

110 JERVOIS QUAY LANDSCAPE | RESOURCE CONSENT

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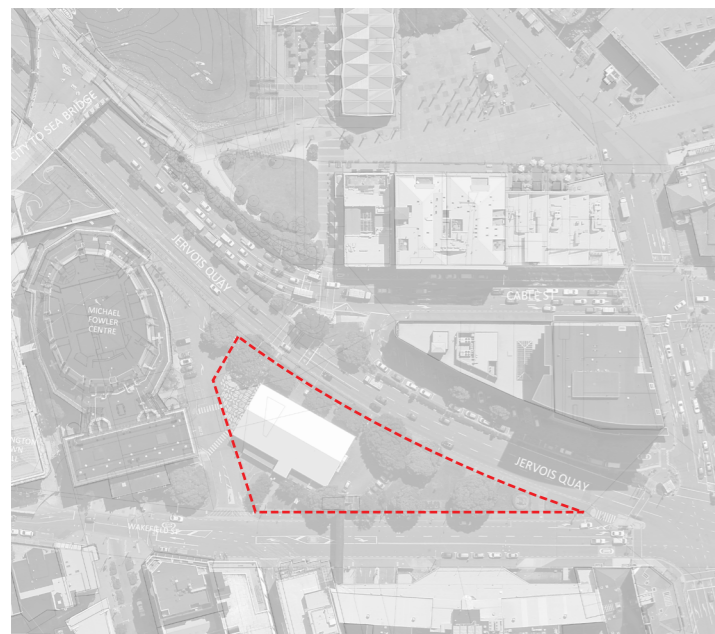
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MFC CAR PARK SITE



