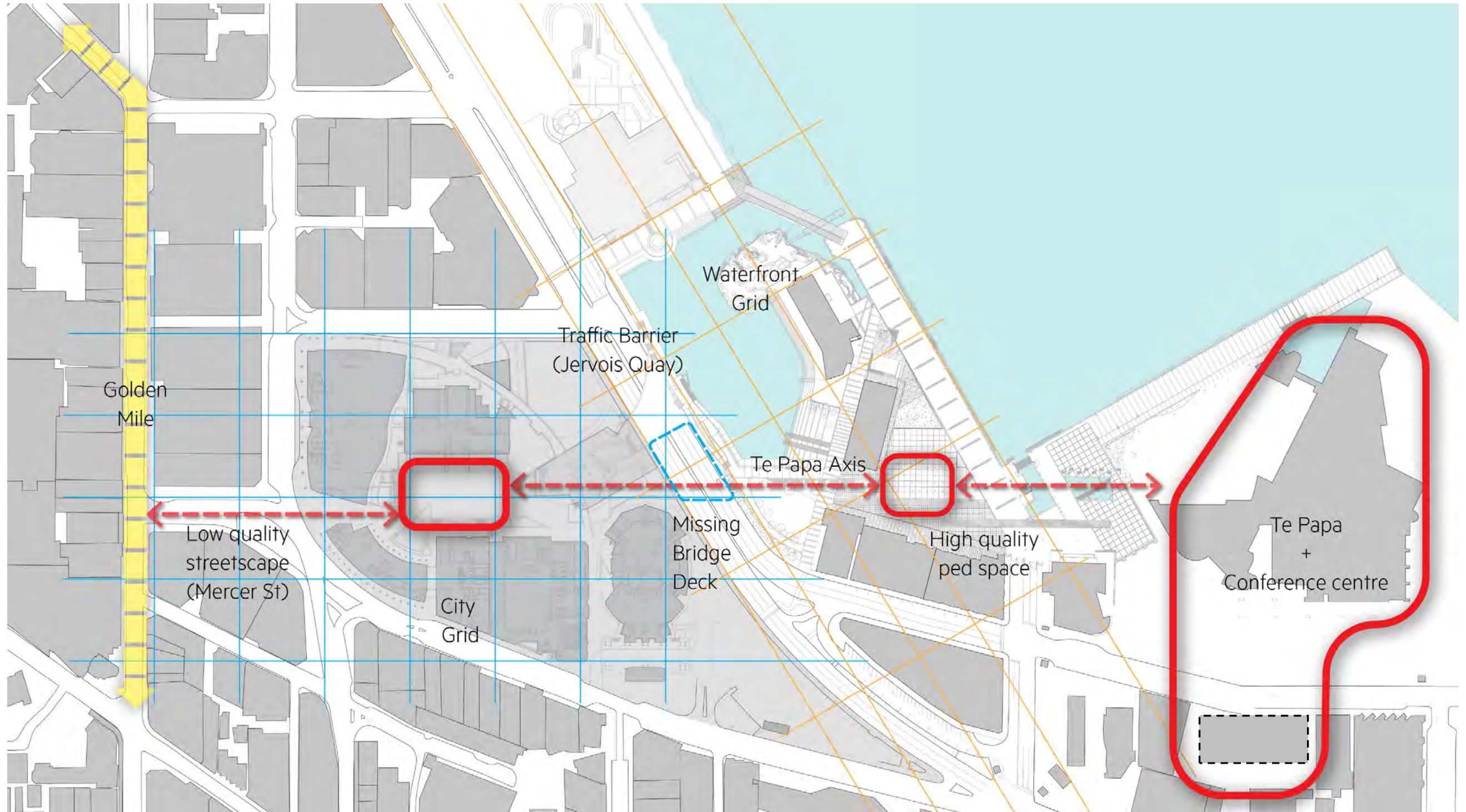
CREATING ACTIVE PLACES



- KEY**
- Civic use (services / cultural)
 - Retail
 - Hospitality
 - Hotel
 - Office / commercial
 - Servicing
 - Community

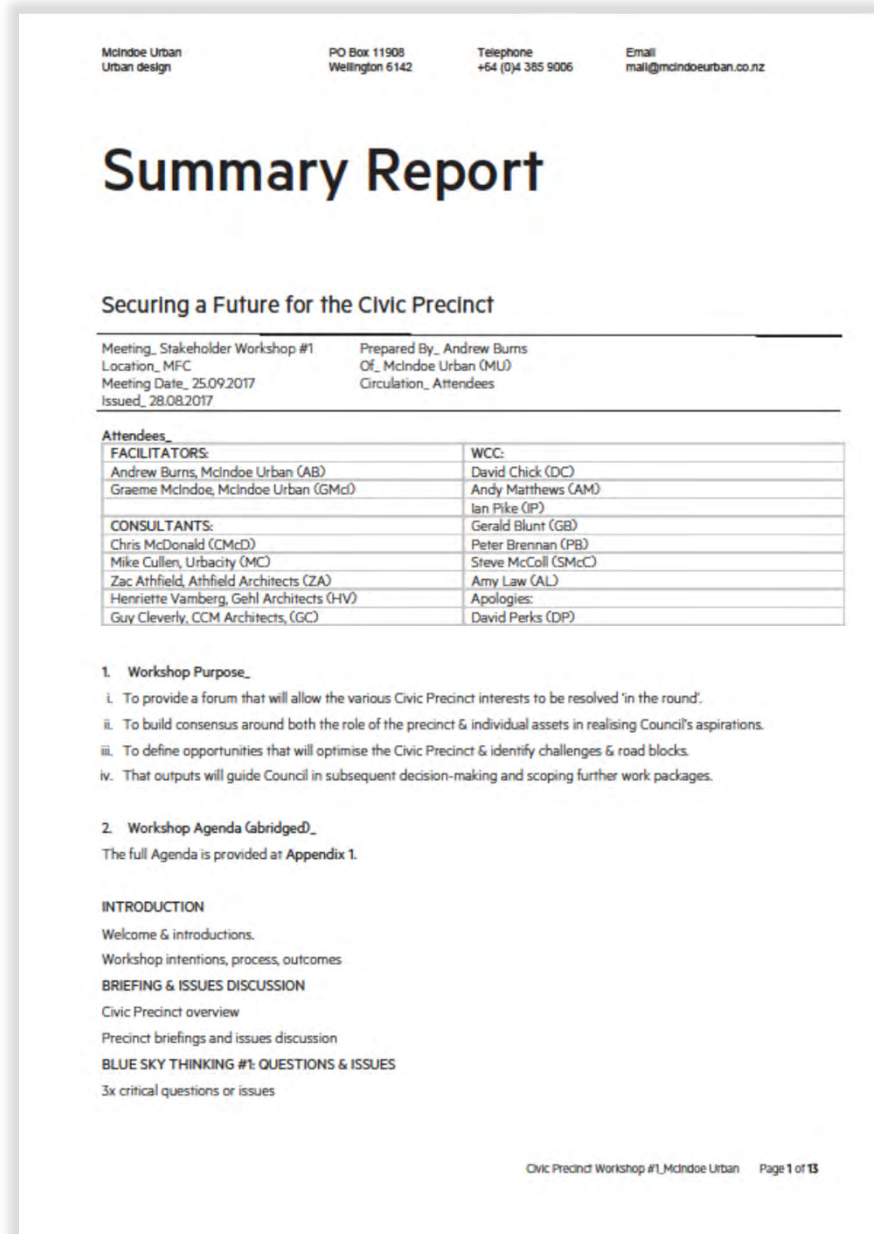


GOLDEN MILE TO TE PAPA



Problem & drivers for change_

- **Failing to deliver** as an active and vibrant space.
- Precinct was **never fully completed**.
- **Heritage status** a distinctive quality but also shackles approaches to change.
- Weak **enclosure** to the east, inactive/closed **edges**, weak **entrances**, and ambiguous spaces & **movement**
- The precinct does not address **Jervois Quay (or Harris St)**.
- The **future of the Quays** is uncertain.
- Various structures within the precinct are **seismically weak**.
- **WCC accommodation** for circa 1,000 staff with 15% growth to 1,150 (12,000sq.m) + GWRC (4,000sq.m).
- Central **Library refresh** is needed.
- **MFC is under-utilised** and not well integrated (Cuba entrance).
- MFC Carpark is a **peripheral site** in the Civic Precinct.



Critical Issues_

i. SUCCESS & OUTCOMES

- What type of square do we want / what is the outcome?
- Heritage conditions vs shift in character

ii. CONSTRAINTS / ASSUMPTIONS

- What are the 'sacred cows'? (e.g. bridge? Ilott Green? Heritage?)
- What is the future of the Quays? New eastern building?

iii. BUILDING USES / ACTIVITY

- What are the land use opportunities?
- What repurposing is appropriate / adaption?
- Does seismic strengthening open up other opportunities?

iv. PROCESS

- Comprehensive story needed / projects sequenced
- Recognise we are on a 'burning platform' / urgency

v. CONNECTIONS

- What is the nature of the future waterfront connection?
- Square to become a hinge between the Golden Mile and waterfront

vi. FUNDING & PRIORITIES

- What is 'equation' that balances commercial-public-civic development?

vii. ACTIVATION

- How do we contrive the relationship of movement & building activation?

viii. POINT OF DIFFERENCE

- A new story for the Precinct? / cultural & inclusive
- How does this place fit with WCC's wider objectives?

ix. ILOTT GREEN

- Built on or remain open space and why?

