

addendum assessment of effects on heritage

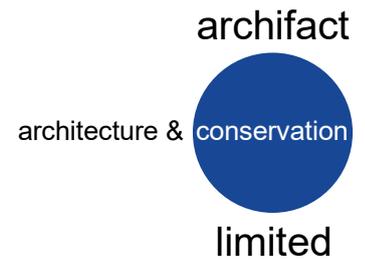
for: MFC Development LP

attn: Rosalind Luxford and Theresa Chang (Willis Bond & Co. Ltd)

from: archifact – architecture & conservation ltd (Archifact)

date: 26th August 2022

re: Michael Fowler Precinct Development
Addendum to the Assessment of Effects on Heritage Report (17/02/2022)
Revised Resource Consent Scheme



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1. background

An *Assessment of Effects on Heritage (AEH)* report was prepared by Archifact (Final, February 2022) as part of the original Resource Consent application. That report assessed the effects of the proposed Michael Fowler Precinct (**MFP**) development at 110 Jervois Quay, Wellington on the historic heritage values of the Civic Centre Heritage Area.

This 'Addendum' to that AEH addresses changes in effects on historic heritage values arising from the revised proposed scheme for the development site. Accordingly, this Addendum should be read in conjunction with the earlier AEH.

This assessment has been based on information available at the time.

This assessment is based on the Resource Consent 'Architectural Drawings', 'Architectural Design Statement', and 'Townscape Views' prepared by Athfield Architects Ltd, dated August 2022.



2. assessment of effects on heritage

This Addendum report should be read in conjunction with the original AEH report prepared by Archifact (Final, February 2022). Where relevant, this addendum highlights and describes differences in the revised scheme that occur with respect to consideration of effects on heritage.

21B.2.1 Assessment Criteria	Archifact comment
<p>21B.2.1.3 <i>The extent to which the form, mass, proportion and materials of the new building or structure is compatible with the original architectural style predominant in the heritage area.</i></p>	<ul style="list-style-type: none"> The heights of the West Wedge and East Wedge wings on Wakefield Street respond positively to the nearby lower-scaled heights of the Wellington Town Hall (WTH) and the Michael Fowler Centre (MFC). In particular, the new scale, form, and proportions of the revised West Wedge wing better reflect and respond to the MFC's Renouf Foyer which addresses Wakefield Street. No further changes or additional comments required, refer the original AEH report.
<p>21B.2.1.4 <i>The extent to which the new building or structure is positioned or sited to maintain continuity of front façade alignment of buildings in the vicinity.</i></p>	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<p>21B.2.1.5 <i>The extent to which proposals meet the provisions of any relevant Design Guide and particularly in respect of the Heritage Areas within the Central Area, the provision of the Central Area Urban Design Guide.</i></p>	<ul style="list-style-type: none"> The proposed works comply with the relevant Objectives and Guidelines in the <i>Central Area Urban Design Guide</i>. The following relevant objectives and guidelines within the <i>Central Area Design Guide</i> have been considered in the context of this application.
<p>Relevant Central Area Urban Design Guide Objectives:</p>	<p>See below:</p>
<p>– O2.2 <i>To maintain or enhance the quality of the settings of individual heritage buildings, including those in heritage areas.</i></p>	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<p>– O3.1 <i>To complement existing patterns of alignment, and achieve a positive scale relationship with adjoining buildings and public spaces.</i></p>	<ul style="list-style-type: none"> The heights of the West Wedge and East Wedge wings on Wakefield Street respond to the nearby lower-scaled heights of the WTH and the MFC. In particular, the new scale, form, and proportions of the revised West Wedge wing better reflect and respond to the MFC's Renouf Foyer. The smaller-scaled West Wedge wing enables enhanced views towards the MFC in the round, both of the Wakefield Street elevation and along the MFC's east elevation.

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	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> O3.2 <i>To respect the setting of heritage items and identified heritage areas</i> 	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> O6.2 <i>To respect and conserve original heritage fabric.</i> 	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<p>Relevant Central Area Urban Design Guide Guidelines:</p>	<ul style="list-style-type: none"> See below:
<ul style="list-style-type: none"> G3.5 <i>Ensure new buildings do not dominate lower adjacent public spaces and neighbouring buildings by moderating their height at and close to the street edge. This will achieve a scale transition between the higher and lower building spaces.</i> 	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> G3.7 <i>Reduce the proportion of site area covered by parts of buildings that are significantly higher than existing surrounding buildings.</i> 	<ul style="list-style-type: none"> The tallest part of the proposed revised development (the North Wing ‘Lantern’) is a maximum of nine storeys (compared to the earlier eight storeys). While the number of storeys has increased, the overall height has remained approximately the same. This height continues to correspond to the eight-storey height of the nearby MOB within the Civic Centre Heritage Area (CCHA) and reflects the prevailing heights/forms of the buildings within the Cuba Street Heritage Area (CSHA) on the opposite side of Wakefield Street where the CSHA terminates along Wakefield Street. As such, the tallest section of the proposed building is not significantly higher than the surrounding buildings. No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> G3.8 <i>Mitigate the visual impact of building bulk, where a building is large relative to its neighbours and to other nearby buildings.</i> 	<ul style="list-style-type: none"> The overall proposed building volume is broken up into smaller volumes with different architectural treatments. The revised scale, form, and proportions of the revised West Wedge wing more closely reflect and respond to the MFC’s Renouf Foyer, enhancing the relationship of the West Wedge form to the adjacent MFC. The smaller-scaled West Wedge wing enables enhanced views towards the MFC in the round, both