EXISTING SITE - JERVOIS QUAY NORTH



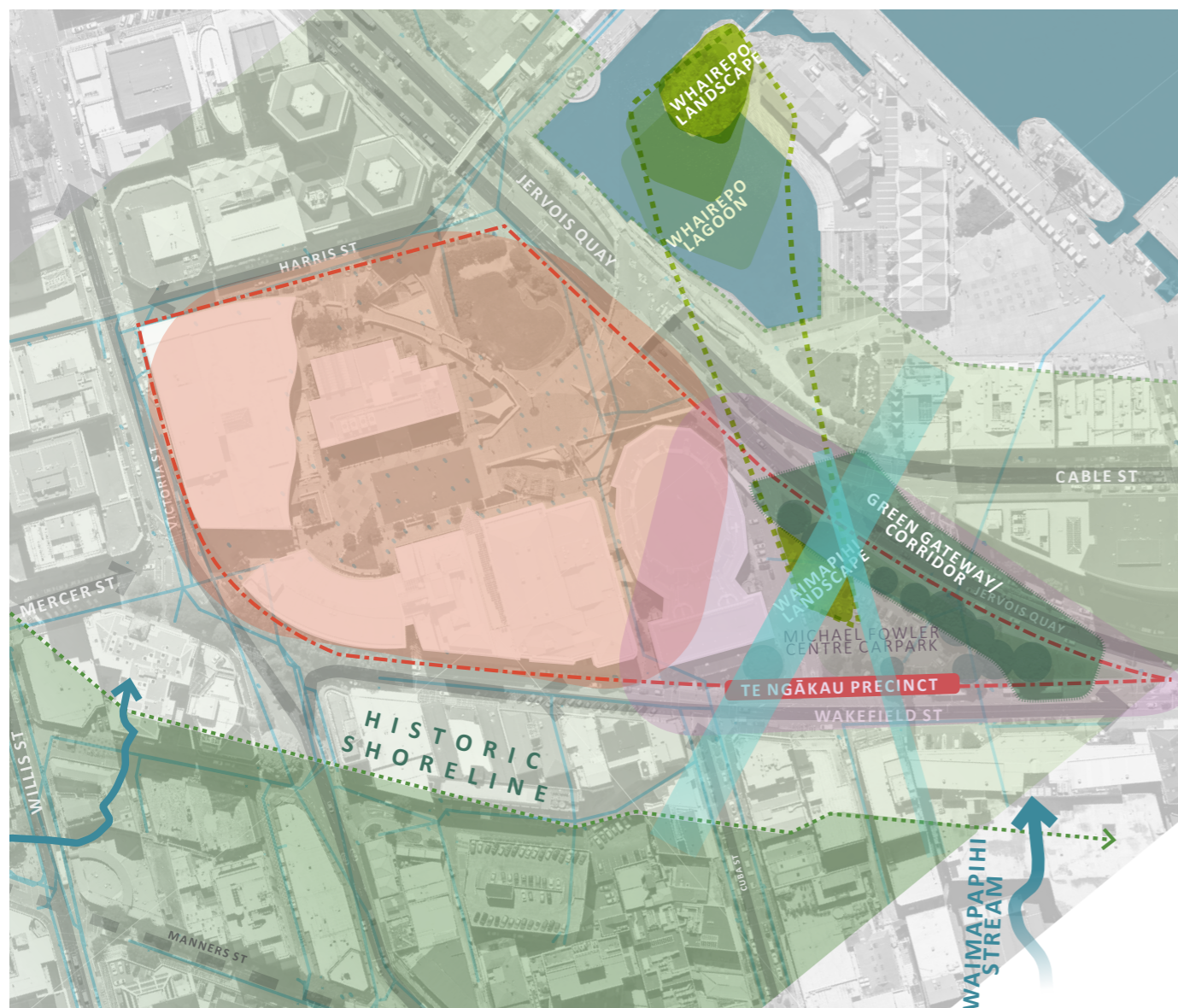
EXISTING SITE - WAKEFIELD ST

EXISTING SITE

Forming the south eastern tip of the wider Te Ngākau Precinct, the Michael Fowler Centre Car Park (MFC-CP) site is a triangular piece of land sitting at the confluence of Jervois Quay and Wakefield Street. Wedged between Wellington’s Michael Fowler Centre, Lower Cuba Quarter, and the Waterfront, the MFC-CP site presents a compelling opportunity for development that annexes the best of the City’s built environment and the best of the City’s public open space environment. Given its geographic location and landscape context the site provides a space through which the transition between ‘city’ and waterfront character can be subtly expressed.

At present, the site accommodates the temporary Royal NZ Ballet Building largely surrounding by asphalt car park surfacing. A number of mature pōhutukawa trees along the site’s eastern edge provide a strong landscape character to this southern tip of the Te Ngākau precinct. As a physical presence on Jervois Quay the trees work in unison with plantings on the eastern side of Jervois Quay to evoke an extended gateway/threshold experience at the point in which Wellington’s downtown area meets the harbour.

The presence of the RNZB building has significantly reduced the capacity for the site to accommodate car parking, however some car parking on the south side of the MFC remains as does servicing areas on the Ballet Building’s Jervois Quay side. The remnant asphalt surfacing is indicative of the site’s former vehicle focus. Whilst some modification in the form of a painted graphic has been undertaken, the landscape character largely tells a story of a space where pedestrians are a secondary priority- the sweeping vehicle access off Wakefield Street is testament to the site’s recent primary function as a car park facility. The proposed development offers a re-imagining of the site as a series of new active building frontages, an important Te Aro to Te Whanganui-a-Tara Link, and new public open space.



CONCEPT DIAGRAM NTS

LEGEND

- STORMWATER NETWORK
- KEY WATERFRONT LINKS TO CUBA QUARTER
- ↔ HISTORIC SHORELINES
- HISTORIC STREAMS

LANDSCAPE CONCEPT [REFER L1.01]

In former times, Waimapihi Stream flowed from Te Aro valley to the harbour edge – skimming Te Aro Pā of Taranaki iwi, the stream’s mouth being just south of the site. Waimapihi now flows through an undated brick culvert at the eastern wedge of the site.

The site’s ecological heritage and its landscape context are key contextual drivers shaping this landscape proposal.

The proposed new open space, Waimapihi landscape north, between the existing MFC and proposed Athfield Architect designed building draws on the waterfront’s contemporary ecological plantings (such as can be found at Wharepo Lagoon and Waitangi Park) to reflect this site’s historical shoreline context and it’s waterfront proximity. The proposed open space offers a native garden character incorporating small pockets of informal habitable space interspersed with small sections of formalised seating and boulders. The northern edge of the triangle forms a densely planted reed garden designed to collect and treat storm water run-off from the shared MFC lane. Along the open space’s southern edge, a new promenade connects Lower Cuba St to the Waterfront. Picking up on the rhythmic qualities of the existing Wharewaka waterfront (asphalt threaded with concrete stripes), the new promenade, in unison with the new building’s crafted geometrical forms, offers a clear and legible City to Sea at-grade connection and spill out space from the building’s ground floor tenancies.

At the southeast end of the site Waimapihi is acknowledged in the form of an open and planted reservoir, the Water Garden, that collects and detains roof-runoff for irrigation purposes. Visually anchored to the building, the Water Garden offers:

- an edge for informal occupation at the southern end of the site
- freshwater aquatic habitat
- a platform for integration of artwork/ mana whenua interpretation (for the walled structure itself and the surrounding landscape area)
- ancillary riparian planting to support the Waimaphi story replacing the existing annual flower beds.

Along the site’s eastern (Jervois Quay) boundary, 8 of the 9 existing pōhutukawa are retained, with two specimens adjacent the crosswalk proposed to be relocated southward. The remaining pōhutukawa is proposed to be removed as its form and proximity to the proposed building and existing retaining wall are not conducive to its retention. The existing planting is proposed to be further supplemented by new low growing shade tolerant natives. Four existing pōhutukawa sited on the Wakefield Street edge of the site along with five exotic trees are proposed to be removed to accommodate the new building’s footprint, while six new trees in treepits with root barriers are proposed to the edge of the widened footpath along Wakefield Street’s edge. No new trees are proposed over the existing stormwater culvert crossing the site.

ACCESS

The site is configured, along with the building’s primary movement spines, to articulate two key City to Sea connections: one from Cuba Street, the other from Opera House Lane. The more prominent of these two, Cuba Street to Te Whanganui-a-Tara, affords a generously wide corridor with potential for outdoor amenity at its edges. The Opera House Lane connection articulates the building’s Wakefield Street entry, continuing as an internal laneway and exiting the building on Jervois Quay at the building’s formal and primary entry. The two links converge near the existing Jervois Quay lighted pedestrian crossing. In acknowledgement of anticipated changes to the configuration of Jervois Quay, in relation to Let’s Get Wellington Moving [LGWM] and a new Mass Rapid Transport [MRT] link along the quays, the two connections are shown as notionally crossing Jervois Quay to connect with the Wharewaka Lagoon promenade. The notional crossing indicates a zone or crossing corridor that both accommodates the existing crossing point and could potentially accommodate a shift in the crossing point should that be required.