Bright Ideas_

i. VISION

- We should 'go big or go home'. Finish the precinct
- Identify a feel-good flagship project / WCC

ii. STRUCTURE & CONNECTIONS

- Create more connectivity to and through the square (x2)
- Create more containment to the square; wall & window

iii. USE AND ACTIVITY

- More activity over longer period + night time
- Focus on development sites (MFC carpark, I.G, CAB, Cap E)
- Repurpose City Gallery

iv. PROCESS & IMPLEMENTATION

- Identify the 'single structuring idea'
- Scenarios & sub-options
- Use seismic upgrade process as drivers for change
- WCC hard stuff & investors easy stuff

Next Steps_

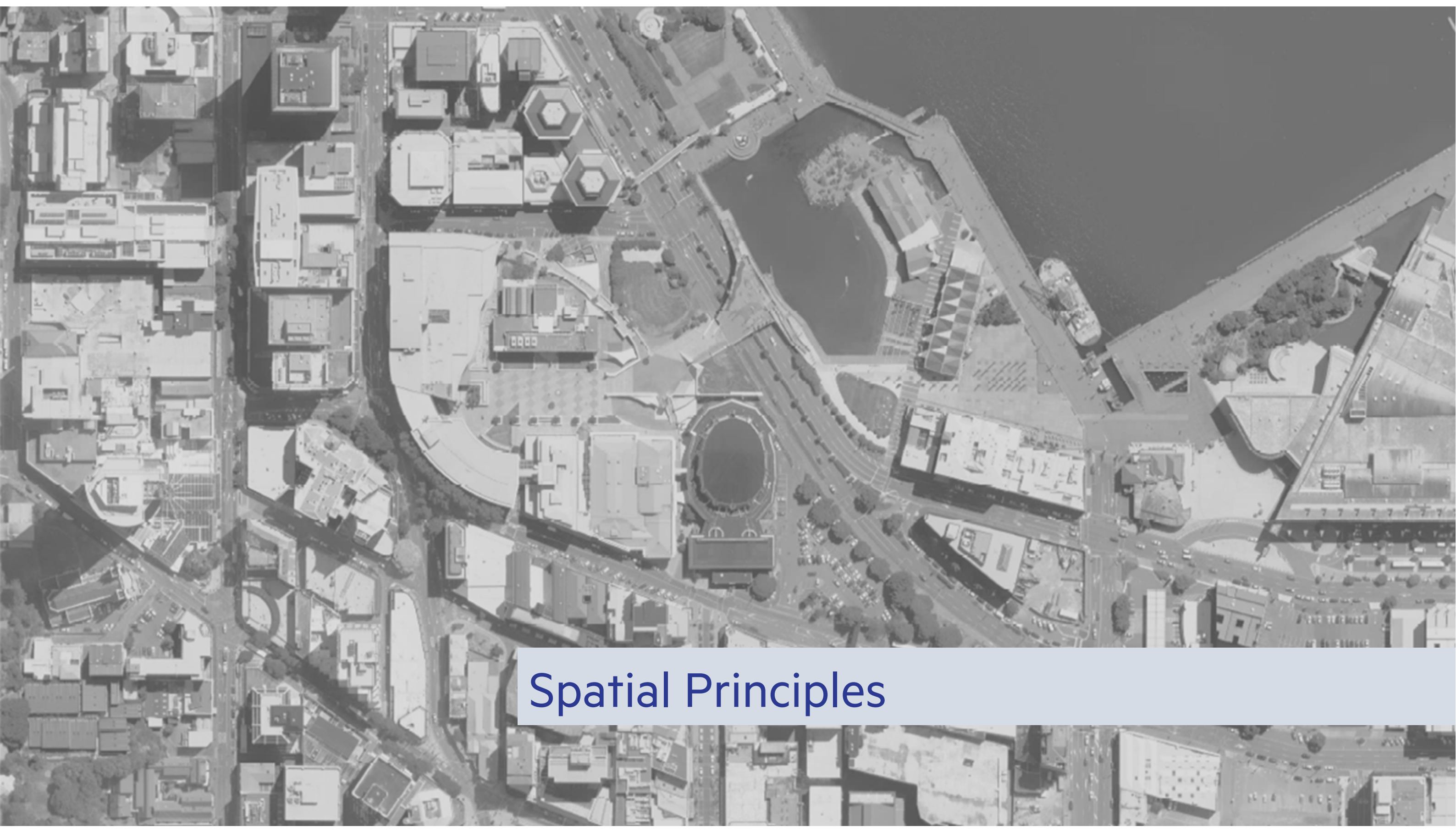
i. IDENTIFY ASSETS TO BE RETAINED

ii. UNDERTAKE SCENARIO PLANNING (at framework level)

iii. DEFINE PRINCIPLES & CRITERIA

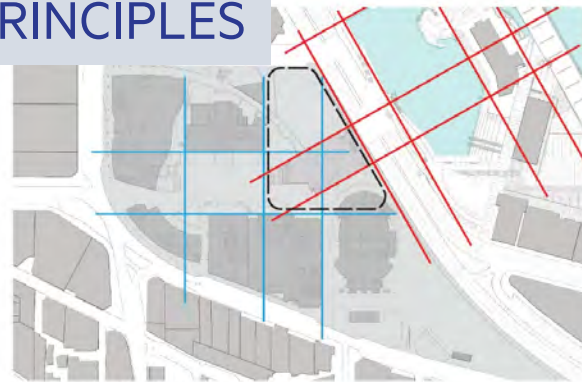
iv. WORK TOWARDS A COMPREHENSIVE SPATIAL PLAN

