

## Waitangi Park - Design Quality Audit

1 Waterfront Objectives	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUES IDENTIFIED	STRATEGY	AUDIT BY
<p><b>1.1 Objective: The waterfront is locally and internationally recognised for its design.</b></p>	<p>(a) Waitangi Park has already been recognised as the winner of a design competition.            (b) qualities instrumental in selection have been maintained and enhanced            Richness and functional robustness in the integration into the park of a leading-edge urban stormwater system.</p>	<p>The park's design is equal, in terms of quality, to the best contemporary park design in Australasia. The design also included international-standard water engineering in an educative role.</p> <p>It is anticipated Waitangi Park will be entered into many awards once construction is completed. It is likely to be reviewed in the biennial NZILA Awards in 2008. The design quality has already been recognised nationally with an <i>NZIA Resene New Zealand Supreme Award 2007 Category: Urban Design</i>  <i>Citation: "Waitangi Park's robust design has succeeded after extensive public consultation and scrutiny. The park is a dense layering of rich ideas; historical, cultural, ecological, environmentally sustainable design features and mixed recreational spaces for a diverse range of users."</i></p> <p>Despite the early stage of development it has attracted international attention with an award in the <i>Urban Green Spaces category of Italy's prestigious Torsanlorenzo International Prize 2007</i>.</p> <p>International response to the Waitangi Precinct Architecture Competition confirmed the park's design status and Wellington's reputation as a lively creative city.</p> <p>An innovative and memorable approach to robust design in a harsh environment - eg the wind garden and city-edge activity zones.</p> <p>Leading-edge stormwater design – involving the 'daylighting' of the Waitangi Stream is important as a precedent in NZ and plays both an educative and practical role. In addition to the daylighting - which has strong cultural significance – the stormwater and stream water is collected, filtered and reused for irrigation. The daylighting project enabled the creation of new ecological habitats and increased the biodiversity of the site significantly. The design also minimises surface runoff.</p>	<p><i>Issue:</i> Design quality needs to be maintained in an ongoing and responsive way to retain the park's status as a significant national place</p> <p><i>Issue:</i> Continued consideration of park principles of diversity, accessibility and active edges is required in ongoing process of development and implementation of the architecture competition</p>	<p><i>Strategy:</i> Future management needs a body to have curatorial role. A range of soft and hard landscape issues need consideration by the park's curators.</p> <p><i>Strategy:</i> Develop an Operational Manual to convey information for future management staff.</p>	<p>Management</p>
<p><b>1.2 Objective: The waterfront is readily accessible to all people.</b></p>	<ul style="list-style-type: none"> <li>• high level of accessibility from a wide range of approaches</li> <li>• Accessibility for disability embedded in the detailed design</li> <li>• Accessibility for all cultures expressed in diversity of activities</li> </ul>	<p>The park can be reached by car, bicycle, walking or public transport. Multiple entry points are off Cable St and Oriental Parade, both of which have clear connections to the Waterfront Promenade.</p> <p>Universal access was embedded as a principle in the design. Inbuilt flexibility of spaces allows them to be used by people of different abilities. Multiple routes are provided to the waterfront and other areas with at least one route, to experience each space, available to all users. 'Indication' through detailed design and materials is preferred over prescriptive signalling – for example gravel is used to indicate a no-wheel access area.</p> <p>Child-friendly design is adopted throughout the park, supplementing specific children's play areas. Textures, materials and detail design provide adventure and interest for children. The play area is extremely popular with supervised children.</p> <p>Cultural diversity is promoted by providing for a range of activities eg petanque court, picnic areas and promenading zones. The skate park and ball court attracts youth while more passive activities such as walking and observation areas attract older users.</p> <p>Maori cultural elements and sensitivity to tikanga are integrated into the park. For example, the Shadows of Waka refer to waka form but, importantly, provide spatial definition to the field. Rock selected from Taranaki, home of Te Atiawa, respond to cultural ideas of place. The design incorporates facilities for specific cultural occasions with areas for powhiri and waka landing. The park has been used as the focus for Wellington's public celebrations on Waitangi Day.</p>	<p><i>Issue:</i> Ongoing education is needed to ensure users understand that alternative routes enable experiences by all users. An accessibility review in 2005 indicated a perception that all routes should be accessible when the design offers different routes to enable all experiences. For example access for wheelchairs is provided through the centre of the raised wetland, other boardwalks with steps provide access for more mobile park users. This gives wheelchair users experience of the wetland, and maintains diversity of experience for other users.</p> <p><i>Issue:</i> The diverse and changing parties with interests in accessibility mean that conveying principles and attracting new park users is an ongoing process.</p> <p><i>Issue:</i> The design process involved considerable consultation and innovative responses to users of different abilities. The principles of universal access should be maintained throughout the ongoing management and maintenance of the park.</p>	<p><i>Strategy:</i> Education and communication with interested parties is needed. Events such as wheelchair basketball on the half court provide an excellent introduction to the park for users of different abilities.</p>	

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
<p><b>1.3 Objective: The waterfront is, and is perceived to be, safe at all times.</b></p>	<p>Expert Crime Prevention through Environmental Design (CPTED) advice is that the park design provides conditions that are safe and perceived as being safe.</p> <ul style="list-style-type: none"> <li>Night-time use of certain parts of the park is discouraged by low lighting levels</li> <li>Night-time use is encouraged by suitably-located safe routes</li> <li>Inclusion of graffiti encourages diversity and aspects of youth culture but may inhibit others from using the park. The effect of the graffiti walls should be monitored.</li> </ul>	<p>The lit activity zone along the street frontages and the strong line of the Graving Dock lights clearly identify safe movement corridors from outside the park. The lights link clearly to the waterfront promenade as wide, open, linear spaces. Future development will further enhance safety.</p> <p>The UN Studio competition-winning building proposed on the western edge of the park will contribute positive perceptions of safety through day and nighttime activity, night illumination and events. Likewise the Overseas Terminal development and the Wardle building proposed for the eastern edge will also enhance safety through 24-hour activity and the fact they overlook the park. The Herd St Apartments will also provide surveillance in the near future.</p> <p>The detailed design provides safety for users of all abilities, ages and cultures without reducing enjoyment and diversity of experiences. Spatial layout as well as integrated design - eg the handrails on the Graving Dock bridge, and lime chip, has been provided to deter skateboarders and scooters from certain walkways.</p> <p>A wide range of activities in an intensely-used park necessarily means different users are in close proximity. Where prescriptive indications of zones of use are required in addition to the material and layout considerations - eg painted markings indicating the extent of the skate park - these are in keeping with the design and character of each activity area.</p>	<p><i>Issue:</i> Delays in the development of sites 1-4 means the positive effect of increased activity and surveillance in the adjacent areas of the park is also delayed. If the delays continue, the initial design proposals for these parts of the park may become contested through pressure for other uses.</p> <p><i>Issue:</i> The safety aims of the detailed design require the fixing of all defects in construction and ongoing vigilance and maintenance.</p>	<p><i>Strategy:</i> Continued awareness of the long-term goals of the park and adjoining areas should be maintained. Parties with interests in the development of adjacent areas of the city should be formally advised of the park's ultimate form - eg the occupants of apartments overlooking the temporary car park on the proposed UN Studio building site.</p>	<p>See user survey data re safety and night use</p>
<p><b>1.4 Objective: The waterfront is seen as an attractive place that draws Wellingtonians and visitors alike.</b></p>	<p>(a) The park's design provides for diverse uses. The elements and spaces will attract a wide variety of ages, cultures and activities.</p> <p>(b) Consistent high-quality (?) design demonstrated in other recently developed areas of the waterfront.</p>	<p>The spaces and activities accommodated within the park attract diverse users. The field can be used for public gatherings, ceremonies, exhibitions, temporary events and 'quiet' activities. The promenade can be used for foot traffic and rollerblading.</p> <p>Links to the promenade give visitors views of Mt Victoria, the CBD and the harbour. In addition, internal views of the park have a distinctive 'New Zealand' appearance due to the choices of plants and other elements.</p> <p>Ongoing commitment to the park's integrity is important. There is a risk that unco-ordinated incremental change (which may be beneficial in itself) will slowly degrade the park's appearance - especially in detailed design and materials.</p> <p>The new promenade, Taranaki Street Wharf and the redeveloped Odlin's and Free Ambulance buildings are all successful, high-quality waterfront projects. Waitangi Park continues this trend of 'quality' design - which is evolving as a Wellington 'signature'.</p> <p>Graffiti has the potential to disfigure the park. However the strategy of providing specific graffiti zones, cleanable surfaces and frequent maintenance schedules has successfully minimised this risk. In the skateboard area the graffiti has 'migrated' off intended surfaces - however it is contained to an area where it seems less out of place. In fact graffiti inside the skate bowl is tolerable - where in another area it may be offensive.</p> <p>Maintenance is also critical to keeping the park attractive. At the time of review, rubbish removal was at a good level and litter insignificant.</p> <p>Failure to replace unsuccessful planting and damaged elements quickly reduces sense of a safe attractive environment and makes the park look uncared for - despite regular maintenance.</p>	<p><i>Issue:</i> The view east along the south side of Chaffers Dock up to St Gerard's Monastery is important. Its maintenance needs to be considered in the development of the Wardle building.</p> <p><i>Issue:</i> The integrity of the park plans should be maintained and upheld to avoid individual decisions eroding the design intentions. If changes are required these should be referred to the original design team or an informed person with curatorial responsibility and design overview.</p> <p><i>Issue:</i> Until recently the waterfront has changed dramatically from the car park it was in the 1970's. There is the danger that it will still be perceived as such if policy to reduce parking is not implemented rigorously. Temporary parking on proposed building sites may keep earlier perceptions alive.</p> <p><i>Issue:</i> Establishing and monitoring a good level of maintenance is important if the park is to attract visitors from Wellington, nationally and internationally. Performance-based contracts raise the risk of minimal levels of maintenance.</p> <p><i>Issue:</i> Regular assessment and replacement, and fast repair of defects and damage is essential. The removal and replacement of dead plants such as kowhai, Muehlenbeckia sp and damaged oak trees has not been undertaken.</p>	<p><i>Strategy:</i> Maintain an ongoing commitment to the park's integrity. Issues and any changes should be referred to the original design team or a person with curatorial design overview.</p> <p><i>Strategy:</i> Ensure resources and management achieve the high standard of maintenance deserving of a park of local and national significance. Establish systems for ongoing review of the above.</p> <p><i>Strategy:</i> Regular assessment by personnel familiar with the design intentions, and clear responsibility for action should be established.</p>	