A paved lane on the south side of the MFC provides shared pedestrian/ vehicle access. Servicing both the existing MFC truck dock and porte-cochère driveway, this laneway is envisaged as a one-way system that can potentially accommodate a loading zone as shown if required (contingent on vehicle access continuing from Te Ngākau’s underground car park).

The existing MFC truck dock is proposed to be retained and a new loading zone servicing the new building is proposed to be integrated into Wakefield St parking lane east.

SITE PLANTING AND AMENITY

New site-wide planting is proposed to comprise native species found in Wellington’s ecological coastal zone. The collections are proposed to respond to the site’s existing microclimates and to elicit the site’s ecological coastal heritage

A combination of informal seating edges and potential moveable furniture are proposed to support the site’s outdoor spaces. Informal edges are provided in the form of the building’s modulated plinth edge (eg. terraced seating steps), and low-level retaining walls within the new garden space. In addition, outdoor cycle parks are proposed in association with building entry points and the Cuba-Whanganui-a-Tara link. The site’s existing street lighting is proposed to be relocated out to the kerb edges on Wakefield Street Jervois Quay.

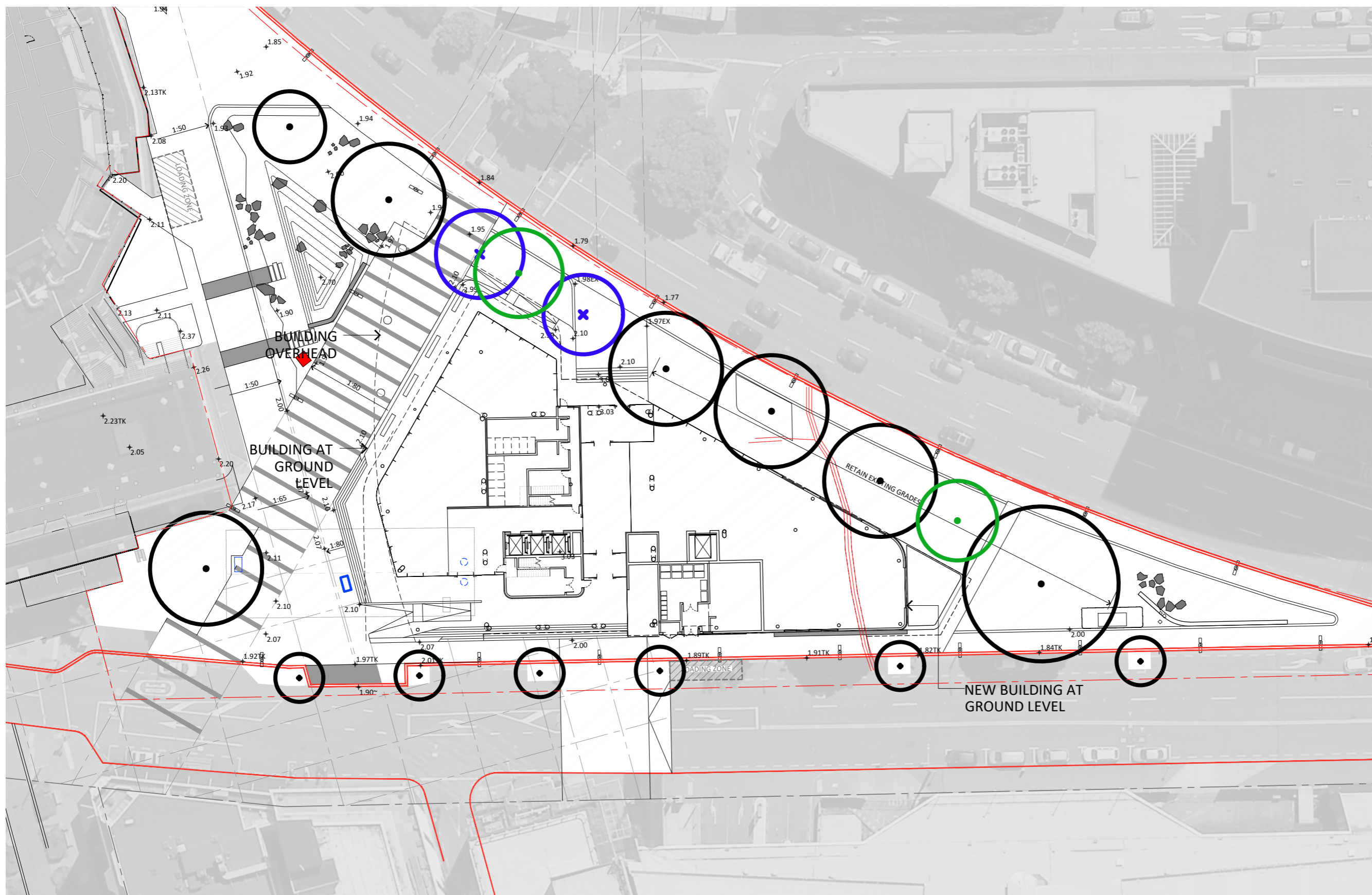


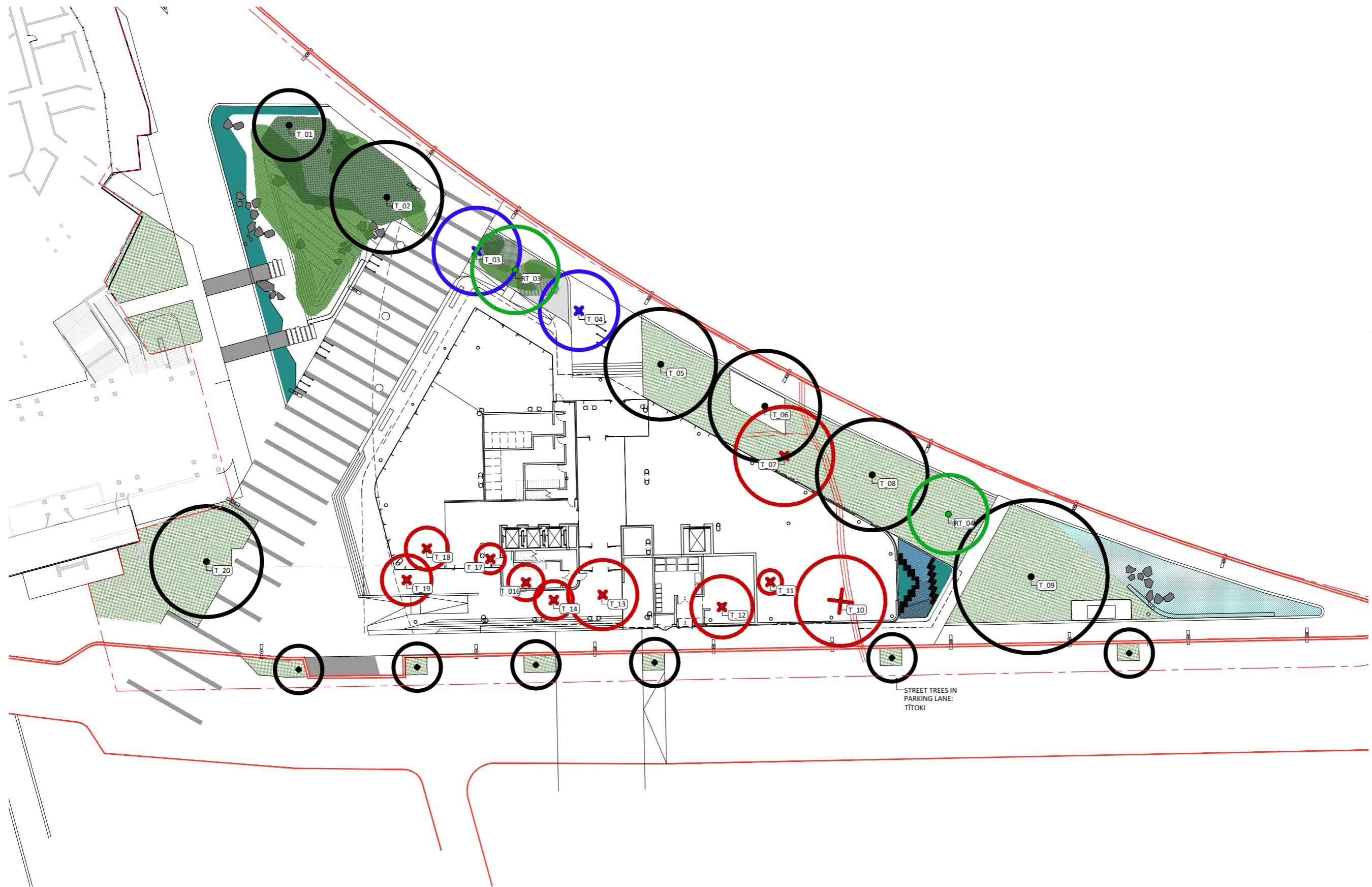
- KEY
- A** MICHAEL FOWLER CENTRE
 - B** 115 JERVOIS QUAY BUILDING
 - 1** CUBA-WATERFRONT LINK
 - 2** SHARED LANE ACCESS
 - 3A** WAIMAPIHI GARDEN NTH
 - 3B** BIO-RETENTION GARDEN
 - 4** NORTH TERRACE
 - 5** OPERA HOUSE LANE LINK
 - 6** WAKEFIELD ST (Widened footpath / relocated streetlighting)
 - 7A** TE WAIMAPIHI WATER GARDEN (Planted roof run-off water storage)
 - 7B** TE WAIMAPIHI TRACE/ INTERPRETATION OPPORTUNITY
 - 7C** WAIMAPIHI GARDEN STH
 - 8** EASTERN GATEWAY GARDENS
 - 9** MFC TRUCK DOCK/BAY
 - 10** RELOCATED GUY NGAN SCULPTURE (Geometric Progressions)
 - 11** TRANSFORMER



KEY FINISHES PLAN

CP1	PAVING TYPE 1
CP2	PAVING TYPE 2
CP3	PAVING TYPE 3
CP4	PAVING TYPE 4
CP5	PAVING TYPE 5
SP	STONE RUMBLE STRIP PAVING
AP	ASPHALT PAVING
—	SAW CUT JOINTS
CG	ROCKY COASTAL GARDEN
GB	GARDEN BED
RP	RIPARIAN PLANTING
RG	RAIN GARDEN PLANTING
WS	ABOVE GROUND WATER STORAGE WITH PLANTING
○	EXISTING TREE RETAINED IN EXISTING LOCATION
⊗	EXISTING TREE RELOCATED
○	NEW STREET TREE
⊗	EXISTING TREE REMOVED
—	CYCLE RACK