v. IDENTIFY CRITICAL PATH DEVELOPMENTS



Spatial Principles

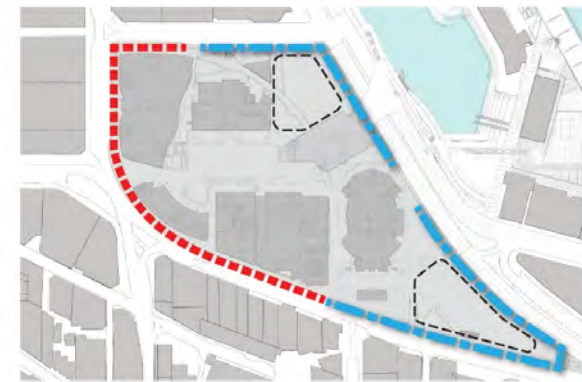
15 SPATIAL PRINCIPLES



Waterfront + City Grid intersection zone



Views



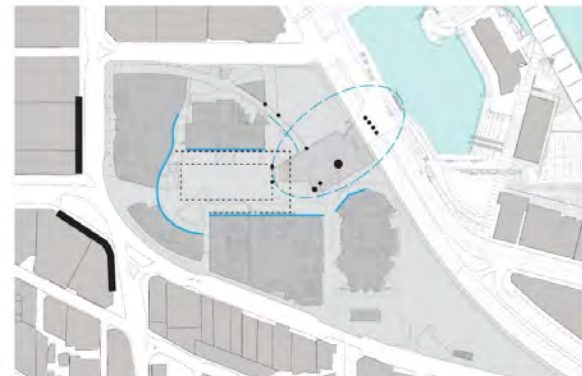
Improving street frontages



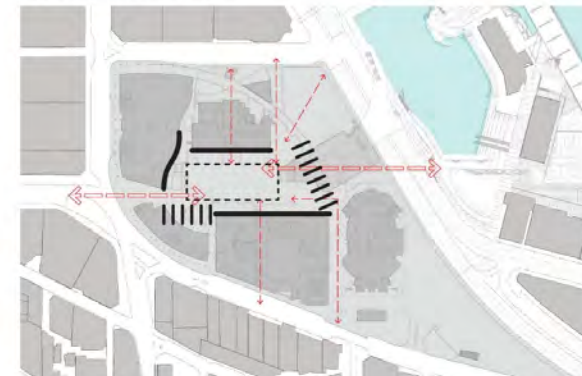
Basement servicing



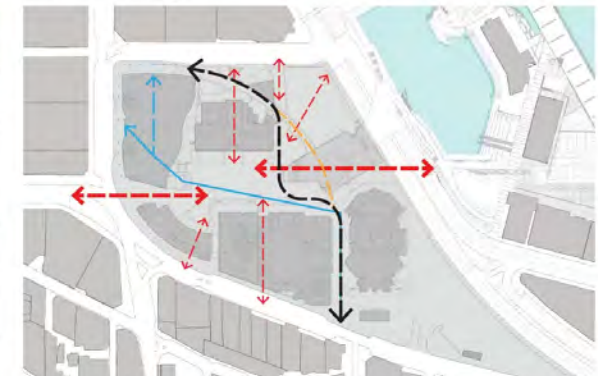
Primary and Ancillary spaces



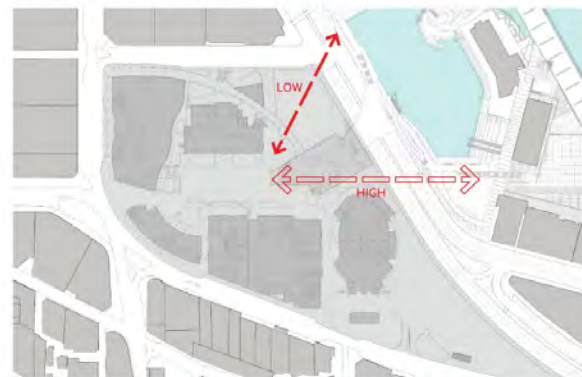
Onion layers of enclosure



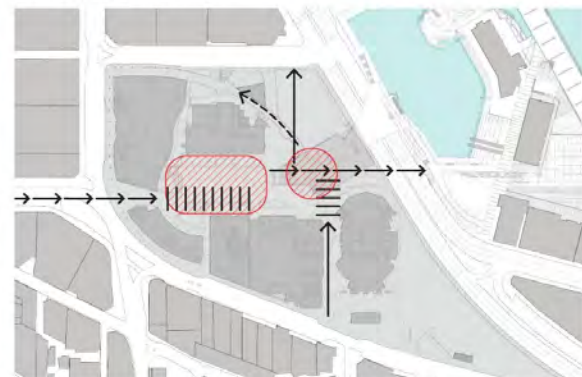
Enclosure vs. connectivity



Movement and connections



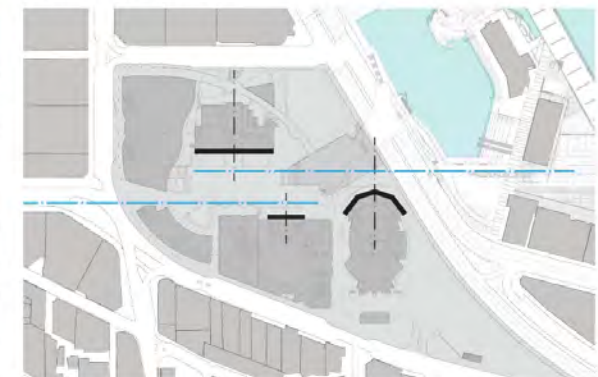
