
Central Area Urban Design Guide

Appendix 4 – North Kumutoto Precinct (Nk)

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Introduction

North Kumutoto has been identified as a special area that needs further guidance to direct how this area should be developed.

This North Kumutoto Precinct Appendix is intended to be read in conjunction with the Central Area Urban Design Guide which addresses generic design issues relating to the construction of new buildings, and additions and alterations to existing buildings.

The North Kumutoto Precinct Appendix provides more site specific guidance to deliver exceptional design both in terms of building design as well as public open space design in North Kumutoto.

Intention

To achieve high quality buildings, places and spaces in the North Kumutoto area of the waterfront that meet the principles and objectives as set out in The Wellington Waterfront Framework 2001.

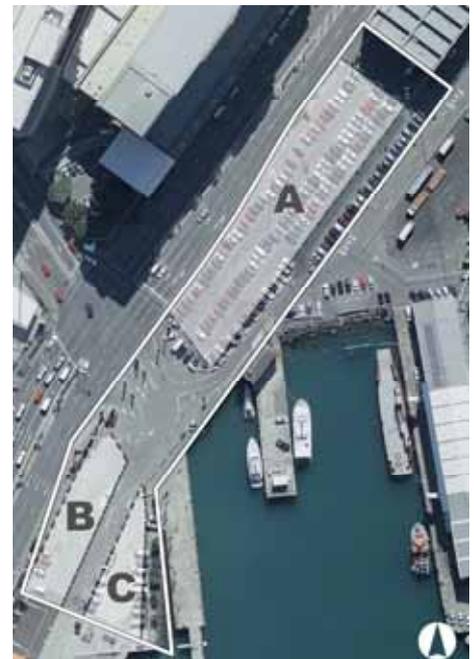
These principles and objectives set an expectation of exceptional design for the waterfront generally, and in particular the North Kumutoto area.

Using this Appendix

There are an infinite range of design solutions as to how a building could sit in Block A, B or C and there needs to be design flexibility that can respond to these locations; hence the requirement of exceptional design that will deliver on the intent of this design guide.



North Kumutoto Precinct



Objective:

(Nk) O1.0 To deliver design excellence in the form of buildings and public space

Guidelines:

(Nk) G1.1 Deliver creativity and imagination in the conceptual design to provide exquisite resolution of buildings and public space to complete the waterfront and elevate the city's reputation as a centre of creativity. Architectural creativity and imagination should be linked with conceptual clarity, conviction and control, and the cleverness of response to the project programme and site. Exquisite resolution will come about through the quality of detailing, and the appropriateness of materials rather than their cost.

(Nk) G1.2 Be responsive to the context via the recognition of the particularities of site. Complement and enhance other waterfront and adjacent buildings, spaces and activities as well as the broader city context. This could be by employing consistency or contrast or both.

(Nk) G1.3 Express contemporary culture through the design proposal which is of this time as well as place and relates to international as well as local culture.

(Nk) G1.4 Deliver on a design that incorporates principles of environmentally sustainable design that are compatible with programme and site.

(Nk) G1.5 Deliver a functional design where quality of accommodation, environmental conditions appropriate to function, efficiency of spatial relationships, safety and security, provision for flexibility of use, and resolution of access to, through and within the building are paramount.

(Nk) G1.6 Design for feasibility so that the proposal is able to reconcile conflicting criteria to be financially, technically and politically feasible.



Architectural detail

Objective:

(Nk) O2.0 To provide design coherence both within the area and the wider environment.

Guidelines:

(Nk) G2.1 Respect neighbouring buildings. For this reason, developments on Blocks A, B and C should have a level of consistency that acknowledges each other's presence.

(Nk) G2.2 The external treatment of the buildings should contribute to the perception that the waterfront is inhabited and active.

(Nk) G2.3 Where buildings exceed (in part or in whole) the specified height limits there is need to show how the design will impact on the public space positively.

Objective:

(Nk) O3.0 **To complement and maintain the sense of place and waterfront character of this area.**

Guidelines:

(Nk) G3.1 Recognise in new building the height and bulk of the existing heritage buildings and provide for transitional forms or architectural features that respect the existing buildings. The relationship between Shed 13 and Block B is critical.

(Nk) G3.2 Acknowledge aspects of history where opportunities exist. This could be in the form of highlighting traces which include not only the remaining waterfront buildings, but artefacts such as the wharf gates and wharf structures, and the evidence of usage and industrial/maritime wear and tear.

(Nk) G3.3 Complement and maintain consistency with the maritime character. Fishing and recreational boats will continue to be able to moor alongside the Tug Wharf.

(Nk) G3.4 Recognise development of contemporary culture with a change in emphasis from a working port to a recreational and cultural area.

Public art should be promoted on the waterfront and be an integral part of the design of any space or a distinct element, picking up on the waterfront context.