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	<p>of the Wakefield Street elevation and along the MFC's east elevation.</p> <ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> G5.2 Generally avoid reproducing the appearance of existing frontages on new buildings. 	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> G5.8 Place particular emphasis on the design and appearance of building tops which are prominent in views across the city. 	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> G5.9 Avoid degrading the value of heritage area skylines by changing the parapets and roofs of heritage buildings, or adding to buildings within or immediately adjacent to heritage areas. 	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<p>Relevant Civic Centre Heritage Area Design Guide Objectives:</p>	
<ul style="list-style-type: none"> (CC) O1.1 To maintain and enhance the values of this area, and its special civic status, by protecting the special configuration of the public space, and protecting and conserving its heritage buildings. 	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<p>Relevant Civic Centre Heritage Area Design Guide Guidelines:</p>	<ul style="list-style-type: none"> See below:
<ul style="list-style-type: none"> (CC) G1.1 Retain all existing heritage buildings. 	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> (CC) G1.3 Maintain and enhance the relatively low scale and relationship of existing buildings to the square. 	<ul style="list-style-type: none"> The revised building continues not to be visible for people standing in the Civic Square space (as evident in the AAL Townscape Views). No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> (CC) G1.4 	

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<ul style="list-style-type: none"> – <i>The construction of new buildings in the open space of the square is not appropriate.</i> 	<ul style="list-style-type: none"> • No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> – (CC) G1.5 – <i>Retain and enhance the key entrances to the square.</i> 	<ul style="list-style-type: none"> • No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> – (CC) G1.6 – <i>Promote the development of new active edges in existing buildings on the edge of the square.</i> 	<ul style="list-style-type: none"> • No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> – (CC) G1.7 – <i>Maintain views into, around, and from the square.</i> 	<ul style="list-style-type: none"> • As shown in the Townscape Views, the revised proposed development remains physically distant and separated from the square by the MFC and will have no impact on the views into, around, and from the public Civic Square area.
<ul style="list-style-type: none"> – (CC) G1.8 – <i>Maintain the openness and access to sunlight in the square.</i> 	<ul style="list-style-type: none"> • No further changes or additional comments required, refer the original AEH report.
<p>21B.2.1.6 <i>For modifications, alterations and additions, the Council will have regard to relevant assessment criteria under Rule 21A.2.1.</i></p>	<ul style="list-style-type: none"> • No further changes or additional comments required, refer the original AEH report.
<p>21B.2.1.7 <i>Whether professional heritage or conservation advice has been obtained from the NZHPT or any other professionally recognised expert in heritage conservation.</i></p>	<ul style="list-style-type: none"> • No further changes or additional comments required, refer the original AEH report.
<p>21B.2.1.9 <i>Whether the site has or is likely to have significant archaeological values, and whether the effects on those values by the proposal can be adequately avoided, remedied or mitigated.</i></p>	<ul style="list-style-type: none"> • No further changes or additional comments required, refer the original AEH report.
<p>21A.2.1.22 <i>The public interest in enhancing the heritage qualities of the City and in promoting a high quality, safe urban environment.</i></p>	<ul style="list-style-type: none"> • No further changes or additional comments required, refer the original AEH report.

Chapter 12 Relevant Policies	Archifact comment
<p>12.2.3.2 <i>Promote a strong sense of place and identity within different parts of the Central Area.</i></p>	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<p>12.2.5.1 <i>Manage building height in the Central Area in order to:</i></p> <ul style="list-style-type: none"> <i>Reinforce the high city/low city urban form</i> <i>Ensure that new buildings acknowledge and respect the form and scale of the neighbourhood in which they are located</i> <i>Achieve appropriate building height and mass within identified heritage and character areas</i> 	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<p>12.2.5.3 <i>Manage building mass in conjunction with building height to ensure quality design outcomes.</i></p>	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.
<p>12.2.5.4 <i>To allow building height above the specified height standards in situations where building height and bulk have been reduced elsewhere on the site to:</i></p> <ul style="list-style-type: none"> <i>Provide an urban design outcome that is beneficial to the public environment, or</i> <i>Reduce the impact of the proposed building on a listed item.</i> <p><i>Any such additional height must be able to be treated in such a way that it represents an appropriate response to the characteristics of the site and the surrounding area.</i></p>	<ul style="list-style-type: none"> The overall proposed building volume is broken up into smaller volumes with different architectural treatments. The revised scale, form, and proportions of the revised West Wedge wing more closely reflect and respond to the MFC's Renouf Foyer, enhancing the relationship of the West Wedge form to the adjacent MFC. The smaller-scaled West Wedge wing enables enhanced views towards the MFC in the round, both of the Wakefield Street elevation and along the MFC's east elevation. No further changes or additional comments required, refer the original AEH report.
<ul style="list-style-type: none"> 12.2.5.5 <i>Require design excellence for any building that is higher than the height standard specified for the Central Area.</i> 	<ul style="list-style-type: none"> No further changes or additional comments required, refer the original AEH report.

3. conclusion

The revised proposal has been considered against the relevant assessment criteria, to determine any changes in the consideration of effects arising on historic heritage values.

Overall, the proposed amendments to the scheme generate no greater level of adverse effects on historic heritage values, with the modifications to the West Wedge wing in particular having a more positive effect.

Consequently, the revised proposal is considered to remain appropriate and supportable.