High vs. Low connections to waterfront



Arresting movement



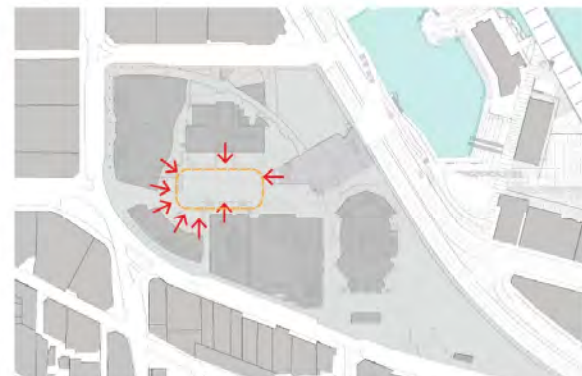
East-West raised platform relationship



Axis of symmetry



Curve gesture from library

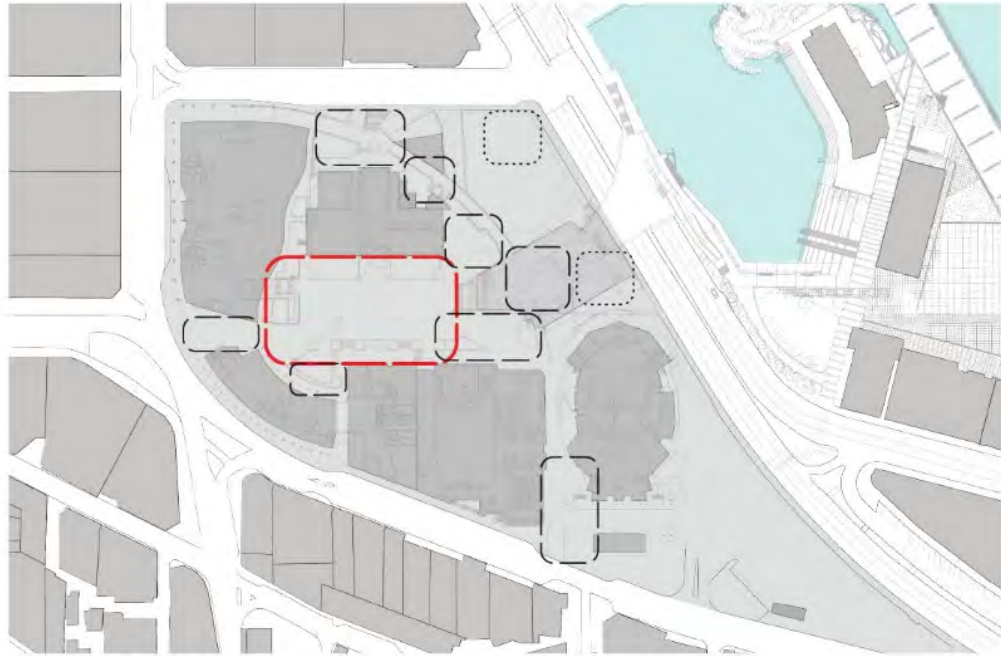


Concavity focusing space

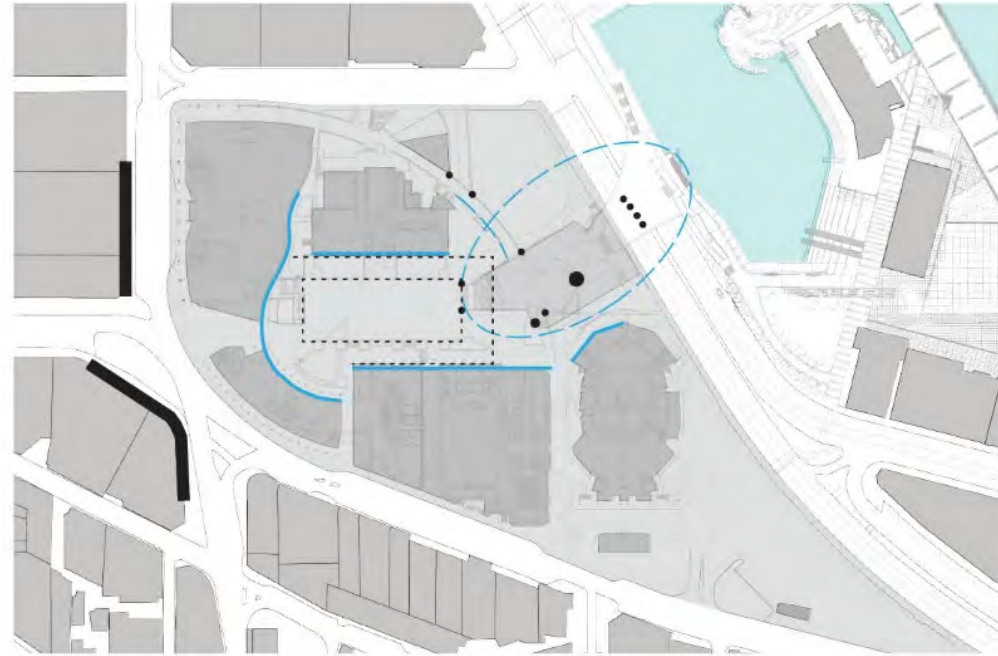


Ramp; relationship to Library and City Gallery

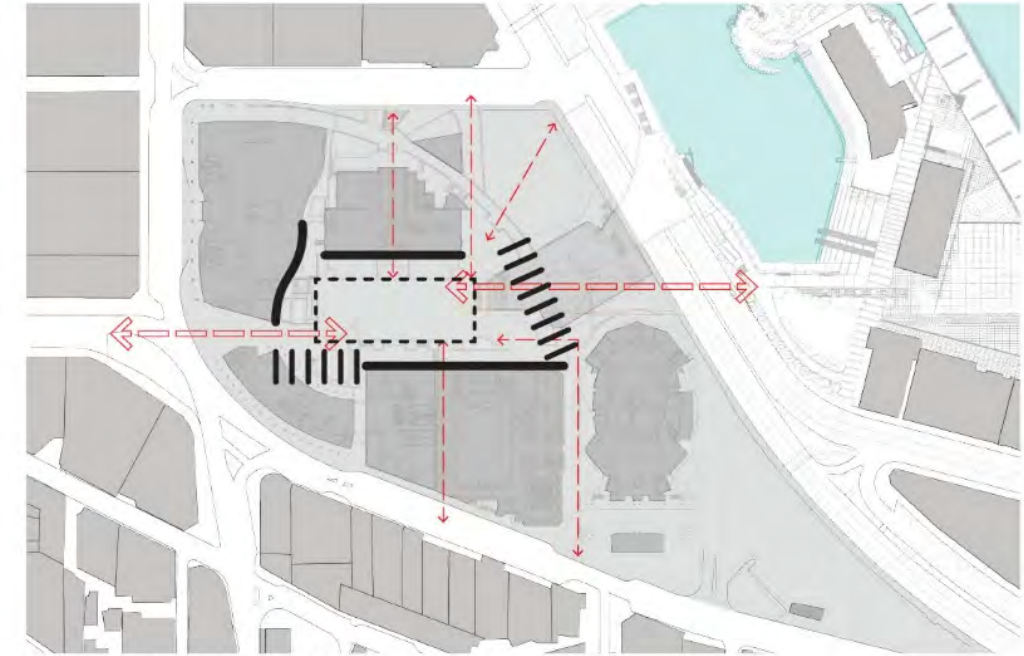
SPATIAL PRINCIPLES



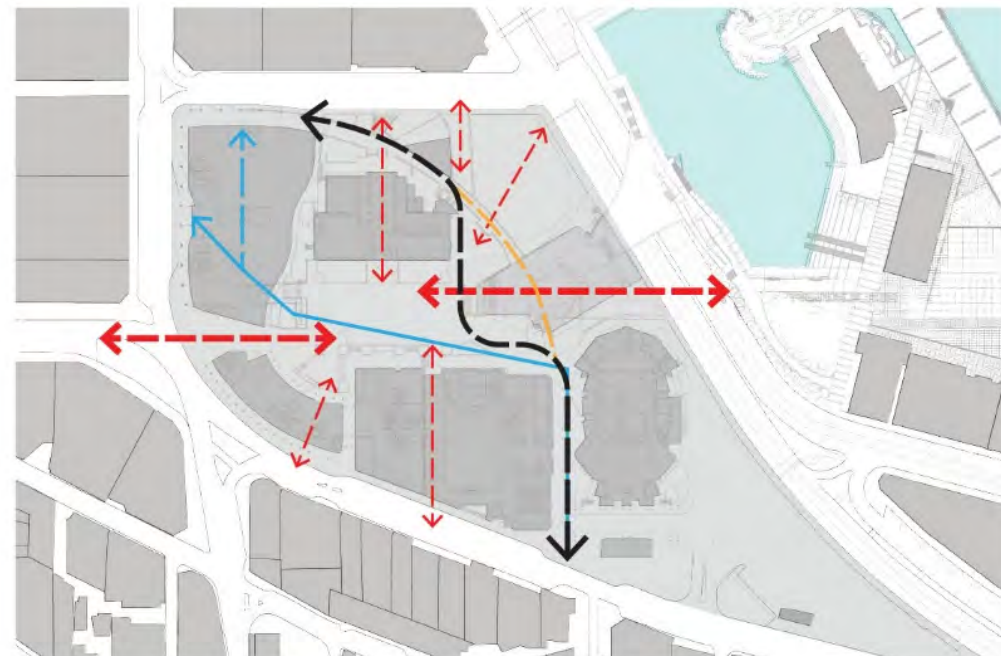
Primary and Ancillary spaces



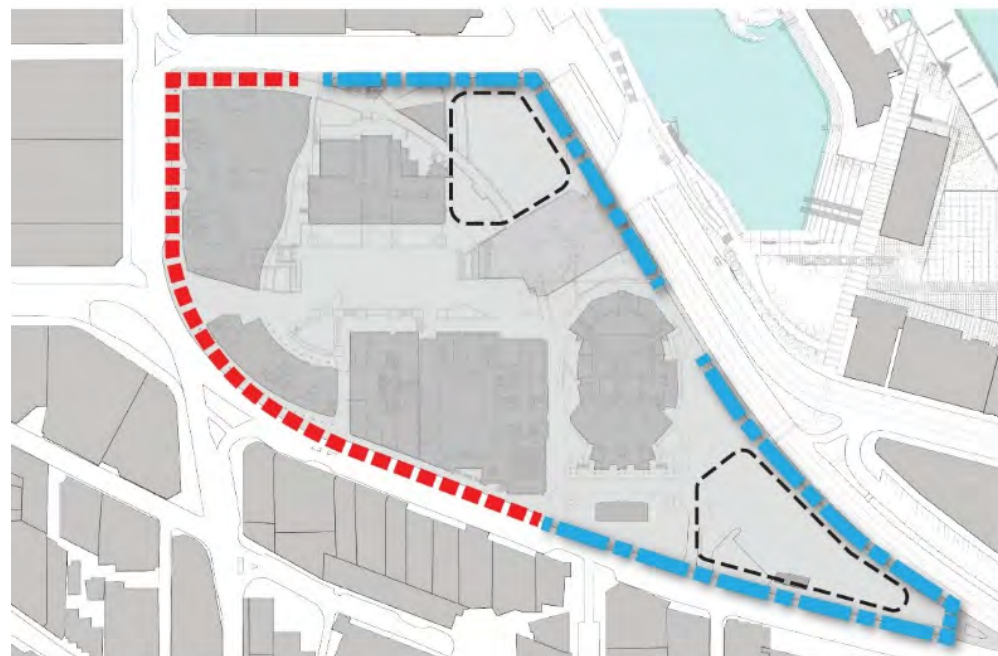
Onion layers of enclosure