(Nk) G3.5 Maintain the general consistency of aesthetic treatment along the length of the waterfront promenade by maintaining a suite of furniture and palette of materials. Design to express the local identity by recognising special characteristics at North Kumutoto.

(Nk) G3.6 Maintain the 'floor' of the public space as a single uninterrupted flat surface. This simple horizontal plane is part of the wharf's character.

(Nk) G3.7 Consider environmentally responsible lighting effects which enhance the buildings and contribute to the character of associated public spaces.

Night time illumination should be an integral part of the architectural design concept, and shall conform to the waterfront lighting strategy. External lighting should contribute to the after-dark appearance of this



Waterfront promenade



Public art

significant part of the waterfront.

- (Nk) G3.8 Views to the heritage buildings; Sheds 11 and 13, Eastbourne ferry building and Shed 21 should be enhanced. This could be through framing or adding elements to complement the view.

Objective:

- (Nk) O4.0 **To provide buildings that are robust enough to allow mixed use development and possible changes in use over time.**

Guidelines:

- (Nk) G4.1 Maintain generous inter-storey heights to reflect the premise that overall building height has been based on a 6m ground floor inter storey height with each successive floor having 4.2m inter-storey height.
- (Nk) G4.2 Establish conditions that allow for future change to more active uses where activity is not possible in the short term.
- (Nk) G4.3 Locate any parking unobtrusively, this could include below grade or concealed from view above grade within the building. In the latter case, car parks should maintain active ground-level edges, the uninterrupted surface of the Waterfront Promenade or an attractive external appearance for the building.

The Waterfront Framework (p27) notes: Underground parking preferred – an alternative could be above-ground parking in a building on Site 102 (now known as Block A).

- (Nk) G4.3 Provide vehicle access to assist the less able, and to service the buildings, wharves and any parking areas.

Objective:

- (Nk) O5.0 **To enhance the pedestrian links and experience in the area.**

Guideline:

- (Nk) G5.1 Provide a range of protected sheltered routes that facilitate the primary north-south pedestrian flows. These routes include along the Quay's edge, the Waterfront Promenade, the lane and other appropriate building edges. Pedestrians, cyclists, service and emergency vehicles may all share the same space, while still giving pedestrians priority. At grade pedestrian crossing points will be enhanced at the Whitmore and Brandon Street intersections.



Pedestrian shelter

Vehicles may be restricted to certain sections of the wharf. No part of the wharf shall be dedicated exclusively to vehicle access.

Objective:

(Nk) O6.0 To design and develop buildings that enhance new and existing public spaces.

Guidelines:

(Nk) G6.1 Provide ground floors of buildings that are predominantly publicly accessible and support adjacent public spaces. Commercial space may be considered 'publicly accessible' where primary uses attract the general public.



Active frontage

(Nk) G6.2 Relate the forms of the new buildings to the scale of adjacent open spaces. Ensure the design proposals support useful, comfortable, well-defined spaces inside and outside the buildings.

(Nk) G6.3 Use the buildings to create sunny sheltered spaces which are appropriate for a range of weather conditions. Use these to encourage people to stop and spend more time in adjacent public areas.

(Nk) G6.4 Produce a defined space at the Whitmore Street Gates – a gateway that enhances the view and draws people from Whitmore Street to the waterfront.

(Nk) G6.5 Use the location and massing of buildings to frame and enhance the view from Whitmore Street to the harbour and hills. A poorer outcome may come about if it was only the view shafts that dictated the building form and design.

(Nk) G6.6 Orient all buildings so that they present active frontages and shelter to adjacent public spaces. Ensure the upper levels of buildings show signs of inhabitation and contain openings.



Public space on active frontage

This is to ensure buildings contribute to the safety of public spaces through passive surveillance.

(Nk) G6.7 Provide multiple pedestrian entrance points to buildings. As far as possible, locate these along the edge of the Quays, the lane and the Waterfront Promenade.

This contributes to edge activity and the quality of experience in public spaces, and also provides flexibility to accommodate multiple tenants and uses.

(Nk) G6.8 Ensure service areas are unobtrusive. Delivery bays, refuse bins and other such elements should be located discretely and concealed from public view as they are likely to be adjacent to main pedestrian routes.

(Nk) G6.9 Provide a main vehicle entrance at Whitmore Street, and resolve the existing conflict between vehicles and pedestrians here.

The end of Whitmore Street is a 'city connector space' and a major entry point to the waterfront.

(Nk) G6.10 Design the spaces so that they are interconnected and legible.

Objective:

(Nk) O7.0 To provide a strong built edge to the Quays

Guideline:

(Nk) G7.1 Relate the new building edges in Block A and B to the current building edges of Shed 21 and Shed 13.



Shed 21