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
<p><b>1.5</b> <b>Objective: The waterfront successfully caters for a wide range of events and activities.</b></p>	<ul style="list-style-type: none"> <li>The park contains multiple activity zones ranging from children's playgrounds to skateparks and waka landing spaces.</li> <li>Areas allow active and passive use and are robust, flexible and inclusive</li> </ul>	<p>The park opened during the International Arts Festival in March 2006. It accommodated the International Arts Festival tent, Above the Earth exhibition, outdoor concerts and the Les Arts Saut Tent. The robust materials and scale of circulation routes enabled easy movement for large numbers of people.</p> <p>Ongoing high demand and requests to use the park as a venue for events are testimony to its appeal and versatility. However high demand requires good management to ensure suitable events occur, park damage is minimised and access to the facility is maintained.</p> <p>At the end of 2006 large events included the Xtreme Games and use of the park as a socialising venue during the Golden Oldies rugby tournament. Smaller events - eg Carols by Candlelight - were unable to be held in the park because of the larger events.</p>	<p><i>Issue:</i> The park is designed to accommodate change. This must be understood &amp; information transferred to future managers.</p> <p><i>Issue:</i> Frequent 'private' use of the park over a sustained period may annoy and alienate the local community. The field, as a venue, may be unavailable for extended periods for recovery if the turf is damaged.</p> <p><i>Issue:</i> Minimisation of recovery periods is important to ensure users see the park in a functioning state and as available public space.</p>	<p><i>Strategy:</i> Good information exchange can ensure the park's design flexibility and capability is maximised.</p> <p><i>Strategy:</i> Clear guidelines for the location of temporary facilities, protection of vulnerable areas and suitable uses should be developed to protect the park and minimise 'down-time'.</p>	<p>Management</p> <p>The park's resource consent lists suitable types of events.</p>
<p><b>1.6</b> <b>Objective: Significant heritage buildings are protected on the waterfront.</b></p>	<ul style="list-style-type: none"> <li>Proposal establishes high-quality surroundings for the Herd Street Post &amp; Telegraph Building.</li> <li>Promenades along the building's western and southern facades enhance access and provide views of the building's celebrated art deco corner feature.</li> </ul>	<p>The Herd St P&amp;T Building has been developed as Chaffers Dock with residential apartments above and retail and commercial uses on the ground floor. These uses and the park's design will be mutually beneficial as long as flows between the park, the building and the water's edge are encouraged. The success of these connections will be influenced by detailed design.</p> <p>The building's corner feature, noted in heritage assessments, is identified as a point for public access to the upper floors of the building for elevated views. At time of review, this public access was not available. This access, given as a condition of the resource consent, should be monitored.</p>	<p><i>Issue:</i> The commercial viability of the ground floor should be promoted without compromising the heritage values and integrity of the building and public enjoyment of the park. Guidelines for signage are developed to address this.</p>	<p><i>Strategy:</i> Ongoing design review and monitoring of consents is required.</p>	<p>City Council's consent monitoring role.</p>
<p><b>1.7</b> <b>Objective: Activities on the waterfront are integrated with those on the harbour.</b></p>	<ul style="list-style-type: none"> <li>Proposal develops the water's edge as a significant feature of the park.</li> <li>Interface between the water and promenade promotes interaction between water and land.</li> <li>Access to the Clyde Quay Boat Harbour enhances harbour connection.</li> <li>Consideration has been given to creating and framing views - balanced against the need for shelter.</li> </ul>	<p>Four significant initiatives: the waka landing area, multi-level harbourside promenade to the east of Te Papa, integration of the graving dock and provision of access to the Clyde Quay Boat Harbour enhance harbour connection.</p> <p>Artworks expressing the waterfront character reinforce maritime links. The propeller from the frigate <i>Wellington</i>, the Shadows of the Waka and the Graving Dock itself interpret facets of the area's history. The Shoreline Artwork proposed for the Cable St-Oriental Pde corner also refers to earlier shorelines.</p> <p>Framed views north down the Graving Dock connect the city to the harbour. The views north down Kent and Cambridge Terraces to the harbour and north down Tory street are already truncated by the New World Supermarket and Te Papa respectively.</p> <p>Views should be balanced against the need for shelter. In the instance of the Wind Garden, shelter takes precedence over views. Consequently some of the few views from the park to the open water are lost.</p>	<p><i>Issue:</i> The completion of artworks - eg the Shoreline Artwork - is important as they play an important role in relating the park to the harbour. These should be evaluated as part of a strategy to ensure cohesion and maintenance of the park's design.</p> <p><i>Issue:</i> The truncated view north down Kent and Cambridge Terraces can be extended to the harbour if the New World supermarket is shifted on its site. The park design enables this view link to be reinstated. It is important to maintain the possibility of this in the future.</p>	<p><i>Strategy:</i> Advocacy by the Council to move/rebuild the New World supermarket.</p>	<p>City Council's consent monitoring role.</p> <p>Council advocacy</p>