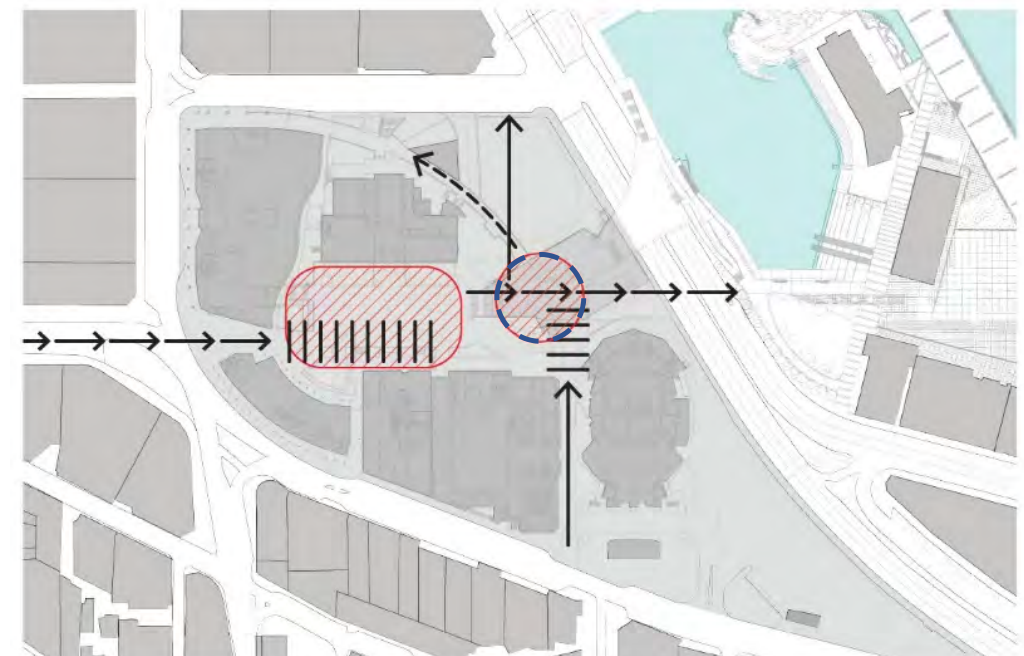
Enclosure vs. connectivity



Movement and connections



Improving street frontages



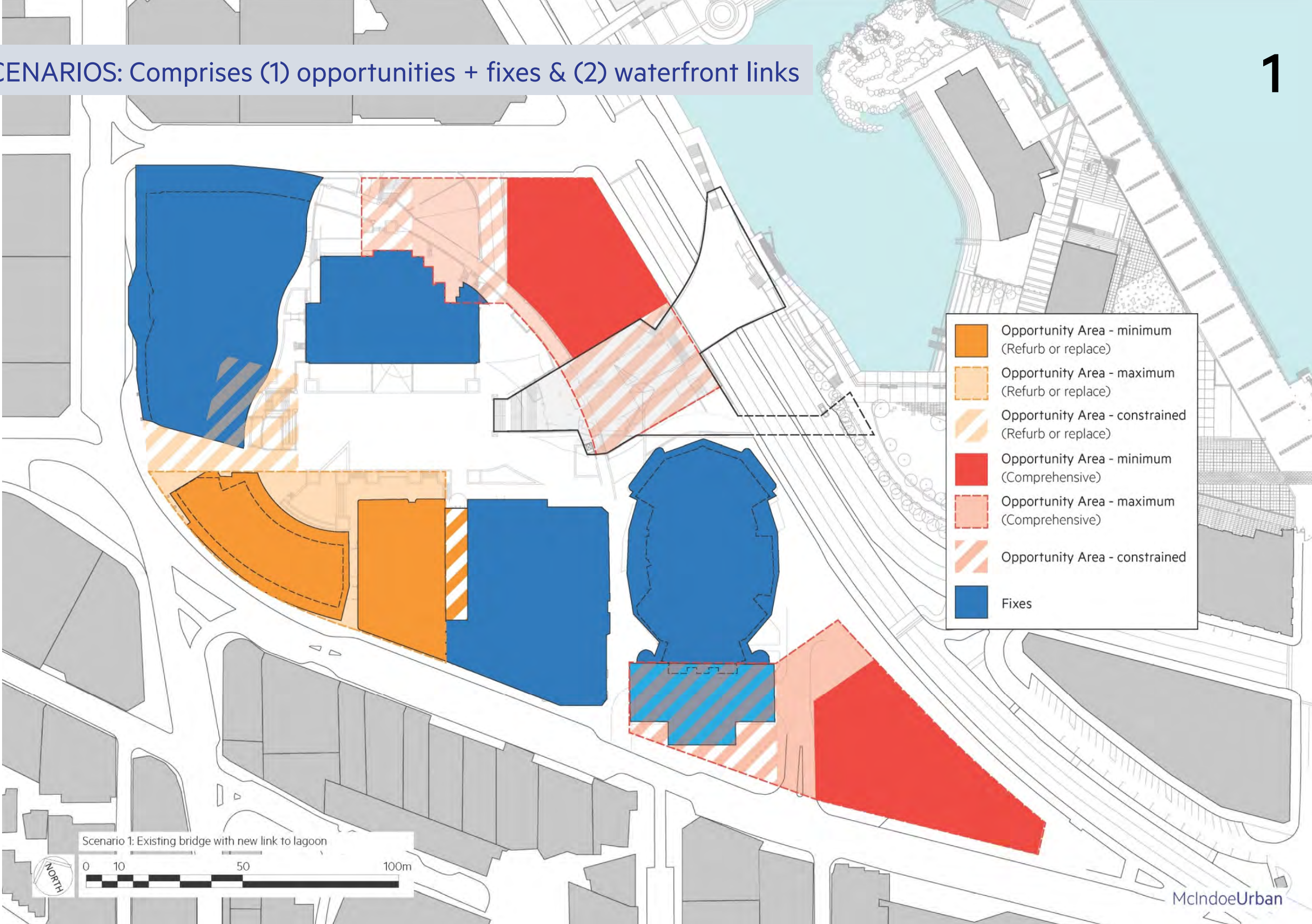
Arresting movement



Structural Scenarios & Land Use Options

STRUCTURAL SCENARIOS: Comprises (1) opportunities + fixes & (2) waterfront links

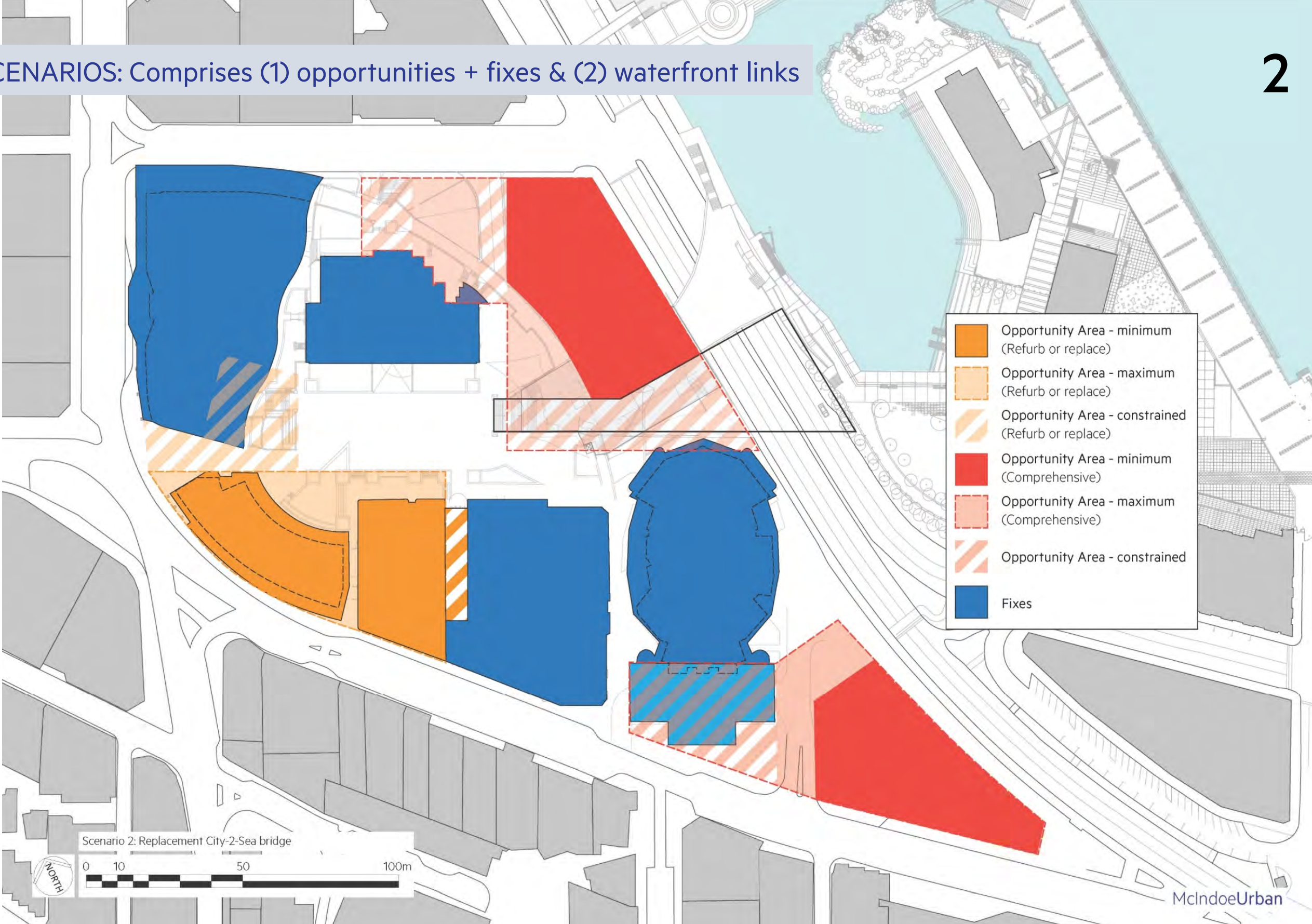
1



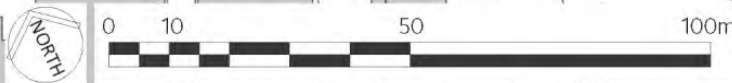
Scenario 1: Existing bridge with new link to lagoon



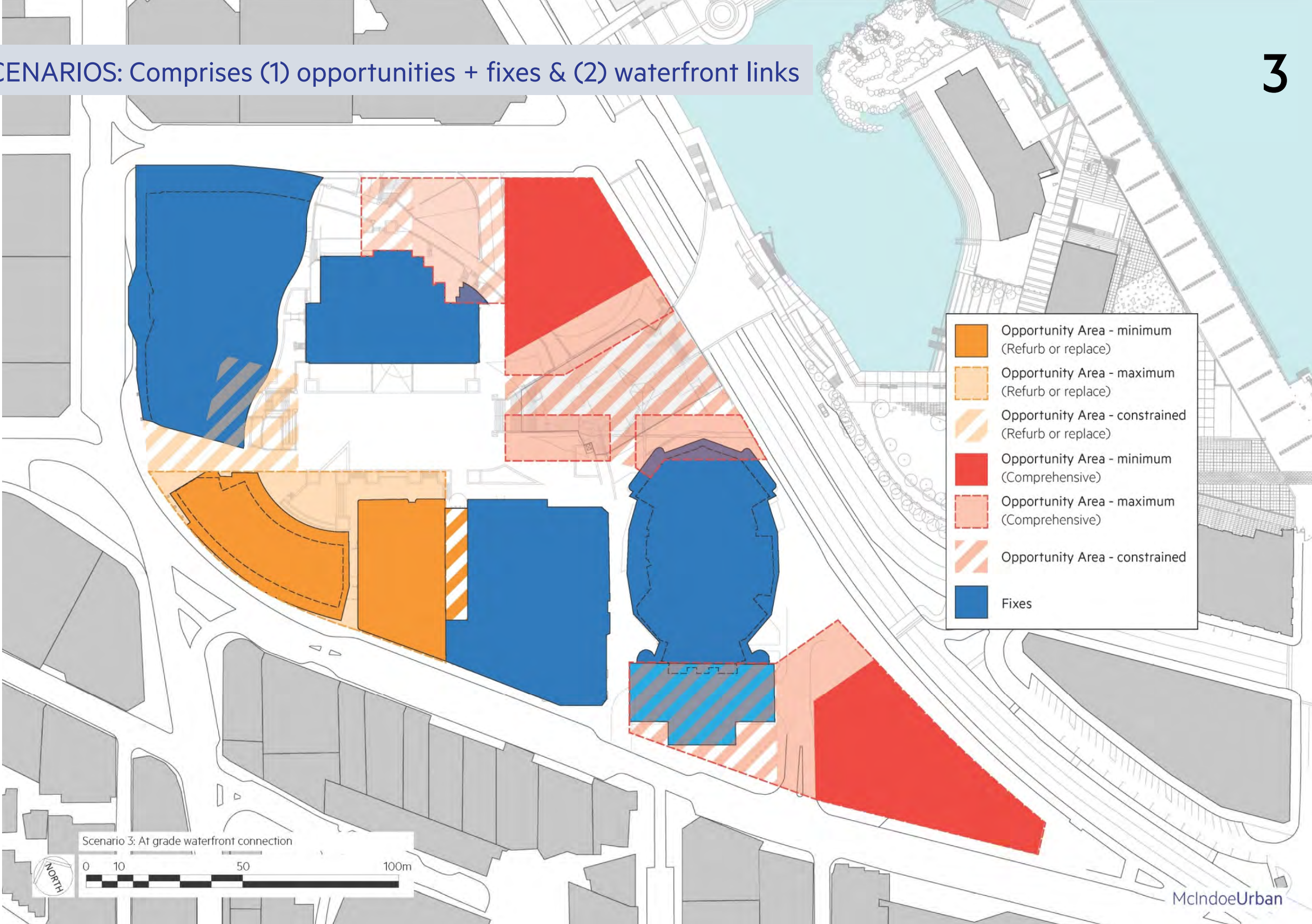
STRUCTURAL SCENARIOS: Comprises (1) opportunities + fixes & (2) waterfront links



