

APPENDIX 3

MINUTES OF THE TECHNICAL ADVISORY GROUP (TAG)

Alistair Aburn

From: Michael Faherty [Michael.Faherty@wcc.govt.nz]
Sent: Wednesday, 23 December 2015 10:34 a.m.
To: 'Martin Bryant'; Alistair Aburn; John Hardwick-Smith
Subject: FKP - TAG comments

Hi Martin, John and Alistair.

See below for excerpt from TAG mtg minutes on FKP for your information.

FRANK KITTS PARK AND QUEENS WHARF

Frank Kitts Park

Chinese garden and general redesign

1. MB, AA and JH-S attended and MB outlined design developments and philosophy for the park.

General design comments

2. The proposal is positive and of high quality, developing further the qualities that were important in the earlier design iteration, and in particular the design of the Chinese garden.
3. Buildings in the Chinese Garden are an inherent part of the design, and contribute to the spatial quality, shelter within and activation and amenity of the garden.
4. While the Chinese garden was presented as having the facility to be open 24/7, given the safety and security risk presented intricate, un surveilled enclosures within public open space, the edge and entrance conditions should provide the means of ready closure in an integrated and elegant way.
5. The perspective describes a fence structure at the playground edge of the wetland that separates the playground from the Events Centre loading zone. This is an important feature, and should be of a length and design that prevents children running across from the flying fox area onto the loading area at the south end of the TSB Arena.
6. A pavilion roof at the north-east corner of the Chinese Garden (that is at the north end of the 'Chamber for contemplating the future') is to be removed. This removal is supported as:
 - a. It provides for better view connection to the harbour, as the soffit of the roof would be prominent in the view up the ramp towards the harbour and opening a further view of the sky here is positive.
 - b. There is shelter immediately adjacent in the pavilion terrace and canopy.
 - c. The large tree at the edge of this space gives strong spatial definition without the need for another structure.

Access and Accessibility

7. The provision of an accessible ramp which extends through the main part of the garden rooms was noted as positive. The proposal should be discussed with the WCC's Accessibility Advisory Group.
 8. The proposed stair at the south-east corner of the upper lawn is appropriate, and removal of the turret there will simplify the wall.
 9. Stairs are not required at the middle of the south wall given the broad stairs at the south-west corner. These stairs are facilitated by removal of the Jervois Quay Bridge (see below).
 10. The 'lantern café' at the south-east corner of the park provides for a further internal connection between the promenade and the upper lawn. This connection will also assist the viability of this
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café.

Memorial wall

11. The large size and cultural significance of some of the existing plaques was noted, for example the US Marine Corp plaque. It will be important to provide an appropriately high quality display of these plaques, and avoid crowding. An elevation of the plaques on the Memorial Wall is desirable.

Jervois Quay Bridge

12. Four options were presented for discussion. TAG noted that the existing overbridge is an unnecessary encumbrance that compromises the public space outcome here. It does not connect directly to the lawn, and precludes an optimal connection from the waterfront promenade up to the lawn.
13. The public amenity benefits within the park resulting from bridge removal far outweigh the limited connection benefits of the bridge. Benefits of removal include:
 - a. Direct, obvious and generous connection between the promenade and the lawn is allowed.
 - b. The broad flight of stairs that becomes possible provides for vantage over the lagoon.
 - c. Removal of an obstacle to oversize loads along Jervois Quay.
14. It was reported that the logic of bridge retention is signage revenue. In the TAG view, that should not compromise amenity on the public waterfront.
15. An extension of the existing at-grade Harris Street connection is desirable to replace this bridge.

Wind shelter

16. Given questions emerging regarding supposed loss of shelter around the park with this change, an analytical drawing should be produced to describe provision of and changes to wind shelter.

Viewshaft analysis



17. The proposal showed little change from that analysed from a viewshaft perspective some 5 years ago. The gate (Pai Lau) has been moderately increased in size from a 1 bay into a 3 bay structure.
18. The Pai Lau has little or no effect on the viewshaft, and is an important landmark and cultural reference that will contribute to legibility. The proposal continues to open up more expansive views to the harbour under new trees.
19. TAG's previous detailed viewshaft analysis to be forwarded to WCC.