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
<b>2..WATERFRONT VALUES AND PRINCIPLES</b>	<b>2003 RESOURCE CONSENT REVIEW</b>	<b>2006 DESIGN QUALITY AUDIT</b>	<b>ISSUE IDENTIFIED</b>	<b>STRATEGY</b>	<b>AUDIT BY</b>
<b>2.1 Value: Expression of heritage and history</b>	<p>2.1.1 <i>The heritage and history of the waterfront are important parts of its identity ... all these stories need to be told.</i></p> <ul style="list-style-type: none"> <li>Pre-colonial history uncovered by the 'daylighting' of Waitangi Stream; a range of Maori references</li> <li>Industrial past revealed in Graving Dock</li> <li>Histories layered and integrated.</li> </ul>	<p>Achieved.</p> <ul style="list-style-type: none"> <li>The Graving Dock brings an expansive industrial scale to the park. This is visually reinforced by diagonal lines of strong simple elements. In addition the industrial aesthetic is reinforced by robust materials with simple but sophisticated detailing.</li> <li>Layered histories were intended to be revealed through artworks such as the botanical scripts on paving stones in the Dry Garden. This and other projects have been deleted through cost engineering.</li> </ul>	<p><i>Issue:</i> Loss of layers of information and experience is significant. Decisions on the completion of components of the original design should be made in consultation with the designers. The possibility of future completions should be kept in mind.</p>	<p><i>Strategy:</i> A public art strategy for the park should be developed in consultation with the park designers to guide future works.</p>	
	<p>2.1.2 <i>Heritage buildings are an important... should be restored and reused</i></p> <ul style="list-style-type: none"> <li>N/A as no buildings on site.</li> </ul>				
<b>2.2 Value: Expression of Maori heritage and presence</b>	<p>2.2.1 <i>Maori cultural heritage will have a strong presence...and ... a key role in identifying the waterfront.</i></p> <ul style="list-style-type: none"> <li>Tenth's Trust support for proposal</li> <li>Consultative process</li> <li>Reflections of culture in naming and design</li> </ul>	<p>High visibility of Maori elements including the waharoa and proposed pou signal the bicultural context of the park. Values identified in the 2003 review underpin the park design. 1.2 identifies facilities for specific Maori events with areas for powhiri and waka landing.</p> <p>Reflections of Maori influence range from the subtle to the overt. Subtle expressions are integrated into, and imbue, the character of the design. This is sometimes visible and known and, at other times, not.</p> <p>Unfortunately one of the most overt expressions, the waharoa, is less successful than it could be. The waharoa is low (a safety issue) and visually out of scale. Although its placement is not perceived as an entrance to the park, its location was carefully considered and relates to the nearby location of the former Te Aro Pa and is a suitable entry for powhiri on the field.</p>	<p><i>Issue:</i> The Tenth's Trust process for the design and location of the elements contributed by the Trust evaluates the elements against their objectives. TAG evaluates the process for all other elements against a wider range of objectives and a broader design review process. To ensure the widest range of objectives is met, the process used for Maori elements should be expanded to include that established for the other design elements.</p> <p><i>Issue:</i> The high quality of the park's design and construction focuses attention on adjacent features – for example the western promenade adjoins the area at Te Papa and highlights the lack of disabled access, the temporary nature of materials (treated pine) and the appearance of abrupt truncation.</p>	<p><i>Strategy:</i> In order to continue the high standard of the designed environment any proposal for additional elements should be assessed under the established design review process.</p>	Te Papa
	<p>2.2.2 <i>Maori cultural presence ... to show a living culture... and a focus on waka culture</i></p> <ul style="list-style-type: none"> <li>Includes waka landing, arrival beach, and tower to sight, signal and greet waka</li> </ul>	<p>Achieved.</p> <p>The waka landing beach is a small area, with low clearance, under the bridge. This is as yet untested for ceremonial landings</p>	<p><i>Issue:</i> Events should be organised to promote the use of the facilities.</p>		
	<p>2.2.3 <i>Maori history &amp; heritage ... reinforced by a variety of methods.</i></p> <ul style="list-style-type: none"> <li>Variety achieved by naming, relationship to water, Maori elements (pou and waharoa)</li> <li>Consultation with Tenth's Trust to continue</li> </ul>	<p>Continuation of consultation and liaison with the Tenth's Trust, noted in 2003, remains important. See 2.2.1</p>	<p>See 2.2.1</p>		

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
<b>2.3</b> <b>Value: "Sense of place" for Wellingtonians</b>	<p>2.3.1 <i>The waterfront as a whole is, and will remain, a unique asset to the city that is a drawcard in its own right</i></p> <ul style="list-style-type: none"> <li>New amenity for a variety of Wellingtonians</li> <li>Acts as a destination or walk-through</li> <li>Connects seamlessly to boundaries (roads, promenade and Overseas Terminal).</li> </ul>	Achieved.			See user survey
	<p>2.3.2 <i>Any development will be high-quality</i></p> <ul style="list-style-type: none"> <li>Design work to date is high-quality. This includes the concept, issues resolution and schematic detailing</li> </ul>	<p><b>Public Art.</b> Public artworks reinforce a sense of place. The park is seen as a landscape for public sculpture and cultural expression.</p> <p>An unfortunate practice in which public spaces are seen as repositories for miscellaneous art, advertising or memorial works means the park is now, and is likely to be, the subject of numerous requests for inclusion of artworks and other elements that may have little to do with the place itself.</p>	<p><b>Issue:</b> In order to maintain high design standards, any proposal for additional artworks should be assessed under the established design review process.</p> <p><b>Issue:</b> To maintain the sense of place while also ensuring the park appeals to a diverse community, proposals should be assessed for their relevance, quality and public benefit. Advertising should be avoided.</p> <p><b>Issue:</b> An artworks plan should be established. Proposals at various stages of development include the Graving Dock (blasted text in stepping planks), Wind Screens, Writers' Walk and Cable Corner (Shoreline). Some are on hold due to Value engineering process</p>	<p><b>Strategy:</b> All artworks and other park elements should be subject to design review.</p> <p><b>Strategy:</b> A public art strategy for the park should be developed to guide future works and enable ongoing curation – for example by the Council's Public Art Panel.</p> <p><b>Strategy:</b> Site-specific briefs should be written for each incomplete project in conjunction with the park designers. The projects should be part of a public art strategy.</p>	
	<p>2.3.3 <i>Any new buildings will be complementary... and in scale to the existing buildings ...</i></p> <ul style="list-style-type: none"> <li>New buildings integrated with landscape design</li> <li>Comply with the Framework in terms of bulk and location</li> </ul>	<p>Proposals for new buildings have been reviewed with the aim of complementing the park and open space design.</p> <p>A 'critical mass' of public or semi-public activity is yet to develop at ground level in the Chaffers Dock building, the Overseas Terminal and associated sites. Additional activities in these locations will complement park use.</p>			
<b>2.4</b> <b>Value: Diversity of Experience</b>	<p>2.4.1 <i>The waterfront is somewhere to live, work and play</i></p> <ul style="list-style-type: none"> <li>Focus on recreational use</li> <li>Supports and complements mixed uses</li> <li>Provides access to activity in other buildings and spaces</li> </ul>	The intentions are carried through in the park's design and construction but they rely on the design and uses of the buildings proposed for Sites 1-4.			See User Survey
	<p>2.4.2 <i>The waterfront will meet the needs of a diverse range of people</i></p> <p>(a) The needs of a range of people have been included in the brief after consultation process</p> <p>(b) The primary multi-use field and secondary spaces give flexibility for diverse and concurrent activities</p> <p>(c) The robust design of the Activity Zone accommodates change without compromise to design coherence</p> <p>(d) Psychological comfort welcoming different cultures</p>	See 1.2.			
	<p>2.4.3 <i>Recreational, cultural and civic uses are appropriate ... complementary to similar uses in other parts of the city.</i></p> <ul style="list-style-type: none"> <li>Improves existing facilities and provides new facilities</li> <li>Largest open field in central Wellington allowing new events</li> </ul>	See 1.5.			
	<p>2.4.4 <i>There will be an allowance for some commercial development on the waterfront</i></p> <ul style="list-style-type: none"> <li>Not applicable</li> </ul>	Not applicable			
	<p>2.4.5 <i>Public space funding does not depend on commercial development.</i></p> <ul style="list-style-type: none"> <li>Not applicable</li> </ul>	Not applicable			
	<p>2.4.6 <i>New buildings can be considered for the waterfront.</i></p> <ul style="list-style-type: none"> <li>Not applicable</li> </ul>	Not applicable			