Scenario 2: Replacement City-2-Sea bridge

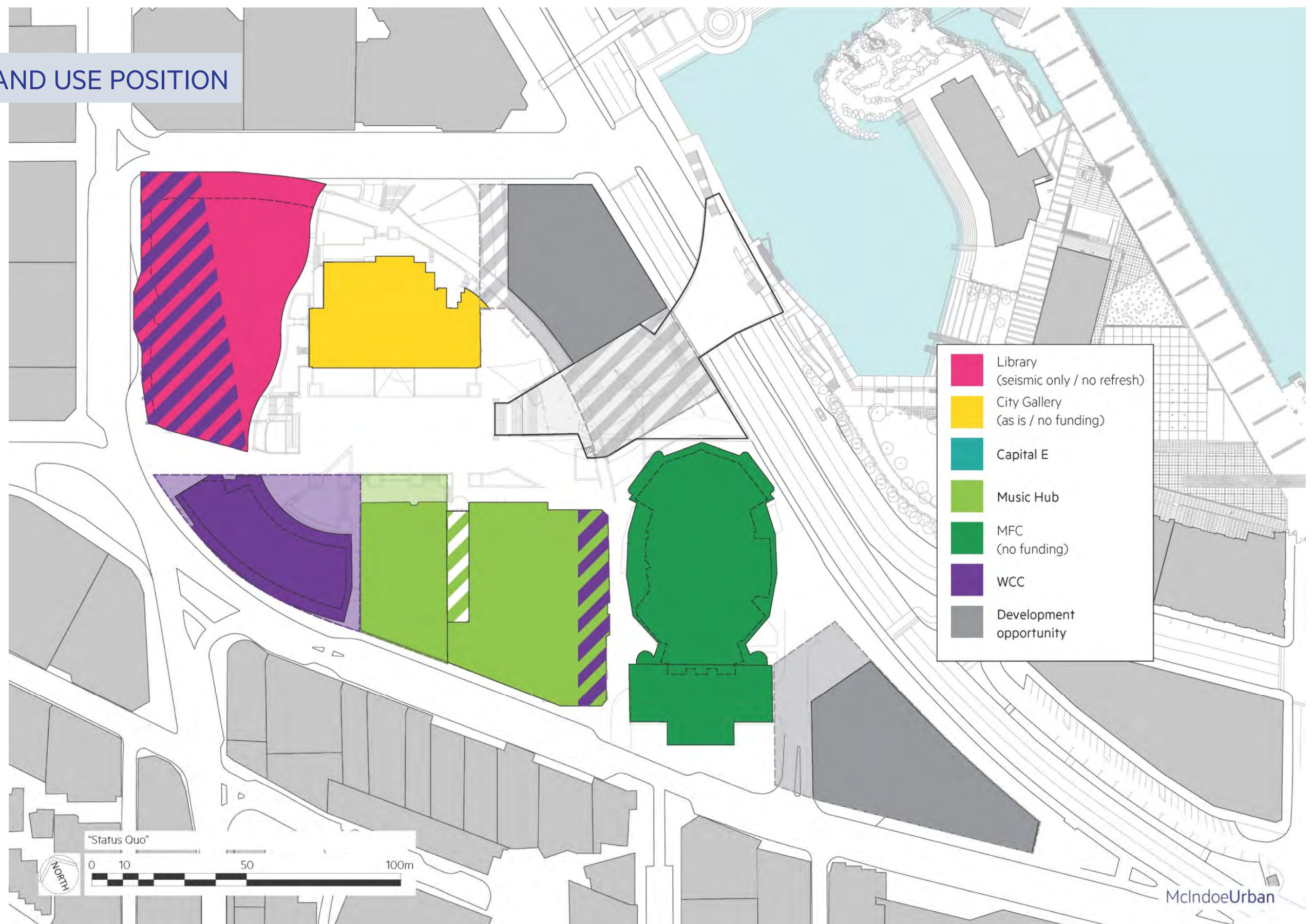


STRUCTURAL SCENARIOS: Comprises (1) opportunities + fixes & (2) waterfront links



Scenario 3: At grade waterfront connection
0 10 50 100m

“STATUS QUO” LAND USE POSITION



LAND USE OPTIONS

“Status Quo Plus” **A**



LAND USE OPTIONS

“Status Quo Plus” **A**



LAND USE OPTIONS

“Consolidated WCC & Music Hub on CAB/MOB site”

B



LAND USE OPTIONS

“Music Hub on MFC carpark, WCC on Ilott site”

C



LAND USE OPTIONS

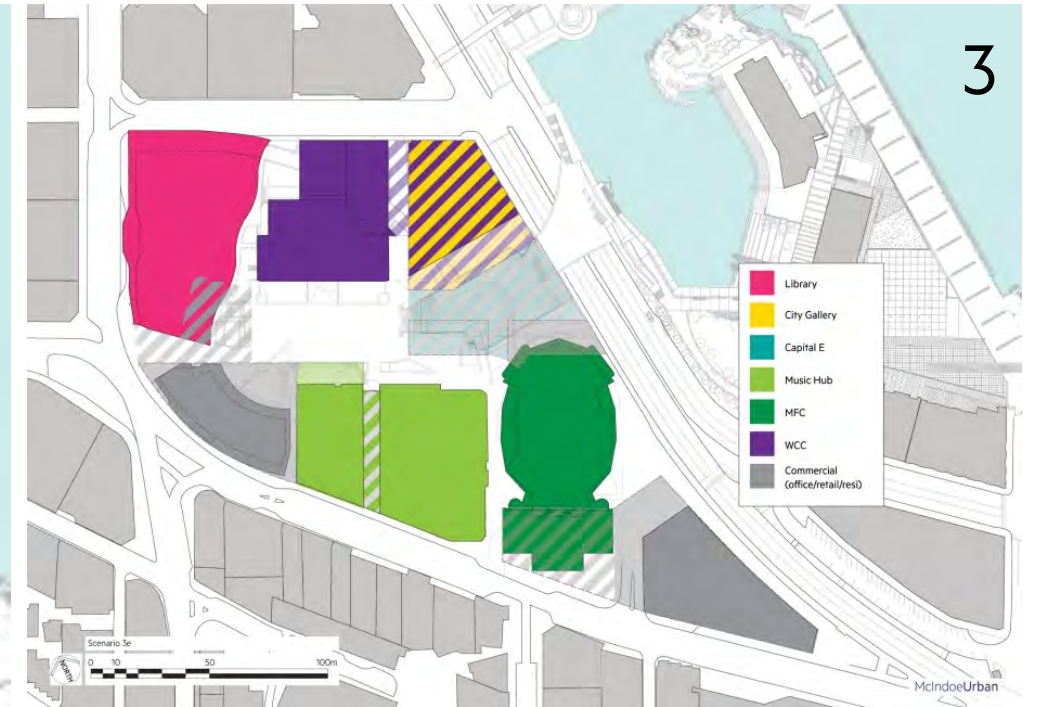
“WCC on Ilott site” **D**



LAND USE OPTIONS

“WCC in City Gallery building, Consolidated WCC & City Gallery on Ilott site”

E



LAND USE OPTIONS

“WCC on MFC carpark site”

F



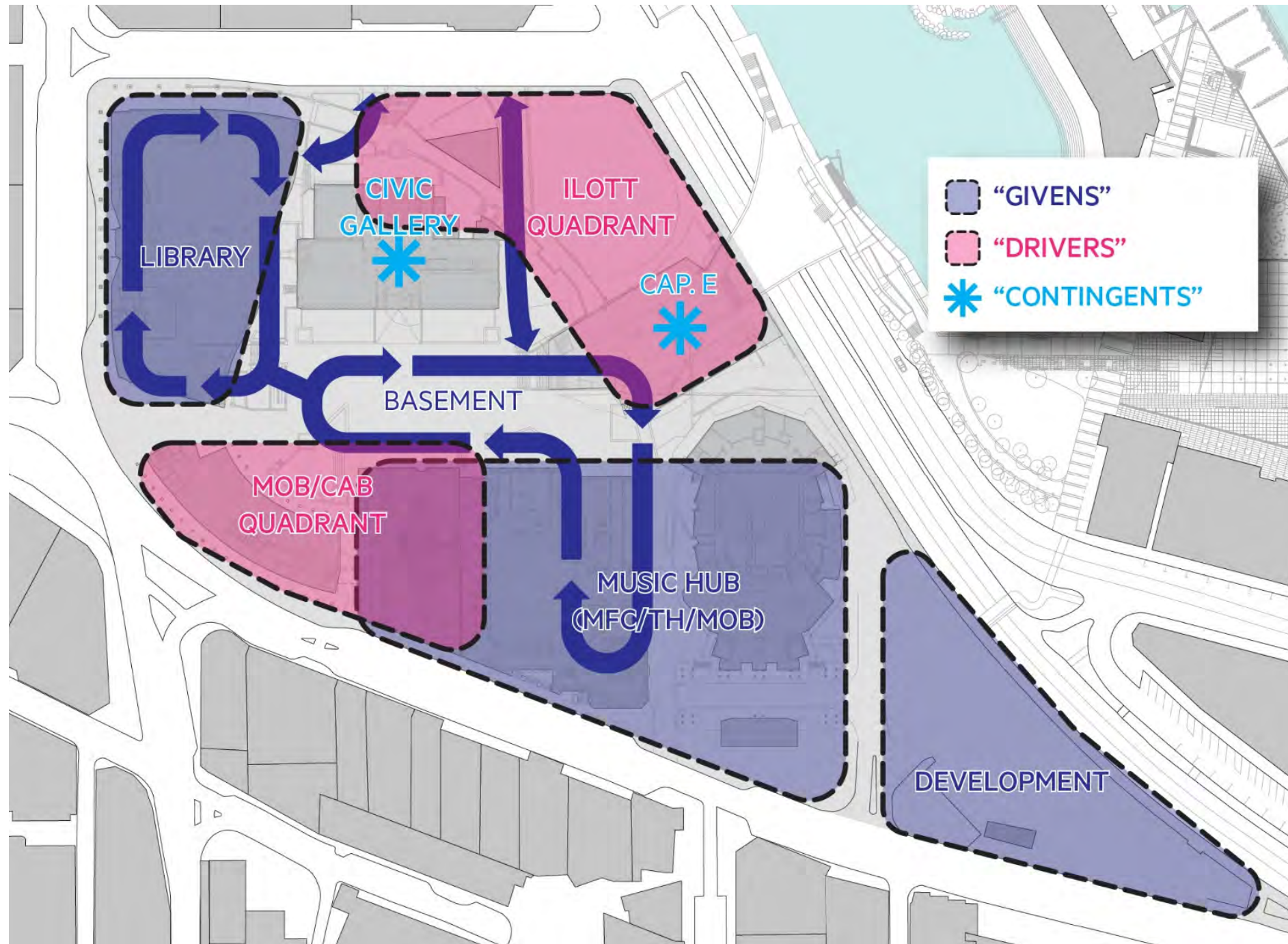
LAND USE OPTIONS

“Music Hub on Ilott site, WCC on CAB/MOB site”

