

Appendix 8.13 – Urban Design

**Stadium Concourse Option
for the Indoor Sports Facility**

Urban Design Review

for
Wellington City Council

by
Graeme McIndoe Architect & Urban Designer
FNZIA, MA Urban Design, BArch(Hons)

1 April 2009

Executive Summary

- 1 The proposed sporting activity complements the stadium, is centrally located to be accessible by a range of modes, and helps to activate a part of the city that is relatively devoid of activity when the stadium is not hosting a major event.
- 2 It uses a space that is unlikely to be attractive for other types of use, particularly given the potential for much higher commercial development closer to the CBD and the noise sensitivity of residential activity.
- 3 It offers the opportunity to repair and complete the concourse, making use of existing access and parking infrastructure.
- 4 The proposal is consistent with Wellington City District Plan urban design requirements, as well as good urban design practice. While not fully developed, the concept has the makings of a very high quality design outcome, with potential for design development to address identified design issues.
- 5 It provides a visual balance and aesthetic foil to the very large and graceful oval of the Westpac Trust Stadium, establishing a positive scale relationship with that building. This also fits in to the context of very large buildings on the waterfront/port area.
- 6 The intersection of the proposed wedge form with the stadium is appropriately treated with a slot between the buildings and a 'notch' in plan at Waterloo Quay. The expression of a slot is important to maintain the purity of form of both the stadium and the wedge and to provide natural light and sense of spatial generosity close to the stadium entrance.

- 7 This proposal presents an opportunity to address the pedestrian access and permeability required by the District Plan design guides with a connection from Davis Street to the concourse. This would provide direct pedestrian access from schools in Thorndon, and help to address any flow capacity issues that may arise with additional columns on the concourse.

- 8 The sports facility provides shelter and activation to the concourse, however the space created is very wide and relatively low. Further consideration needs to be given to the quality of this covered part of the concourse, especially height of this space as an appropriate entrance to a major public facility, and connections to ground and adjoining parts of the city. I am confident these can be acceptably resolved, albeit that the concourse will remain compromised by vertical constriction. A CPTED, lighting, signage, and managed activation strategy (with possibly vendors and kiosks) would be required here, as well as a column treatment that contributes to the quality of experience within this space.

- 9 The west elevation is not described. This would be prominent in view from Thorndon Quay, however internal functions and services placed along this edge offer potential to articulate the facade with variation in form and/or various openings. The precedent of the east elevation also gives confidence that this can be acceptably resolved.

END