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
	<p>2.4.7 Ecological values on the waterfront will be maintained - bearing in mind that this is a highly modified environment</p> <p>(a) The proposal repairs damaged ecosystems</p> <p>(b) It has an educative role for ecological health in modified environments</p> <p>(c) The water treatment system has ecological, visual and cultural value</p> <p>(d) Benefit optimised by retention for irrigation</p> <p>(e) Ecological responsiveness is enhanced through stormwater bio-retention.</p>	<p>The park creates a new environment from an area with little biological or social diversity. Wetland landscapes are largely lost from Wellington's urban environment. There is a major increase in the area of permeable surfaces.</p> <p>An overtly modified environment is exploited successfully with a bold contemporary aesthetic of 'industrial' materials and planting. Reeds and rushes explore wetland landscapes at an industrial civic scale.</p> <p>Water treatment systems are a strength of the park's design. Using the park's systems to improve the water from Waitangi Stream is an important part of the whole concept. Up to one-third of the stormwater from a catchment area that includes Mt Victoria and Newtown is treated.</p> <p>Contaminated soil from the former industrial site was removed and replaced as part of the park development.</p>	<p><i>Issue:</i> The educational aspect of the water-cleansing system is valuable. This should be maximised as part of an interpretation strategy.</p> <p><i>Issue:</i> Assessment of embedded energy and life-costs for materials – from an environmental point of view has not been a requirement of the park project. However this is likely to become an increasingly important issue in future projects.</p>	<p><i>Strategy:</i> Consideration of embedded energy needs to occur at the onset of projects.</p>	
2.5 Value: Sense of collective ownership & involvement	<p>2.5.1 The waterfront is predominantly a public area.</p> <ul style="list-style-type: none"> <li>Proposal provides 100% public open space.</li> </ul>	<p>Achieved.</p> <p>See 1.5 re 'privatisation' of public space for events.</p>	<p><i>Issue:</i> The 'privatisation' of public space for events over a sustained period may alienate the public.</p>		See User Survey
	<p>2.5.2 The public should be consulted ... about any proposed new buildings and any significant changes to existing buildings.</p> <ul style="list-style-type: none"> <li>No buildings but consultation occurred.</li> </ul>	<p>Achieved. .</p>			
	<p>2.5.3 Ground floors of buildings will be predominantly accessible to the public.</p> <ul style="list-style-type: none"> <li>Not applicable.</li> </ul>	<p>Not applicable.</p> <p>See 1.6 re mutual benefit from development at Chaffers Dock.</p>			
		<p>Graffiti can be a statement of territorial presence - which can alienate other park users.</p> <p>See 1.4</p>			
		<p>Engagement of the public can be enhanced by understanding. The park offers numerous opportunities for interpretation and education about the past (see 2.1), the present (see 4.4) and the future.</p> <p>Interpretation should be approached in a holistic rather than piecemeal way.</p> <p>The Park design itself expresses layers of information which will continue to evolve and change. There is a danger of a proliferation of elements associated with information and interpretation.</p> <p>The resource consent contains requirements for interpretation that have not yet proceeded. Some interpretation proposals - eg archaeology boxes and botanical names etched in stepping planks in the graving dock gardens - have been partially developed but are on hold. The archaeology boxes are fully detailed while others are at different levels of development.</p>	<p><i>Issue:</i> The park has a lot of history. Interpretation through signs alone would lead to clutter. Interpretive signs or other elements do not necessarily need to be co-located with the element.</p> <p><i>Issue:</i> Interpretation should be either fully integrated with the landscape or artworks or use the existing 'vocabulary' of elements as far as possible - eg Glass Boxes rather than a further layer of new elements.</p> <p><i>Issue:</i> Information can be delivered in many ways. A broad range of modes such as an interpretative trail, web descriptions, performance are available for consideration.</p> <p><i>Issue:</i> Proposals that were part of the original design should be considered with a view to future implementation.</p>	<p><i>Strategy:</i> An interpretation strategy is required to guide future development. It should be developed in consultation with the park's designers.</p> <p><i>Strategy:</i> An interpretation centre could be part of an interpretation strategy Possible locations include the Chaffers Dock stair tower, kiosk as display area</p> <p><i>Strategy:</i> Review the proposals on hold and implement where possible.</p>	

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
<b>2.6 Value: Experience of space and openness</b>	2.6.1 <i>The harbour is the primary open space on the waterfront</i> • Connections to harbour, new links and water access	Achieved.			
	2.6.2 <i>There will be a network of paths through the area.</i> (a) Primary routes from park edges to water with secondary paths for choice of shelter and direction. (b) Redundancy in the network is rich in choice and safe in options for escape (c) East-west 'desire lines' for pedestrians are catered for.	The primary routes and 'desire lines' are all catered for with broad open routes visible from outside and within the park.  All areas of the park are accessible to people with disabilities via at least one route. For example, ramp access is not provided from the western end of the low-level boardwalk in front of Chaffers Dock. The reason is that access is available from the eastern end; the length of ramp required makes this impracticable at both ends, and the promenade above provides a similar water's-edge experience.			
	2.6.3 <i>A series of different open spaces that cater for diverse uses and activities will predominate.</i> (a) A number of different places, of differing sizes, within a coherent spatial hierarchy. (b) Some seating capacity could be moved from south-west (??) Graving Dock to the edges of the field, harbour or activity areas.	The park is designed with a multiple interpretation of 'public' in mind. The design generates a unique mix of users by arranging activities for different age groups next to each other. This maximises the available space and cleverly minimises direct competition for space.			See User Survey commissioned by WWL.
	2.6.4 <i>In addition to Frank Kitts Park there will be a second large green open space at Chaffers.</i> • The main field at Waitangi Park is 9000 m2. Frank Kitts Park is 5000 m2 • Large flat area extends range of spaces and accommodates events not possible in Frank Kitts Park.	As the largest and most heavily-used urban park in the city, Waitangi Park will require a suitable level of resource for maintenance. See 1.4	<b>Issue:</b> Maintenance resources should suit the park's prominence, popularity and heavy use.	<b>Strategy:</b> Allocate funding to cover the suitable maintenance of a highly-popular, intensely-used, park.	
	2.6.5 <i>There will be a variety of open spaces - some green, some sheltered and some paved.</i> • A suitable variety of spaces • Attention to shelter as trees grow.	The level of use of the different spaces varies. While less used than the activity zones on a daily basis, the main field and the city edge of the Graving Dock are both important expansive spaces rare in the city.	<b>Issue:</b> The city edge of the Graving Dock is likely to be more animated when the proposed buildings on the Transition building site are completed. Delay in completion of these runs a risk of putting pressure on areas such as this to change.		
	2.6.6 <i>Important views and vistas from the city to the sea will be protected and important new ones created</i> (a) Tory St viewshaft. Transition Building increase built frame. Changes maintain viewshaft already blocked by Te Papa marae ramp but change nature of elements. (b) Cambridge/Kent Tce viewshaft. Now blocked by New World supermarket but minor change to planting would open view if future removal occurred (c) Blair St Viewshaft. Now blocked to water and across carpark with rights to building. View to corner of Herd St Building maintained by design (d) Creates new water view at park entry from Blair and Chaffers Sts. (e) Creates new important view to water down Graving Dock (f) Existing views from rear give water glimpses only and a much improved foreground	Views down Kent and Cambridge Terraces to the harbour, presently blocked, remain possible if changes are made to the New World Supermarket site.  The view north down Tory street is already blocked by the Te Papa atea.  Framed views north over the Graving Dock to the Harbour, connect the city to the harbour.  Openness for views and enclosure for shelter need to be balanced. In the Wind Garden, shelter has been prioritised over views, resulting in the loss of some of the few views from the Park to the open water.	<b>Issue:</b> The John Wardle Building has been designed to 'frame' views of the harbour and Mt Victoria for park users. As design of this building develops, key sightlines should continue to be taken into account.  <b>Issue:</b> It is important to maintain the possibility of views across the New Worlds Site for possible future reinstatement.		
	2.6.7 <i>Panoramic views from the water's edge, along with framed views of the waterfront, are important.</i> • Panoramic views from the water's edge are maintained and access improved by more boardwalk construction.	Achieved.			