G



GIVENS, DRIVERS, CONTINGENTS



Four “GIVENS”:

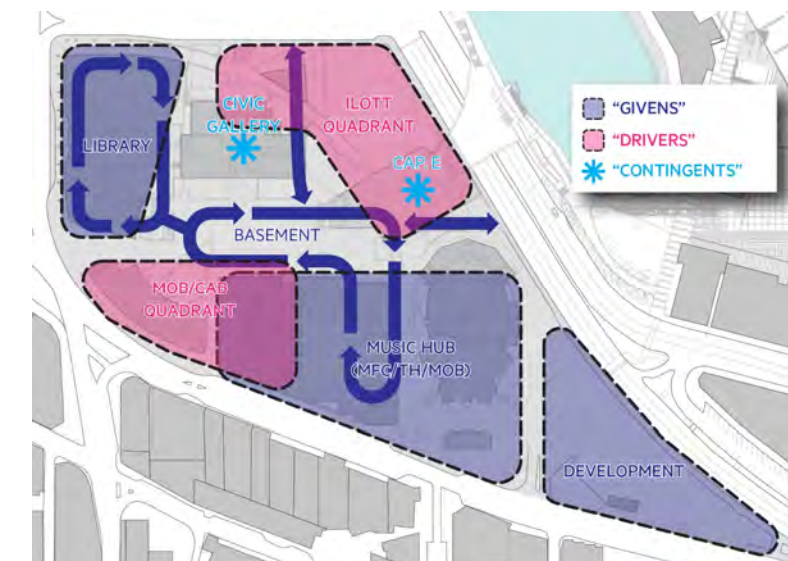
1. Music Hub in MFC/Town Hall/MOB (or replacement)
2. Library in Public Library building
3. Development on MFC carpark
4. Basement servicing

Two “DRIVERS” – each site is capable of accommodating either WCC/WRC or a commercial development:

1. MOB/CAB Quadrant
2. Ilott Quadrant

Two “CONTINGENT” entities – capable of adding richness to one or more of the “Drivers”:

1. City Gallery
2. Capital E



ASSESSMENT CRITERIA






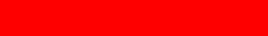
- | | |
|--|---|
| <p>1.0 Strategic Value
<i>The cluster of WCC-owned assets can help the city to achieve important social, cultural and economic development objectives.</i></p> | <p>6.0 Relationship to Urban Context
<i>Although the Square was conceived as a discrete entity, its merit as a public space depends on a positive relationship with surrounding urban fabric.</i></p> |
| <p>2.0 Unique Identity
<i>The Square helps to articulate Wellington distinctiveness. It also offers experiences that cannot be found in other parts of the central city.</i></p> | <p>7.0 Functionality
<i>Optimal spatial arrangements will be necessary to justify new investment.</i></p> |
| <p>3.0 Sensitivity to 1987 Civic Precinct Design
<i>The 1987 masterplan was a unique collaborative work by some of New Zealand's foremost architects. It marked Wellington's emergence as a smart liveable city, new benchmark for public space design.</i></p> | <p>8.0 Home of Local Government
<i>Civic character requires WCC to retain a visible presence. Governance functions, civic ceremonies and other front-of-house operations should remain closely associated with the Square.</i></p> |
| <p>4.0 Heritage Value
<i>The whole Civic Centre has been designated a Heritage Precinct. Within this area, the City Gallery and Town Hall are listed as heritage buildings.</i></p> | <p>9.0 Feasibility
<i>Improvement is more likely to occur if individual redevelopment projects are politically and economically viable.</i></p> |
| <p>5.0 Public Space Excellence
<i>The Square is one of Wellington's premier locations. Accordingly, expectations for design and performance are higher than for most other public spaces.</i></p> | |

Workshop #1 said...

<ul style="list-style-type: none"> - What kind of square do we want? - What is the future of the Quays? - Nature of the waterfront connection - Hinge between the Golden Mile and the waterfront 	<ul style="list-style-type: none"> - 'equation' that balances commercial-public-civic development - Cultural identity of Wellington? - Identify a feel-good flagship project - Create more connectivity 	<ul style="list-style-type: none"> - Create more containment - More activity over longer period - "single structuring idea"
--	---	--

LAND USE OPTION ASSESSMENT

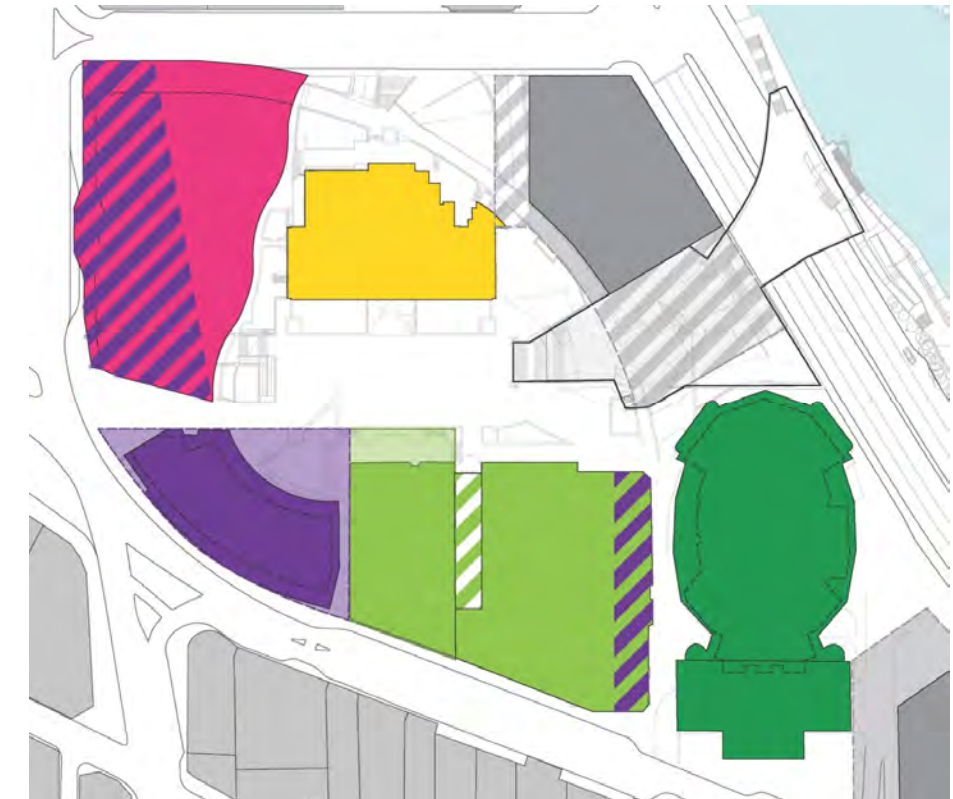
Criteria	Status Quo	Land Use Option A			Land Use Option B			Land Use Option C			Land Use Option D			Land Use Option E			Land Use Option F			Land Use Option G		
		1A	2A	3A	1B	2B	3B	1C	2C	3C	1D	2D	3D	1E	2E	3E	1F	2F	3F	1G	2G	3G
1.0 Strategic Value		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
2.0 Unique Identity		Yellow	Yellow	Green	Yellow	Green	Green	Orange	Yellow	Green	Yellow	Yellow	Green	Green	Green	Green	Yellow	Orange	Orange	Yellow	Green	Green
3.0 Sensitivity to 1987 Precinct Design		Green	Green	Yellow	Green	Green	Yellow	Green	Green	Yellow	Green	Green	Yellow	Green	Green	Yellow	Green	Yellow	Yellow	Green	Green	Yellow
4.0 Heritage Value		Green	Green	Yellow	Green	Green	Yellow	Green	Yellow	Yellow	Green	Yellow	Yellow	Green	Green	Yellow	Green	Yellow	Yellow	Green	Green	Yellow
5.0 Public Space Exc		Yellow	Green	Green	Yellow	Green	Green	Yellow	Green	Green	Yellow	Green	Green	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green
6.0 Relationship to Urban Context		Yellow	Yellow	Green	Yellow	Yellow	Green	Yellow	Green	Green	Yellow	Green	Green	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green
7.0 Functionality		Orange	Yellow	Green	Yellow	Green	Green	Orange	Yellow	Yellow	Yellow	Green	Green	Yellow	Green	Green	Yellow	Yellow	Yellow	Orange	Orange	Orange
8.0 Home of Local Government		Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Green	Yellow	Green	Green	Orange	Orange	Yellow	Green	Green	Green
9.0 Feasibility		Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Yellow	Orange

Criteria Rating	
	Excellent: satisfies the criteria in every regard
	Very Good: Meets the criteria in most respects
	Good: On balance generally meets the criteria (50/50)
	Average Risk: Meets the criteria only in part
	Poor: Barely meets the criteria /very minor alignment
	High risk: Does not meet the criteria/ significant risk

No.	Criterion	Status Quo (LTP)
1.0	Strategic Value	<p>Unlocks commercial value of waterfront sites but limits extent. Promotes WCC presence on the Sq. but is distributed and doesn't leverage change to J.I.G. Does not facilitate Gallery future. Does not optimise Library-square interface.</p>
2.0	Unique Identity	<p>Doesn't provide mixed use/activated gateway at west. Retains primarily civic/cultural activities on the Sq. & commercial activity to periphery. Substantial Music Hub presence on southern Sq. edge. East link not made & limited Eastern site extent built.</p>
3.0	Sensitivity to 1987 Precinct Design	<p>Retains C-2-S bridge, does not encroach on the open space of the existing square, 'finishes' the 1987 plan with enclosure to the eastern edge but does not create intended E-W link as per Scenario 1.</p>
4.0	Heritage Value	<p>Retains C-2-S + its visual relationship to MFC, heritage/civic function retained. listed buildings retained. But doesn't improve Cap E, address bridge seismic. Doesn't address NE 'messy' cnr of Gallery.</p>