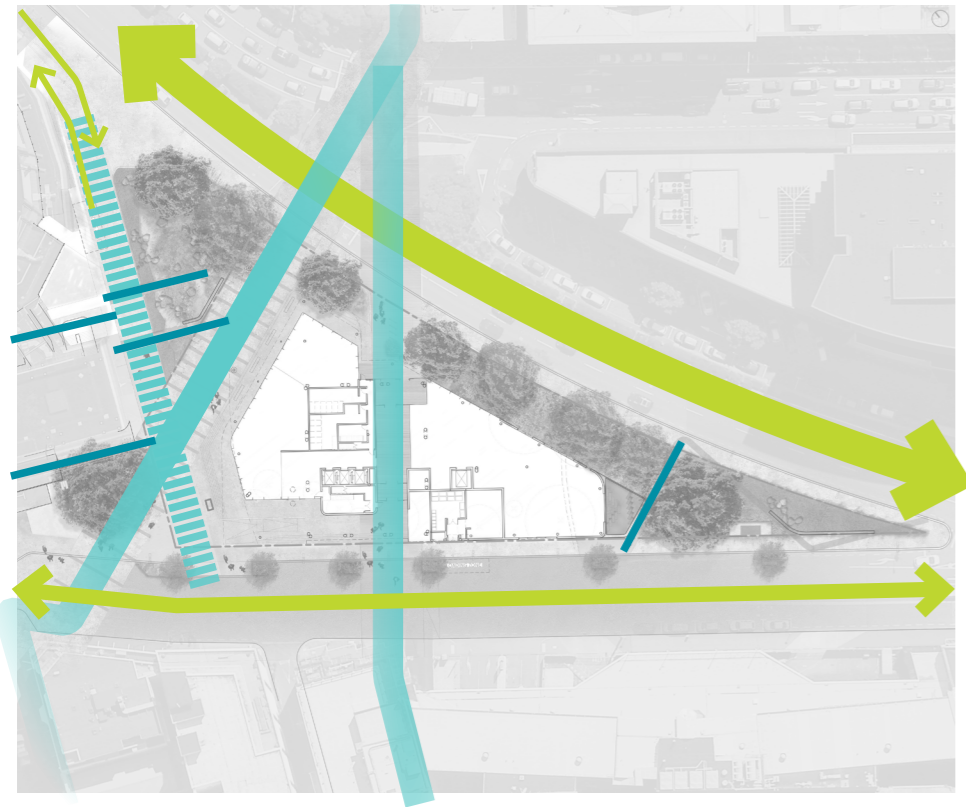


KEY PLANTING PLAN

- TREE RETAINED
- NEW TREE
- TREE TO BE RELOCATED
- RELOCATED TREE
- TREE TO BE REMOVED

- SAW CUT JOINTS
- ROCKY COASTAL GARDEN
- GARDEN BED
- RIPARIAN PLANTING
- RAIN GARDEN PLANTING
- ABOVE GROUND WATER STORAGE WITH PLANTING

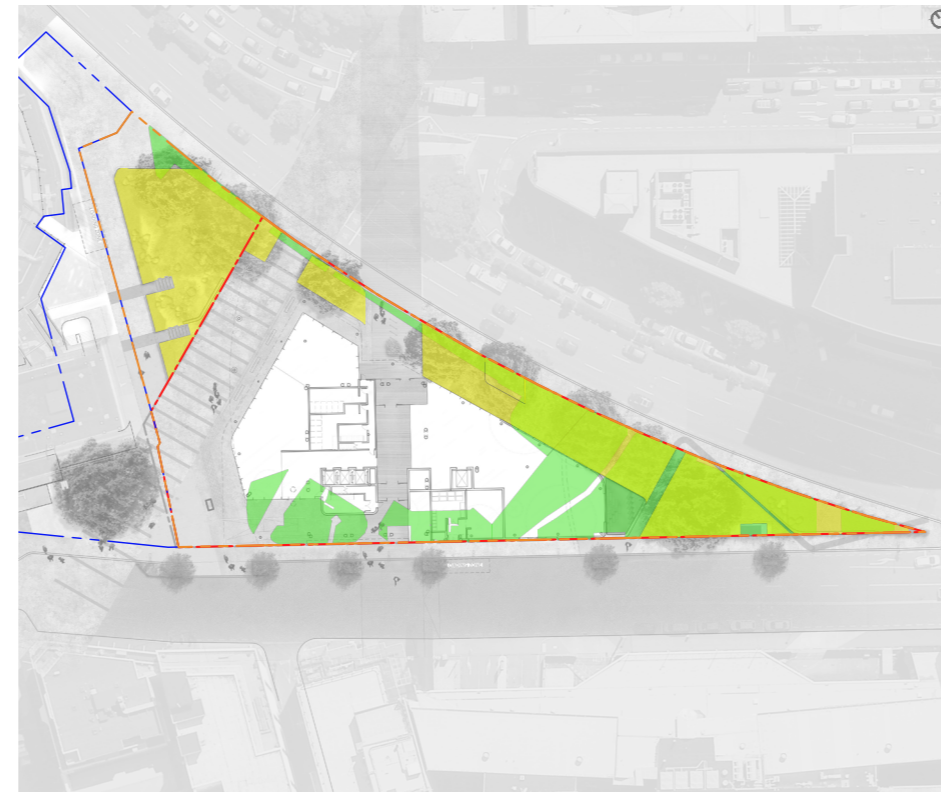
ACCESS



SCALE 1 : 2,000@A3

- KEY
- Service access
 - Heavy traffic; thoroughfare
 - Light traffic; retail
 - Primary pedestrian route
 - Secondary pedestrian route
 - Shared vehicle & pedestrian