Regards,

Michael Faherty

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**Frank Kitts Park Design Review:
TAG notes from 21 August Pre-application meeting**

9 September 2008

The following are our post-meeting conclusions, with additional comments confirmed at the 28 August TAG meeting:

1. The material presented was comprehensive and demonstrates (in the context of the competition-winning park design and Chinese Garden concept) that potential for viewshaft enhancement has been thoroughly explored.
2. Given the exploration of possible changes and garden relocations, the configuration meets the District Plan policy to "protect, and where possible enhance" the Willeston Street viewshaft.
 - a. In the context of the existing design concept, realistic scenarios to enhance the viewshaft have been produced, described and comprehensively assessed.
 - b. Benefits to the viewshaft of the translation of the Chinese Garden to the south are not readily apparent, and are significantly outweighed by various negative consequences.
 - c. Translation of the garden south places its tallest elements close to the centre of the view, compromising the viewshaft. The tallest elements are appropriately located at the edges of the garden to give enclosure and spatial definition both to the Chinese Garden and to the adjacent harbour and city lawns.
 - d. For these reasons, the 'current proposed' configuration is preferred.
 - e. We observe that there is no real advantage in reducing the heights of walls or roofs simply to accentuate the viewshaft. This is because the height differential is likely to be so small as to be barely relevant in distant views. If there are other compelling reasons to lower Chinese Garden elements (such as allowing a sequence of views back over from elevated vantage points) then the lowering can be justified. However appropriate shelter, spatial enclosure and visual presence are also relevant considerations.
3. At the same time:
 - a. Redevelopment of Frank Kitts Park presents an opportunity to further open the view connection between the city and harbour along the Willeston St. viewshaft. The current design does not achieve this, and recent design investigations establish that it is not possible to do so without a complete revision of the park concept.
 - b. There is a loss of vertical slice of the northern end of the OPT in the view from the Lambton Quay/Willis Street corner. This is significant but not identified in the District Plan as part of the viewshaft, although the Waterfront Framework notes that: "Important views and vistas from the city to the sea will be protected and important new ones created." We note the opening of the park to the harbour in views across the 'harbour lawn' which will be obtained from viewpoints closer to the park may compensate for the loss by creating a new city-harbour view connection for observers closer to the waterfront.

4. The Chinese Garden and Park in general has strongly positive attributes:
 - a. The Chinese Garden in this location achieves a boundary and transition between the upper and lower lawn areas.
 - b. Elevation of the top of the Chinese Garden culminates in a spectacular moment of outlook over the harbour at the top of the park.
 - c. The Chinese Garden (and park in general) is skilfully resolved including potentially beautiful spaces and elements.
 - d. Links between the city lawn and the promenade (including the lantern café internal link) are highly positive. It would be desirable to, when planning, consider allowing for more of these connections in the future. Similarly consideration should be given to potential for, in the future, placing further building elements along the edge of the raised lawn.
 - e. The additional depth around the 'boat shed' reveals created by panel overlays is positive.

5. Certain issues have been largely resolved:
 - a. Connection into the park from the Quay, and along its south end (although Universal access and additional informal seating may need to be explored further).
 - b. The timber fence/barrier at the southern boundary of the garden is convincing.

6. Further observations, comments and other issues yet to be resolved:
 - a. Detail of the 'Hunter Street Plaza' and resolution of vehicle movement and access control is required. It is important that an integrated solution is achieved here.
 - b. Extent to which 'Universal Access' is provided will need to be demonstrated. (The park will be reviewed by the WCC Disability Reference Group.).
 - c. Treatment of memorial plaques is not yet convincing.
 - d. Provision of extensive seating in the 'filter field'. Landscape elements in the form of recycled walls are convincing, but are unlikely to be a primary source of seating for park users next to the Quay.
 - e. Additional seating opportunity is required at the south end of the harbour lawn. Type and detail of seating within north-facing wall at edge of the path here should be described.
 - f. Shading studies are required to show the effect of shade on the relocated playground.
 - g. Information on the form, detail and sheltering/shading effect of the southern pergola is required. We consider sufficient openness to maintain sun access to the promenade below is important.
 - h. The planting (including especially bamboo) within the Chinese Garden is a desirable feature in this significant element. The bamboo in particular will need to be controlled and well-maintained.

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