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
<b>2.7 Value: Ease of access for all</b>	2.7.1 <i>There will be a public walkway/promenade along the length of the waterfront, predominantly at the water's edge.</i> (a) Existing promenade enhanced by planting, new boardwalks and access to marina. (b) New bridge over waka landing maintains access and creates new event	The existing promenade is enhanced and accessible from an increased number of places.  Access to the water's edge for all users, including prams and wheelchairs, is aided by the lower-level boardwalk beside Te Papa's east promenade.			Requires User Survey data
	2.7.2 <i>There will be better pedestrian access from the city to the waterfront ... eg from Post Office Square to Queens Wharf and from Courtenay Place to Te Papa. Improvements to pedestrian access will include ... shelter ...</i> • The Council should install the additional public street crossings anticipated in the design • More shelter is needed at these crossings and bus stops.	The Cable St/Oriental Parade corner is a well-used, pedestrian-friendly 'junction' and environment.  Pedestrian entry across Cable St from Chaffers St is limited by not being a three way crossing, increasing waiting time and complexity.	<i>Issue:</i> Any review of Cable Street should investigate the possibility of this becoming a three way crossing.		
	2.7.3 <i>The waterfront should be linked to the rest of the city... physical access and visual links such as views and signage.</i> • Refer 2.7.2 and 2.6.6. • Signage required at detail design. Needs to consider city & Waterfront Strategies	At review, signs as wayfinding tools remain incomplete.  The park has wayfinding devices inherent in its form. Some of these, such as edges defined by planting, will take time to develop as plants grow.  Wayfinding and interpretive signage and other interpretation devices should be considered together and as integrated elements of the Park concept. They should form a coherent family of elements supporting the original design intentions of the park.	<i>Issue:</i> A proliferation of signage should be avoided. Any signage should be subtle and integrated - allowing the waterfront to speak for itself.  <i>Issue:</i> Concept plan required for wayfinding signage as well as for interpretative signage. This Plan needs to maintain and uphold the integrity of plans.	<i>Strategy:</i> Develop a signage and interpretation strategy to guide present and future needs. Consider the City and Waterfront strategies.	
	2.7.4 <i>More private and public transport drop-off points are needed.</i> (a) Street-edge design allows for car drop-off and bus stops (b) Consideration of temporary taxi stands on Cable St for events. Design can enable only.	The edge design can accommodate car drop-off and bus stops, and temporary taxi stand. However these street facilities are outside the park boundaries.	<i>Issue:</i> An accessibility review indicates a need for a further drop-off point for people with disabilities.		
	2.7.5 <i>There should be opportunities for people to gain access to and from the water</i> • New access with Waka landing beach and two locations low level mooring on promenade	Achieved.			
	2.7.6 <i>There should be good access from the water to the waterfront.</i> As above	As above			
	2.7.7 <i>The waterfront should be accessible for people with special needs</i> • Design reviewed satisfactorily with Disabilities Reference Group and Disabled Persons Association	See 1.2 Designers have responded to process of review thoroughly and innovatively, expanding the experiences available to people with disabilities above the standard of practice in New Zealand.			
	2.7.8 <i>It will be easy to find your way around the waterfront.</i> Orientation made easy by: • memorable features – promenade, Graving Dock, field, activity zone • continuity of planting with Te Papa and Oriental Pde • sculptural elements mark entry points • Lighting reinforces location and direction of main paths.	The detail design of each area makes its character distinct and memorable - contributing to ease of orientation for users.  Continuity of planting at the street edge creates a 'legible' edge to the park.  Planned sculptural elements which would further enhance wayfinding have yet to be installed at entry points to the park.	<i>Issue:</i> Trees, which structure the main accessways, will mature and further define routes. Planting is used for structure and wayfinding.  <i>Issue:</i> Some public art projects, and proposed way finding signage that have the potential to mark entry points to the park such as the Shoreline Artwork have been proposed and on hold. These need to be considered together to ensure the Park design and use is enhanced not diluted.	<i>Strategy:</i> Replacement of any unsuccessful plantings should be in keeping with the original design intentions.  <i>Strategy:</i> Postponed public art projects should be reviewed holistically - eg Shoreline Artwork.  <i>Strategy:</i> Signage requires a strategy that considers both the city and waterfront.	
	2.7.9 <i>The waterfront will be designed with safety and security in mind</i> • CPTED approach of social surveillance by animation and populating • Expert advice identifies areas for investigation in design development • Hedges and walls will have to be designed to resolve issues of public safety (5.2.4)	The Activity Zone on the street edges attracts large numbers of users openly visible to passing traffic.	<i>Issue:</i> Park managers should continue monitoring park security, recording events of crime and disorder and their location.	<i>Strategy:</i> Conduct a post construction safety audit should crime and safety issues emerge.	
	2.7.10 <i>Natural surveillance achieved through good design is preferred to electronic or formal methods of surveillance.</i> (a) Achieved through open edges and views through and under trees. (b) Formal surveillance allowed by service and security vehicle access.	Achieved.  Streetwise staff useful as part of monitoring presence.	<i>Issue:</i> Lit corridors and established routes in the park should be		

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
	(c) Natural surveillance will come from activities and occupation of buildings around the park.	Construction of the proposed buildings to the north, east and west will enhance surveillance and expand hours of activity in the area.	continued in the public domain associated with the proposed building projects.		
	<p>2.7.11 Ideally, <i>surface parking should be progressively removed ... the requirements of Te Papa, Circa, Chaffers Marina and other waterfront venues should be considered.</i></p> <ul style="list-style-type: none"> <li>Existing surface parking removed</li> <li>Access and parking needs of adjacent activities provided</li> </ul>	<p>The requirements of Te Papa and Chaffers Marina are external to the park. Negotiation with adjacent stakeholders is ongoing.</p> <p>Resolution of the Chaffers Marina parking issues should minimise impact on park use and reduce the impact of vehicles compared to the 'historical' arrangements.</p>	<p><b>Issue:</b> A pedestrian-oriented waterfront relies on achieving the goals agreed on the minimisation of parking. Environment Court decisions on other waterfront projects – for example Taranaki Street Wharf - make policy implementation more difficult.</p>		Regional and City Councils.
	<p>2.7.12 <i>Parking on the waterfront will be primarily for waterfront users</i></p> <ul style="list-style-type: none"> <li>No Parking within area one</li> </ul>	<p>Temporary parking has been located on the site of the Transition Building and to the east of Chaffers Dock.</p>	<p><b>Issue:</b> Accessibility review indicates ongoing attention by the Council is required to meet the need for car parking for disabled people. Provision of car parking is not within the boundaries of the park.</p>	<p><b>Strategy:</b> Carparks have been provided on the Transition Building site and east of Chaffers Dock. These are temporary and may not fulfil permanent needs.</p>	City Council.

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
<b>3 KEY FEATURES OF WATERFRONT (CHAFFERS AREA)</b> (Refer Framework, p26)					
<b>3.1 Large green space</b>	Refer 2.6.4	Achieved.  The field is the largest flat area in the CBD and experiences high demand for use. It has successfully accommodated major events including the Golden Oldies, X-games, International Arts Festival Spiegel Tent, exhibitions and concerts.	<i>Issue:</i> The field is a living system. High demand raises issues about limits on use eg turf recovery time, removal of perimeter landform, damage to sub-base by vehicles, community objections, exclusion of some events and alienation of public from the space.	<i>Strategy:</i> Use-limits should be understood and factored into event management. Clear responsibilities of event organisers required to avoid maintenance expenses.  <i>Strategy:</i> Some events to be encouraged to use the hard flat surfaces	
<b>3.2 Active and passive use</b>	<ul style="list-style-type: none"> <li>The space is big enough to cater for major public events</li> <li>up to 1.5 times the size and capacity of Frank Kitts Park.</li> </ul>	Achieved. See above.  In addition to the provision of spaces for many active and passive activities, the park has a range of use-intensities. The southern end of the Graving Dock is less used and has value as a rare piece of expansive space in the CBD. The petanque court is less used now but user group patterns change over time. The end of the Graving Dock adjacent to Cable Street is used infrequently but this will change with increased shade from trees and adjacent activity in the Transition Building.  Patterns of use change over time, and a number of activities, yet to be implemented, will have a significant positive contribution to the park's use. The planned public/semi-public activity at the ground level of Chaffers Dock, the Overseas Terminal and associated sites and the Transition Building all remain to be developed.  Visual access alone has a value in Wellington's compacted urban environment.	<i>Issue:</i> Areas with less use may be vulnerable to pressure to change.  <i>Issue:</i> Planned adjacent activities are yet to contribute to the critical mass of activity on the park's edges. Opportunities for different uses of the existing facilities should remain open.	<i>Strategy:</i> Maintain the existing provision for future changes in activity patterns.  <i>Strategy:</i> Consider the value of non-active spaces.	See User Survey
<b>3.3 Develop Herd St P&amp;T Building</b>	<ul style="list-style-type: none"> <li>outside the scope of the application</li> <li>design intentions for building are providing connection to the park</li> <li>publicly relevant edge activity.</li> </ul>	The type of planned public spaces on the ground floor of Chaffers Dock and the Corner element are unclear at time of audit. There is potential for either location to play a role in the interpretation of the park. The tenancies of the ground floor include cafes - food outlets will animate the edges day and night.	<i>Issue:</i> Commercial activity should maintain the integrity of the building. Signs important for successful business operation should maintain heritage value and be responsive to the architectural principles of the building and the recreational quality of the park.	<i>Strategy:</i> Clear guidelines relating to the exterior of the building are required - particularly for signs. Processes of design review, and compliance with resource and building consents should be monitored and applied.	City Council.
<b>3.4 Develop Overseas Terminal</b>	<ul style="list-style-type: none"> <li>Overseas Terminal outside the scope of application.</li> <li>provision of access through the park maintains the viability of building.</li> </ul>	Overseas Terminal outside the scope of application. Access provision remains.			
<b>3.5 Chinese Garden</b>	<ul style="list-style-type: none"> <li>Chinese Garden is outside the area of application.</li> <li>design allows for its future integration.</li> </ul>	Association of the Chinese Garden with the Transition Building has delayed its construction. To achieve earlier completion, the planned garden has been moved to Frank Kitts Park. This site supported by Chinese Garden Committee.			
<b>3.6 Connection to water</b>	<ul style="list-style-type: none"> <li>Low-level boardwalk east of Te Papa provides small-boat access and sea-going waka landing.</li> <li>New public access to Clyde Quay Marina.</li> <li>Graving Dock provides for beach landing, waka disembarkation and ceremonial connection to Te Papa's Marae.</li> </ul>	Achieved.  Te Papa connection limited by inadequate provision of access to atea.			
<b>3.7 Waterfront location</b>	<ul style="list-style-type: none"> <li>Both the 'daylighted' Waitangi Stream and the Graving Dock connect the Park to the water.</li> <li>authentic historical reference</li> </ul>	The Graving Dock contains a 'wet and dry' zone, drawing the eye from the landside of the park to the water through linear design and water flow. The Wind Garden between the Graving Dock and Chaffers Dock interrupts some of the few views of	<i>Issue:</i> Premiering shelter over views has resulted in the loss of some water views but these are restored as the viewer approaches the water's edge.	<i>Strategy:</i> within reason, the climate and microclimate of Wellington should be accepted	