PERMEABILITY



SCALE 1 : 2,000@A3

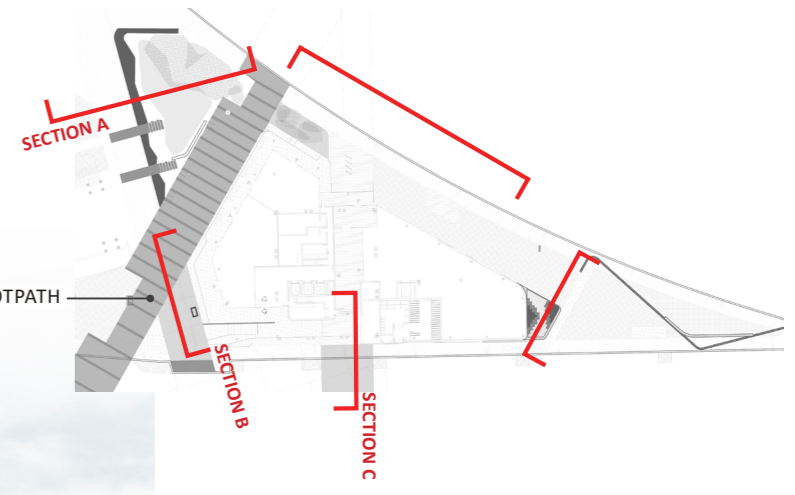
- KEY
- SITE BOUNDARIES
 - Existing permeable areas = 28%
 - Proposed permeable areas = 30%

FURNITURE

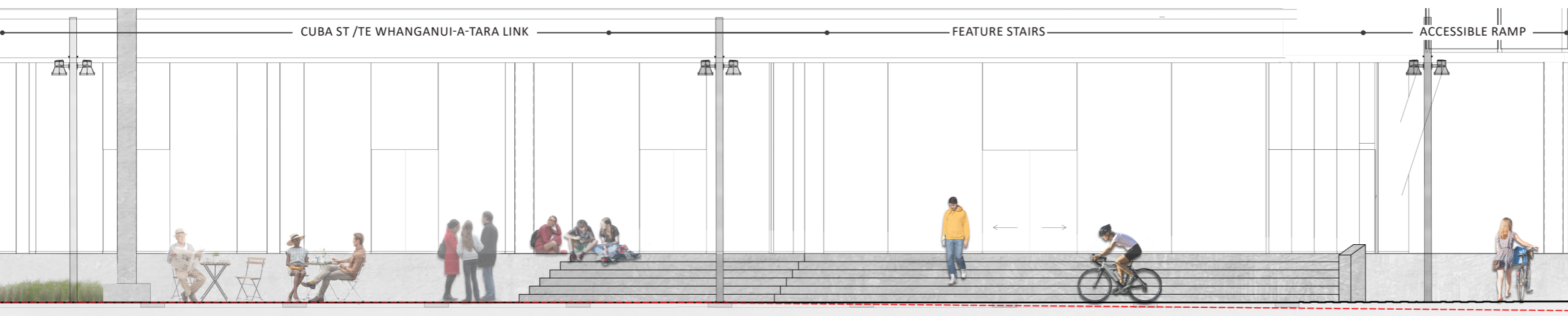


SCALE 1 : 2,000@A3

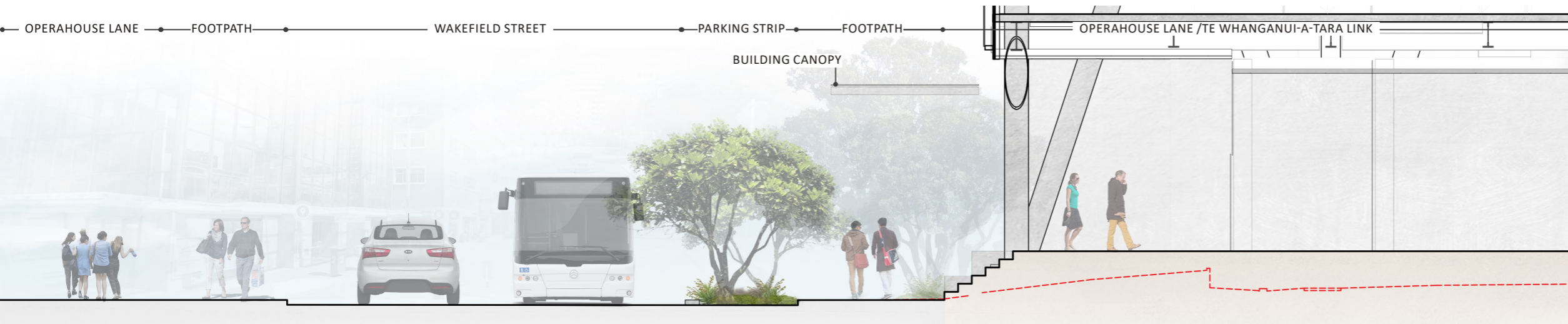
- KEY
- Relocated sculpture
 - Lighting (streetside lighting relocated outside boundary)
 - Cycle parks
 - Seating edge
 - Informal seating amongst garden