5.0	Public Space Excellence	<p>Largely retains existing public space relationships, potential for increased activity at the edge, less connected N-S and E-W but with increased activity in the Sq. with sites developed. Low level of containment to east with C-2-S.</p>
6.0	Relationship to Urban Context	<p>Status quo, provides improved cnr frontages to Harris St / Jervois Quay / Wakefield. Does not enhance E-W connection to MoNZ or N-S to Harris. No improved visual or physical connections to surrounding network.</p>
7.0	Functionality	<p>Allows some flexibility though limits extent of private development sites. WCC in 'preferred' location? No growth for Gallery. Cap. E difficult commercial site. Focuses land uses/frontage onto Jervois. Limits growth for Library and provides 'preferred' space for music hub. Commercial activity under bridge unlikely to be desirable.</p>
8.0	Home of Local Government	<p>Maintains WCC presence incl part Town Hall, Mercer/Wakefield Sts. Separates WCC across three discrete areas - poor 'consolidated' presence. Limits library floor area. Refurb'd CAB may not provide adequate space.</p>

STATUS QUO ASSESSMENT



9.0	Feasibility	<p>Combines both political risk and commercial viability (no costs undertaken at this stage).</p> <p>Higher levels of risk from political perspective with private development on lott site, potential time risk re: insurance for WCC CAB. Unlocks two potentially most valuable/stand alone sites for sale/development, however limits lott extent. Limits potential to resolve Cap E seismic. Funding for gallery & Cap E required.</p>
-----	-------------	--

LAND USE OPTION ASSESSMENT

Criteria	Status Quo	Land Use Option A			Land Use Option B			Land Use Option C			Land Use Option D			Land Use Option E			Land Use Option F			Land Use Option G		
		1A	2A	3A	1B	2B	3B	1C	2C	3C	1D	2D	3D	1E	2E	3E	1F	2F	3F	1G	2G	3G
1.0 Strategic Value																						
2.0 Unique Identity																						
3.0 Sensitivity to 1987 Precinct Design																						
4.0 Heritage Value																						
5.0 Public Space Exc																						
6.0 Relationship to Urban Context																						
7.0 Functionality																						
8.0 Home of Local Government																						
9.0 Feasibility																						



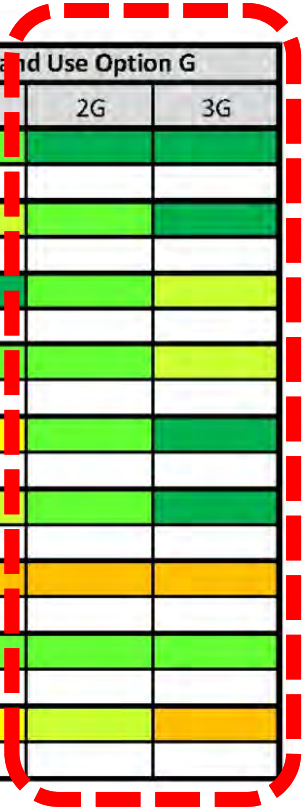
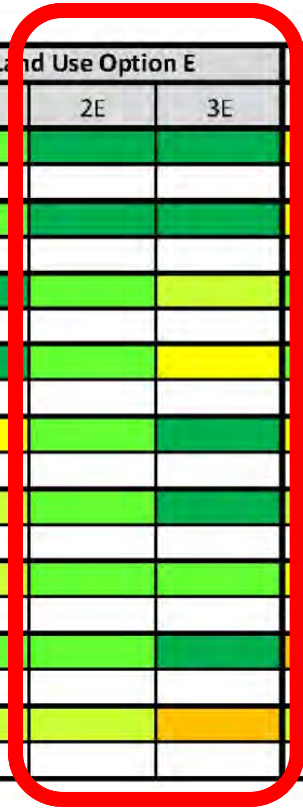
1st

Criteria Rating	
	Excellent: satisfies the criteria in every regard
	Very Good: Meets the criteria in most respects
	Good: On balance generally meets the criteria (50/50)
	Average Risk: Meets the criteria only in part
	Poor: Barely meets the criteria /very minor alignment
	High risk: Does not meet the criteria/ significant risk



LAND USE OPTION ASSESSMENT

Criteria	Status Quo	Land Use Option A			Land Use Option B			Land Use Option C			Land Use Option D			Land Use Option E			Land Use Option F			Land Use Option G		
		1A	2A	3A	1B	2B	3B	1C	2C	3C	1D	2D	3D	1E	2E	3E	1F	2F	3F	1G	2G	3G
1.0 Strategic Value																						
2.0 Unique Identity																						
3.0 Sensitivity to 1987 Precinct Design																						
4.0 Heritage Value																						
5.0 Public Space Exc																						
6.0 Relationship to Urban Context																						
7.0 Functionality																						
8.0 Home of Local Government																						
9.0 Feasibility																						



1st

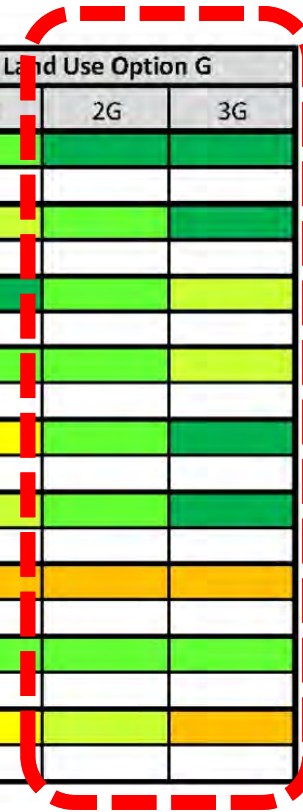
2nd

Criteria Rating	
	Excellent: satisfies the criteria in every regard
	Very Good: Meets the criteria in most respects
	Good: On balance generally meets the criteria (50/50)
	Average Risk: Meets the criteria only in part
	Poor: Barely meets the criteria /very minor alignment
	High risk: Does not meet the criteria/ significant risk



LAND USE OPTION ASSESSMENT

Criteria	Status Quo	Land Use Option A			Land Use Option B			Land Use Option C			Land Use Option D			Land Use Option E			Land Use Option F			Land Use Option G		
		1A	2A	3A	1B	2B	3B	1C	2C	3C	1D	2D	3D	1E	2E	3E	1F	2F	3F	1G	2G	3G
1.0 Strategic Value																						
2.0 Unique Identity																						
3.0 Sensitivity to 1987 Precinct Design																						
4.0 Heritage Value																						
5.0 Public Space Exc																						
6.0 Relationship to Urban Context																						
7.0 Functionality																						
8.0 Home of Local Government																						
9.0 Feasibility																						



Criteria Rating

- Excellent: satisfies the criteria in every regard
- Very Good: Meets the criteria in most respects
- Good: On balance generally meets the criteria (50/50)
- Average Risk: Meets the criteria only in part
- Poor: Barely meets the criteria /very minor alignment
- High risk: Does not meet the criteria/ significant risk

3rd

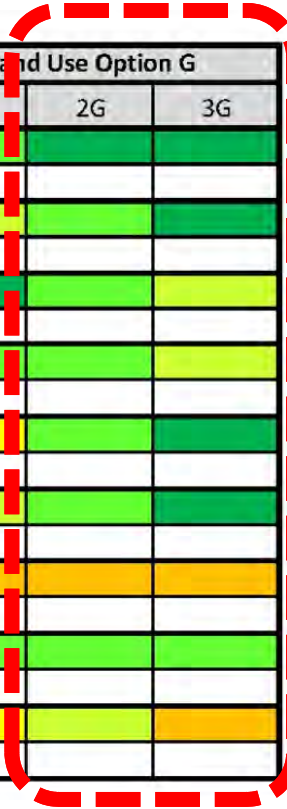
1st

2nd



LAND USE OPTION ASSESSMENT

Criteria	Status Quo	Land Use Option A			Land Use Option B			Land Use Option C			Land Use Option D			Land Use Option E			Land Use Option F			Land Use Option G		
		1A	2A	3A	1B	2B	3B	1C	2C	3C	1D	2D	3D	1E	2E	3E	1F	2F	3F	1G	2G	3G
1.0 Strategic Value	Good	Very Good	Excellent	Very Good	Excellent	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good
2.0 Unique Identity	Good	Very Good	Excellent	Very Good	Excellent	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good
3.0 Sensitivity to 1987 Precinct Design	Good	Very Good	Excellent	Very Good	Excellent	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good
4.0 Heritage Value	Good	Very Good	Excellent	Very Good	Excellent	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good
5.0 Public Space Exc	Good	Very Good	Excellent	Very Good	Excellent	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good
6.0 Relationship to Urban Context	Good	Very Good	Excellent	Very Good	Excellent	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good
7.0 Functionality	Average Risk	Very Good	Excellent	Very Good	Excellent	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good
8.0 Home of Local Government	Good	Very Good	Excellent	Very Good	Excellent	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good
9.0 Feasibility	Good	Very Good	Average Risk	Very Good	Average Risk	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good



3rd

4th

1st

2nd

Criteria Rating

- Excellent: satisfies the criteria in every regard
- Very Good: Meets the criteria in most respects
- Good: On balance generally meets the criteria (50/50)
- Average Risk: Meets the criteria only in part
- Poor: Barely meets the criteria /very minor alignment
- High risk: Does not meet the criteria/ significant risk