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
		<p>open water available. The screens, which will provide physical shelter, restrict views over a large proportion of the horizontal view shed.</p> <p>The windscreen on the graving dock bridge also restricts views to the open water while responding to the desire for sheltered seating and movement.</p> <p>The newly-completed promenade directly east of Te Papa creates new access points to the waterfront increasing diversity of water access experiences</p>	<p><i>Issue:</i> The wind Garden is incomplete at review and without shelter plants selected appear to be suffering.</p>	<p>as having periods of inclement weather when outside activities are undesirable.</p>	
<p><b>3.8 Safe road edge</b></p>	<ul style="list-style-type: none"> <li>the 10m-wide outer promenade, trees at the roadway edge and then a line of parallel-parked cars contributes to pedestrian safety.</li> <li>elevated tree canopies will partially screen but not obscure sightlines.</li> <li>The wide street-side promenade avoids crowding and the risk of vehicular conflict.</li> </ul>	<p>Achieved.</p> <p>The expansive width of the promenade means it is perceived as a space in itself with protection and distance from traffic in Cable Street and Oriental Parade.</p> <p>The concentric bands starting at the outermost edge with the Promenades, then the Activity Zone, reed beds, walkways and the field in the centre, engenders a sense of protection and distance from the outer zones. The generous scale of these elements enables a sense of separation of adjacent activities.</p>			
<p><b>3.9 Discreet parking areas</b></p>	<ul style="list-style-type: none"> <li>The proposal removes extensive areas of commuter parking.</li> <li>Parking for park users is in peripheral areas and at street edges.</li> </ul>	<p>Provision of car parking is external to the park itself and to be addressed by the City Council.</p> <p>Temporary parking areas have been constructed in areas where development is to occur at a later stage.</p>	<p><i>Issue:</i> Temporary provision holds the danger of later expectation.</p>		<p>Parking is external to the park itself and to be addressed by WCC</p>
<p><b>3.10 Adjacent links</b></p>	<ul style="list-style-type: none"> <li>The park's connection with Oriental Bay is enhanced by site planning extending the Oriental Bay promenade around the water's edge and along Cable Street to Te Papa</li> <li>The connection is further improved by the raised 'speed table' across the entrance to Herd Street – which ensures the continuity of the promenade table.</li> </ul>	<p>Te Papa connection indicated but incomplete until development of Transition Building site</p>	<p><i>Issue:</i> Traffic and parking issues relating to the proposed Overseas Terminal development and John Wardle building should continue to be developed as the projects proceed.</p>		
<p><b>3.11 Transition Zone Stage 2</b></p>	<ul style="list-style-type: none"> <li>The Transition Zone is outside the area of application</li> <li>design allows for future integration</li> </ul>	<p>The proposal for the Pacific Gardens is conceptual only and requires consideration and concept development.</p> <p>Competition winner UN Studios. Animation of public space, day and night, and provision of publicly accessible facilities is anticipated in the new building.</p>	<p><i>Issue:</i> The Pacific Gardens offer an opportunity to enhance the sense of place, engage diverse communities and innovatively address the park-edge relationship with Te Papa.</p> <p><i>Issue:</i> The existing problems of Te Papa's Atea space and its truncated access ramps are highlighted by the new, carefully detailed construction of the promenade and park in the northwest corner.</p>	<p><i>Strategy:</i> The 'Pacific Gardens' element may have to be reconsidered in the context of the UN Studio building and the relocation of the Chinese Garden which was a component of the 'Cultural Grounds'.</p> <p><i>Strategy:</i> The 'Cultural Grounds', Te Papa Atea and promenade should be considered as a whole.</p>	
<p><b>3.12 New Building Stage 2</b></p>	<ul style="list-style-type: none"> <li>outside the area of application.</li> <li>design allows for future integration.</li> </ul>	<p>Competition winner John Wardle. Animation of public space, day and night, and provision of publicly accessible facilities is anticipated in the new building.</p>			

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
<b>4 DETAILED REVIEW OF COMPONENTS</b>	<b>2003 RESOURCE CONSENT REVIEW</b>	<b>2006 DESIGN QUALITY AUDIT</b>	<b>ISSUE IDENTIFIED</b>	<b>STRATEGY</b>	<b>AUDIT BY</b>
<b>4.1 Promenades and pathways</b>	<p>(a) Design enhances the public promenade, improves access to the water's edge and expands diversity of experience</p> <p>(b) access from city to waterfront is improved</p> <p>(c) Links to the site from the CBD remain secondary until the proposed new pedestrian crossings across Cable Street are installed.</p> <p>(d) logical hierarchy of circulation within park with multiple interconnections.</p>	<p>The broad streetside promenade, the Graving Dock promenade and the waterfront promenade structure and form the park clearly. The promenades are generously-sized to accommodate large groups of people. These may appear as a vast expanse of hard surface. This perception will decrease as trees grow, increasing the separation from the hard surfaces of the road and increasing containment and shade.</p> <p>The inclusion of multiple pathways of different qualities, degrees of privacy and scale offers route choices and alternatives of experience within a relatively small area. The design intent approaches accessibility by ensuring that experience of every element is accessible via at least one path for those with different abilities.</p> <p>Proposed pedestrian crossing see 2.7.2</p> <p>Materials including concrete, asphalt and timber decking are robust and durable and interact at suitable scales in different locations.</p>	<p><i>Issue:</i> The clarity of the main routes will increase as plants grow and increase route definition. Plant health and replacement is important to the evolving clarity of structure.</p> <p><i>Issue:</i> The park accessibility strategy is an important means of maximising the intentions of universal inclusiveness.</p> <p><i>Issue:</i> Assuming the UN Studio building is constructed in the future, it may be necessary to look at additional crossing points along the Graving Dock.</p>	<p><i>Strategy:</i> Education and familiarity may be fostered through targeted invitations and activities - eg a wheelchair basketball event on the half court.</p>	Events Management
<b>4.2 Activity Area</b>	<p>(a) The skate park location satisfies noise requirements, and minimises conflict with play area.</p> <p>(b) Layout gives potential for future extension of recreational use to the west and cross-programming of the carpark zone.</p> <p>(5.2.1) Potential conflict between some of the uses requires resolution - eg skate park and playground.</p>	<p>The skate park is highly popular and attracts many users from the immediate and regional areas. As could be expected it receives more wear and tear than other parts of the park but is standing up to this due to robust detailing and material selection.</p> <p>While the 2003 review noted potential conflicts, use also reveals potential synergies. Older children visit both these areas and it can be helpful to have destinations for different use-groups close together.</p> <p>The Kiosk provides an important function for wayfinding, provision of services and provision of shade. It is used by campervans at times when other users are less numerous. Until the Transition Building and the Wardle scheme east of Chaffers Dock are built and operating, the kiosk provides the only public toilets and water supply.</p> <p>The play area is highly popular. It is not secured but it would be unfortunate to go against the principle of safety through activity surveillance.</p> <p>Successful surface changes and reduction in scale of change for the children's play area.</p>	<p><i>Issue:</i> Diverse users and adjacent activities are particularly significant with the fast noisy movements common in the skate park. The active skate area is well defined widthwise but less so lengthwise where other users are entering or leaving the Park from Cable street. The safety sign in the skateboard area detracts from design.</p> <p><i>Issue:</i> There is little shade given the early stage of tree growth in the park, and the Kiosk provides the only 'built' shade. Before permanent service provision is complete, the importance of such facilities may warrant a temporary service centre to the west</p> <p><i>Issue:</i> The louvered canopy appears to block desirable morning sun yet allows hot summer afternoon sun. Louver orientation needs review.</p> <p>Drinking Fountain at the Kiosk is too high for kids and not functioning properly.</p>	<p><i>Strategy:</i> consideration warranted on provision of a temporary facility providing built canopy, toilets, food and beverages and water supply.</p>	See User Survey