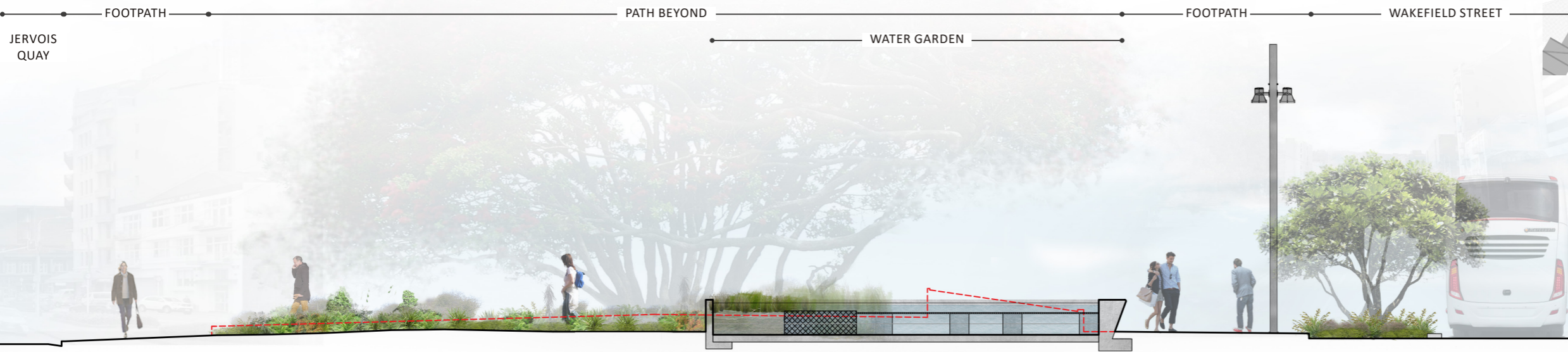
SECTION A - COASTAL GARDEN 1:100 @ A3



SECTION B - CUBA-WATERFRONT LINK 1:100 @ A3



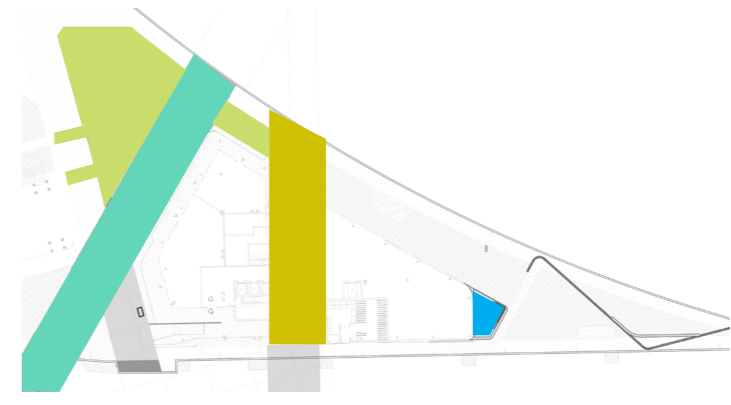
SECTION C - OPERA HOUSE LANE LINK 1:100 @ A3



