

CIVIC CENTRE DESIGN GUIDE – TABLE OF CONTENTS

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1.0 Introduction

Council's longstanding objective has been to establish a Civic Centre worthy of the capital city. The Civic Centre Character Area is designed to support this aim.

All of the land within the Civic Centre is owned by the City and has been developed to provide a centre for administration, social, community, conference and entertainment facilities.

The complex encompasses municipal offices, office accommodation for community organisations, a public library, an art gallery, children's museum, creche and information offices. The Character Area is centred around the Civic Square.

All new building and site works in the Character Area are Controlled Activities to ensure that the Character Area is developed in an integrated manner in accordance with the Concept Plan and Council's objectives.

Together with the Concept Plan (Appendix 1), this Guide is intended to provide a basis for the future development or redevelopment of Wellington's Civic Centre.

Fundamental to the character of the Character Area is the notion that the Civic Centre is a place designed at an appropriate scale to welcome and accommodate people. It is designed to have a diverse range of amenities to encourage people to participate in a wide range of activities across the age and ethnic spectrum.

The Character Area is first and foremost a pedestrian precinct for residents, workers and visitors alike, with a character that recognises its location and heritage.

Future Development Potential

Although a large proportion of the Civic Centre Character Area has been developed to a finished state there are components of the original concept plan that remain as potential additions to the precincts form.

Notably the Future Development Site on the corner of Harris Street and Jervois Quay and the triangular area of land between Jervois Quay and Wakefield Street.

In the event of construction on the Future Development Site Council will use its power as a landowner to determine those activities appropriate to the area. Commercial development may occur on this site.

There is also the potential to expand the over-bridge/plaza across Jervois Quay, connecting the Character Area to the harbour edge.

2.0 Intention of the Design Guide

As specified in the District Plan rules all new building development within the Civic Centre Character Area is a Controlled Activity, in terms of design, external appearance and siting. This Design Guide provides the standards or criteria against which controlled elements will be assessed.

Applicants will be required to demonstrate through the detailed design of new development an understanding and commitment to maintaining and extending the present and intended character of the Civic Centre Character Area. Beyond this intention and in general accordance with the design guidelines a significant degree of flexibility is given to designers in the preparation of development proposals.

No precise formula exists for ensuring the skilful and innovative design of buildings. However, the provisions of this Design Guide require that particular character elements be respected. Applicants will have to demonstrate that the provisions of this Design Guide have been acknowledged and interpreted and the objectives satisfied. This will provide the basis for assessment.

3.0 Boundaries

The extent of the Character Area is an approximate square defined by Harris Street to the North, Jervois Quay to the East, Wakefield Street to the South and Victoria Street to the West. See Appendix 1 for detail.



4.0 Objectives

- 01** To provide a centre for Wellington City's local government (administration and political activities), social, cultural, educational, entertainment and tourist facilities.
- 02** To ensure that the development of the Civic Centre provides for recognition of tangata whenua and other cultural groups.
- 03** To ensure that all development in the Character Area is undertaken in accordance with the Character Area Concept Plan and is integrated with the adjacent buildings and areas.
- 04** To control all new development and site works to ensure the attainment of a high standard of design which recognises the architectural heritage of the Character Area.
- 05** To provide for safe, efficient and pleasant pedestrian access to the Civic Centre from surrounding areas, and around and through the Centre.
- 06** To ensure that the design of buildings or other development minimises problems caused by the inter-relationship between buildings and wind in the surrounding areas.
- 07** To maximise direct sunlight to all public open spaces in the centre.

5.0 Guidelines

General Criteria

- G1** The design of Wellington Civic Centre should recognise the unique nature of its location, heritage and cultural diversity.
- G2** The quality of design and development of the Civic Centre must be of high quality with emphasis on meeting the requirements of the uses and users of the area.
- G3** The safety, security, comfort, pleasure and convenience of those working and visiting the Character Area are a high priority. It is important that the design allows for a wide variety of activities on a daily basis both within and without the building development.
- G3** The Civic Centre is primarily a public environment and any development or redevelopment must respect this fact.

Urban Form Considerations

Urban form involves the composition and shape of the Character Area and its constituent parts which collectively define the Character Area's three-dimensional form and pattern. Any development within the Character Area must:

- G1** relate well in scale, form and appearance to the existing composition of buildings and spaces that collectively make up the Civic Centre
- G2** make carefully considered connections with the main pedestrian routes that cross the Character Area.
- G3** maintain significant viewshafts and vista views in the design. Views of the Monastery from the Portal (at ground level) should be maintained.
- G4** not dominate adjacent public spaces, nor should it give the impression that public spaces are merely forecourts belonging to the development.

Appendix 1. Civic Centre Concept Plan