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
<p><b>4.3</b> <b>The field</b></p>	<p>(a) The field is of sufficient size. (b) Trees and landform give enclosure and spatial definition. (c) Variety of entry points. (d) Reinforced turf is used to reduce wear.</p>	<p>The field's size, form and edge design make it highly popular for a diverse range of events. This intense use has a physical impact. See 3.2</p> <p>The earth 'lip' around the perimeter enables the field to operate separately from adjacent spaces. This sense of 'arrival' in a different place is highlighted by entry through the sculptural elements shaped in reference to the Shadows of Waka. Successful growth of ngaio on the inner berm reinforces the spatial enclosure, but poor survival rates of kowhai on the adjacent promenade deny a further and seasonally changing definition. ( see 4.6)</p> <p>Attention to the best possible growing conditions is particularly important during the establishment phase of the park as there is very little shade until the tree canopy sizes increase.</p> <p>Use of the field varies at different times. It is intense at events, unavailable during event preparation and lighter at other times. Although there are times where fewer users are observed, value, as an experience of space, remains.</p>	<p><i>Issue:</i> Damage to the field surface and structure has occurred near Chaffers Dock. Value-engineering lead to omission of construction of a drain along edge leading to poor drainage. Vehicles driving on the Field near Chaffers Dock edge have damaged turf &amp; subgrade. Locksand is currently being installed at Chaffers Dock Edge.</p> <p><i>Issue:</i> Erection of temporary structures on the Field can damage the surface &amp; make parts of the park unusable. If considered as excessive privatisation of public space, this can have negative public responses. Hard seal also needs to be made available for events. See 4.3.</p> <p><i>Issue:</i> Plant material such as the Kowhai which is lost or damaged needs to be replaced as it is spatially and environmentally important.</p> <p>Experience as a less intensely occupied space has an intrinsic value. See 3.2</p>	<p><i>Strategy:</i> Identify area for temporary structures, ensure they have suitable surfaces and clarify guidelines for use. Hard surface areas should be used where possible.</p>	<p>A User Survey is needed to establish levels of casual use of field.</p> <p>Events Management</p>
<p><b>4.4</b> <b>The wetland</b></p>	<p>(a) An important ecological element that provides definition and interest. (b) Provides visual, ecological and infrastructural amenity. (c) Boardwalks facilitate public access.</p> <p>(5.2.3) Stream pollution should be resolved so that it remains safe for human contact.</p>	<p>The 'daylighting' of the Waitangi Stream and inclusion of reed beds to promote sedimentation and filtration of stormwater runoff is both educational and functional. The first flush during any downpour, and about one-third of the constant flow, is collected, cleaned and reused in the park for irrigation. To this end, the interpretation required in the resource consent needs to be furthered and implemented.</p> <p>The purpose-built urban wetland is distinctive and aesthetically engaging, contributing to the park's memorable identity. 'Daylighting' the watercourses is culturally significant and ecologically important.</p> <p>The innovative technology used in the wetlands is an example of the many opportunities in the park for education and interpretation.</p> <p>There were teething troubles - the reed beds struggled for water over the driest months. This resulted in poor plant performance at the corner of Cable St and Oriental Pde. This has now been remedied and growth is successful and attractive.</p> <p>Although all boardwalks are not accessible to all people, the experience offered by the wetlands is accessible to all from at least one location (See 1.2). The routes unsuited to wheelchairs are signalled as such by stepped starting points.</p>	<p><i>Issue:</i> Interpretative signage should be located away from the element – perhaps at the Kiosk or Chaffers Dock ground floor - with the view that any signage should be integrated with subtlety.</p> <p><i>Issue:</i> Successful operation is critical as this is a functioning living system with overtly visible evidence of its operation.</p>	<p><i>Strategy:</i> Develop and disseminate information according to an overall Interpretation Strategy</p> <p><i>Strategy:</i> Interim measures should be considered if problems of operation take time to address.</p>	
<p><b>4.5</b> <b>Graving Dock</b></p>	<p>(a) The overlap of symbolic and ecological function enhances experiential richness. (b) It gives relevance to a very specific geometry that will enhance the views ....space and....patterns</p> <p>5.1.1 The Graving Dock requires ... resolution to ensure the wetland is functional and maintenance ... is sustainable ... human and ecological.</p>	<p>The dock's width reflects original proportions - thus the park is structured through an authentic historical device. The bold division into wet and dry halves expands the ecological and aesthetic diversity in the park.</p> <p>This area is a less-visited but important spatial experience. Use will change with development of the Transition Building and landscape See 2.4</p> <p>A concept for engraved botanical references in the paving stones has been designed to give a fine level of detailed information about the plant collections in the Graving Dock. This artwork was removed in a 'value- engineering process and should be reinstated.</p>			