SECTION D - WATER GARDEN 1:100 @ A3



SECTION E - JERVOIS QUAY ELEVATION 1:200 @ A3



ROCKY COASTAL GARDEN



COASTAL SPECIES IN RIVER GRAVEL



RAIN GARDEN EDGE TO LANE WITH STEPPING STONE CROSSING THROUGH REED BED



RAIN GARDEN EDGE TO LANE WITH STEPPING STONE CROSSING THROUGH REED BED

CUBA-TE WHANGANUI-A-TARA LINK



REFERENCING EXISTING WHAREWAKA LAGOON PROMENADE



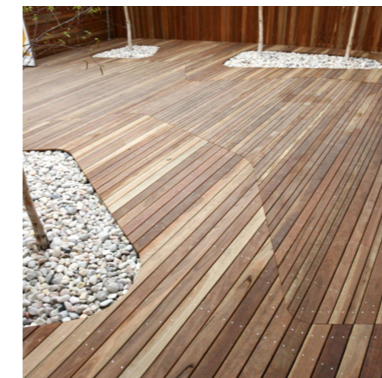
CONCRETE WITH DISCREET PAVING DETAILS



OPERA HOUSE LANE LINK



TIMBER BOARDWALK/JETTY



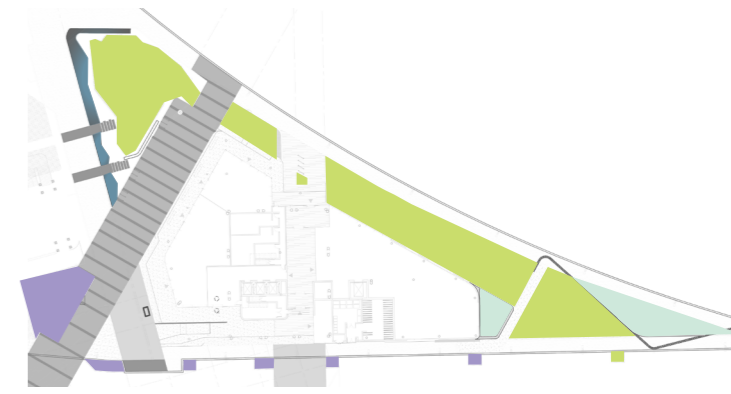
WATER GARDEN



PLANTED RAINWATER STORAGE



PLANTING PALETTE



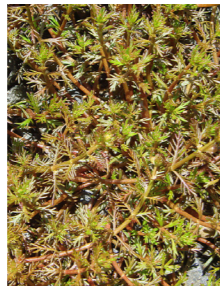
STREAM & WATER GARDENS



SOPHORA MICROPHYLLA
KŌWHAI



PERSICARIA DECIPIENS
SLENDER KNOT-WEED



MYRIOPHYLLUM PROPINQUUM
COMMON WATER MILFOIL



RANUNCULUS MACROPUS
SWAMP BUTTERCUP



CAREX SECTA
PUKIO



ELEOCHARIS ACUTA
COMMON SPIKERUSH



JUNCUS KRAUSSII
JOINTED RUSH



JUNCUS PALLIDUS
GIANT RUSH



APODASMIA SIMILIS
OIOI



MACHAERINA RUBIGINOSA
SOFT TWIG RUSH



SHADE GARDENS



MACROPIPER EXCELSUM
KAWAKAWA



ASTELIA FRAGRANS
KAKAHA



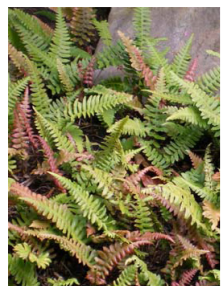
ARTHROPODIUM CIRRATUM
RENGARENGA LILY



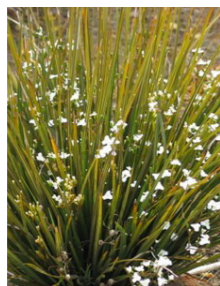
ASPLENIUM OBLONGIFOLIUM
HURUHURUWHENUA



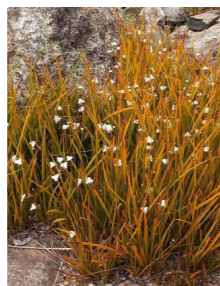
PARABLECHNUM NOVAE-ZEALANDIAE
KIOKIO



DOODIA MEDIA
PUKUPUKU



LIBERTIA IXIOIDES
MIKOIKOI



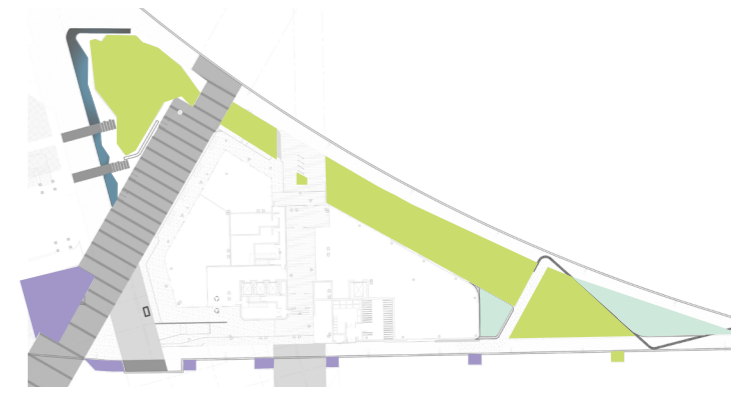
LIBERTIA PEREGRINANS
MIKOIKOI



AUSTROBLECHNUM PENNA-MARINA
LITTLE HARD FERN



PLANTING PALETTE



COASTAL EDGE ●



CORDYLINA AUSTRALIS
TĪ KŌUKA



RHOPALOSTYLIS SAPIDA
NĪKAU



MELICYTUS CRASSIFOLIUS
THICK LEAVED MAHOE



MELICYTUS AFF. OBOVATUS
SYN. *MELICYTUS ORARIUS*



COPROSMA PROPINQUA
MINGIMINGI



COPROSMA ACEROSA
SAND COPROSMA



MUEHLENBECKIA ASTONII
SHRUBBY TORORARO



MUEHLENBECKIA COMPLEXA
PŌHUEHUE



LINUM MONOGYNUM
RAUHUIA



PHORMIUM COOKIANUM (LOW)
WHARARIKI



EUPHORBIA GLAUCA
WAIŪATUA



POA CITA
SILVER TUSSOCK



CAREX DISSITA
PUREI



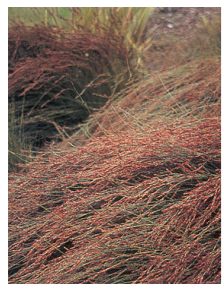
FESTUCA MULTINODIS
CREEPING FESCUE



PIMELEA PROSTRATA
PINATORO



RAIN GARDENS ●



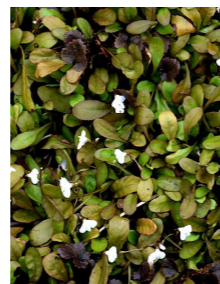
APODASMIA SIMILIS
OIOI



CAREX GEMINATA
RAUTAHI



FICINIA NODOSA
WĪWĪ



MAZUS RADICANS
SWAMP MUSK



FUCHSIA PROCUMBENS
CREEPING FUCHSIA