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
<p><b>4.6 Trees and planting</b></p>	<p>(a) Selection and positioning of trees creates a hierarchy ... to assist user orientation.            (b) Formal and informal patterns define areas of shade and shelter.            (c) Structural tree planting ties into the waterfront streetscape.            (d) Selection appears appropriate, predominant use of native species.</p>	<p>The plant selection has been developed in conjunction with civic horticulturists and City Council expertise. The selections have had mixed results. Oaks, kowhai and taupata have all been lost. Taupata are native to Wellington, but the severity of winds means even the hardiest tree takes time to establish. The design team and the Council determined the species will remain for autumn 2007 replacements, and be reassessed if they fail again.</p> <p>Oak trees have performed poorly and died back, losing their initial branching structure. This looks unsightly and may delay the establishment of shade, way-finding and identity. Many of the trees that have done poorly were planted in the summer as part of preparations for the 2006 Arts Festival. This was not a planting time best suited for horticultural requirements.</p> <p>Provision of shade is important to environmental comfort. Trees have been included but take time to provide any significant shade.</p> <p>Plants play important roles in the functional systems and the formal structure of the park and help create a sense of place, identity and regional character. For this reason their success is important. Whether losses or poor performance are due to harsh conditions or operational problems with irrigation, action needs to be taken to give maximum opportunity for successful growth.</p> <p>Concerns were raised about the possible hazard to visually-impaired people from the tree pits on the street promenade. The concern has since been alleviated by the successful growth of reeds, forming a clearly defined edge.</p> <p>Some tree losses (especially the kowhai) have been due to vandalism not wind exposure. Meuhlenbeckia by skate park is in poor condition - possibly due to trampling. This will be an ongoing problem until they are large enough to withstand breakage. More mature kowhai are being planted in an attempt to resist vandalism.</p> <p>Suitable amounts of water, particularly during establishment, are critical for plant health and good rates of growth. While systems of water supply vary - from reeds in flooded reed beds to trees with individual irrigation outlets - it is crucial that the systems are maintained in working order.</p>	<p><i>Issue:</i> Trees growing in the often-harsh conditions on this site take time to establish and require ongoing monitoring. Getting this process right may require extra resources at the beginning – however once the trees are established the need for resources lessens..</p> <p><i>Issue:</i> Horticultural requirements, such as ideal planting times, should be prioritised to give plants the maximum opportunity for success in this difficult environment. Compromising horticultural requirements to meet the needs of, for example, event managers may ultimately increase expenses and diminish the perceived success of the park.</p> <p><i>Issue:</i> While the trees are still small, the use of the seating area in the south east corner of the park is limited as little shade and sense of containment occurs.</p> <p><i>Issue:</i> Some kowhai planted to form an arc around the field have not survived but remain in position. As an important motif for the park, their role is significant enough that attention to ensure their survival during the first years of establishment is essential. When trees die, they should be removed as soon as possible and replaced at a suitable planting time to maximise chances of success.</p> <p><i>Issue:</i> During the early establishment of plants, temporary markers or barriers may be needed for safety purposes. For example, tree pits were provided with temporary corner stakes to indicate the level change for visually-impaired park users. However good growth of the low planting now clearly indicates the edges of the pits.</p> <p><i>Issue:</i> Plants are particularly vulnerable to breakage and trampling when they are small.</p> <p><i>Issue:</i> Where lack of water is responsible for plant losses or poor performance this should be ameliorated. If temporary operations problems limit water supply, temporary measures should be considered.</p>	<p><i>Strategy:</i> Continue regular assessment by qualified personnel, and replacement strategies. Ensure selections are given maximum opportunity to succeed before considering changes.  <i>Strategy:</i> Prioritise horticultural requirements in the establishment period to minimise ongoing costs</p> <p><i>Strategy:</i> Although previously considered, another built shade structure/kiosk should be considered given the establishment time for planting and the timeframe for the Transition Building. This could be temporary.</p> <p><i>Strategy:</i> Continue regular assessment of plant health by qualified personnel, particularly in the early establishment period.</p> <p><i>Strategy:</i> Consider replacing lost plants with larger sizes to increase resistance to vandalism. This should be balanced with horticultural establishment requirements.</p>	
<p><b>4.7 Furniture</b></p>	<p>(a) Range of seating spaces and levels of formality.            (b) Robustly detailed furniture.            (c) Visually-permeable perforated screens. Elements are visually coherent and relate to waterfront.            (d) Lighting relates to waterfront 'family'.</p>	<p>Material selection, construction and detailing of seats is robust and suits the site. Missing slats should be replaced to engender a sense of care and ownership. Slopes on the seats in the petanque area appear to be a maintenance issue.</p> <p>The number of seats is adequate. However until the trees mature there will be a lack of shaded seating.</p> <p>The moveable seats at the kiosk enable choice and flexibility and are a very successful choice of seat type for the location. The seats are light and robust and can be reconfigured to respond to requirements for sun, shade, grouping or location for supervision.</p> <p>The seats by the Shadows of the Waka could have been detailed to avoid exposure of conduits for lighting. This would have added little extra cost but ensured a high standard of appearance.</p> <p>Screens in the Wind Garden block views of the water at a distance, but these views are returned later. The strategy of installing screens for graffiti has been successful. Maintenance stops graffiti from 'migrating' to other areas.</p> <p>Although outside the park boundary, the Cable St and Oriental Parade street edges look like part of the park. Bins have been placed along Cable Street edge in excessive numbers, despite the provision of bins in the Park. These appear unused and unnecessary.</p>	<p><i>Issue:</i> While design can minimise maintenance, regular monitoring and response to maintenance issues is required.</p> <p><i>Issue:</i> Getting detail design right during the design phase minimises ongoing costs and maximises success of park elements.</p> <p><i>Issue:</i> Park management should be co-ordinated with that of adjacent streets given the seamless nature of some of the park edges.</p>		

	2003 RESOURCE CONSENT REVIEW	2007 DESIGN QUALITY AUDIT	ISSUE IDENTIFIED	STRATEGY	AUDIT BY
4.8 Cultural elements	<ul style="list-style-type: none"> <li>(a) Strategy promotes a variety of cultural elements.</li> <li>(b) Elements form more than one function</li> <li>(c) Design approach avoids tokenistic afterthoughts.</li> <li>(d) Consultation ensured good placement and long-term relevance.</li> <li>(e) Wellington Tenth's Trust should provide ongoing input at suitable times.</li> </ul>	<p>Significant Maori elements have been intended to be included in the park such as the pou and waharoa.</p> <p>The 2003 review noted the potential richness and relevance that the proposed strategy and design process intended to foster. Unfortunately the waharoa, a potentially inspiring element in the park, could be better. As an entry element it is not intended to relate to the external entries to the park, but is placed to align back to Te Aro Pa and the suitable cultural entry for powhiri to the field. There are also problems of scale – the waharoa appears small in such a large space, and fails to meet accessibility and safety standards.</p> <p>The Pacific Gardens have <b>not</b> been constructed (see previous).</p> <p>The proposed artwork at the corner of Cable St and Oriental Pde has not been forwarded and later implementation should be considered.</p> <p>Waka Shadows add richness of cultural stories to the field edge.</p>	<p><i>Issue:</i> To achieve the best result possible, the role of cultural elements in the park's design should be considered.</p> <p><i>Issue:</i> Cultural elements by their nature may have a different logic to that used in the design of the rest of the park. This difference accepted all elements are intended to have similarly high standard for quality and user interface.</p>		
4.9 Materials: surfaces and paving	<ul style="list-style-type: none"> <li>(a) Overall materials selection is suitable.</li> <li>(b) Combination of unbound and bound surfaces</li> <li>(c) Materials indicate path hierarchy.</li> <li>(d) Street promenade detail separates vehicular and pedestrian zones.</li> </ul>	<p>The park design uses suitably robust common materials in creative compositions. This gives the surfaces a durability and robustness highly suited to a busy urban park.</p> <p>The materials - and their placement - reinforce the sense of place and unique identity of the park. Attention has been paid to tikanga with materials imported from other parts of the country.</p> <p>There is a good variety of texture on the ground plane and good construction has contributed to the success of some innovative detailing.</p> <p>Detail in the concrete finish on the promenade south of Chaffers Dock was reduced by 'value engineering'. Although subtle, the resulting surface change is successful, visually breaking up the large expanse without the alternative materials proposed earlier in the design process.</p>	<p><i>Issue:</i> This appears an economical and successful approach to paving - indicating that variety can be achieved by designers involved in cost engineering processes.</p>	<p><i>Strategy:</i> Involve designers closely in cost engineering exercises to achieve good economical solutions.</p>	
4.10 Lighting	<ul style="list-style-type: none"> <li>(a) Lighting follows the theme on Taranaki Street Wharf.</li> <li>(b) The Waterfront Strategy supported a top-quality night environment for each precinct.</li> <li>(c) Strategy requirement for each activity in park to have own characteristics achieved</li> <li>(d) Light 'spill' avoided.</li> <li>(e) Safe routes along promenade, Graving Dock and street edges.</li> </ul>	<p>The lighting elements form a suite of elements continuing the robust waterside industrial aesthetic. Although this presently appears as a proliferation of poles, the effect will diminish as trees grow. The Box top pole has less appeal than others in the lighting 'suite'.</p> <p>The family of poles accommodates different light requirements.</p> <p>There are real opportunities for sustainable energy practises in the park.</p>	<p><i>Issue:</i> The park is a large enough area, with a distinct enough identity, to warrant a suite of lighting and furniture elements that are related to, but different from, those on other parts of the waterfront. Other smaller sites and waterfront projects should use the waterfront suite of elements.</p>		Safety review
4.11 Signs	Not included in 2003 review	<p>Generally speaking, signs can contribute to way-finding, provide information, commercial viability, interpretation and cultural expression. If poorly or overused the effect can be the reverse.</p> <p>In this instance, way-finding is considered in the overall layout of the park. There is a place for some text clues for way finding.</p> <p>Advertising signs should only relate to park activities. Signs should match the ambience of the park e.g. the signs on the ground level of Chaffers Dock can vary within guidelines established to maintain and enhance the value of the building.</p> <p>Signs on the east elevation of the Waitangi Café detract from the architecture and park identity. These appear designed and scaled for motorists rather than park users.</p>	<p><i>Issue:</i> Signage should be considered on a holistic basis and in consultation with the park designers.</p> <p><i>Issue:</i> There are many opportunities for interpretation of the stories behind the park and waterfront. These should be explored but there should be caution over the proliferation of additional objects. See 4.4</p> <p><i>Issue:</i> Signs on the café advertising products and services have not been through the rigorous process of design and review, and reduce the architectural quality of the building quality.</p>	<p><i>Strategy:</i> Develop a wayfinding strategy.</p> <p><i>Strategy:</i> Develop signage guidelines.</p>	