

Landscape Comments

MFC Car Park Development
110 Jervois Quay, SR 510418
Date: 06/04/22

The Proposal

Civic Centre Heritage Area (Te Ngahau Precinct) development which will include a multiuse building up to 8 levels, with frontages to Jervois Quay and Wakefield Street, and site landscaping. The redevelopment area includes the site of the old Michael Fowler Centre (MFC) carpark now occupied by the temporary building for the Royal NZ Ballet which will be removed.

Details for the development are shown in:

- [AEE prepared by Urban Perspective](#)
- [Appendix 1, Architectural Design Statement](#)
- [Architectural Plans prepared by Athfield Architects Ltd & Appendix 8 Townscape Views](#)
- [Appendix 2, Landscape Design Statement and Plans Rev C dated 01/03/2022 prepared by Wraight + Associates Ltd](#)
- [Appendix 9, Arboriculturist Assessment dated 27/02/2022 prepared by David Spencer](#)

Relevant Assessment Criteria

*The site is located in the Civic Centre Heritage Area – Chapters 12 and 13
Rules 13.3.4 and 13.3.8*

Activities

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| Objective 12.2.2 | <i>To facilitate a vibrant, dynamic Central Area by enabling a wide range of activities to occur, provided that adverse effects are avoided, remedied or mitigated.</i> |
| <i>Policy 12.2.2.1</i> | <i>Encourage a wide range of activities within the Central Area by allowing most uses or activities provided that the standards specified in the Plan are satisfied.</i> |
| <i>Policy 12.2.2.2</i> | <i>Ensure that activities are managed to avoid, remedy or mitigate adverse effects in the Central Area or on properties in nearby Residential Areas.</i> |

Urban Form and Sense of Place

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| Objective 12.2.3 | <i>To recognise and enhance those characteristics, features and areas of the Central Area that contribute positively to the City's distinctive physical character and sense of place.</i> |
| <i>Policy 12.2.3.1</i> | <i>Preserve the present 'high city/low city' general urban form of the Central Area.</i> |
| <i>Policy 12.2.3.2</i> | <i>Promote a strong sense of place and identity within different parts of the Central Area</i> |



Site landscaping component as proposed in the set of Landscape Plans (Appendix 2) prepared by Wraight + Associates Ltd recognizes and enhances the area through:

Planting

- The site occupies a flat triangle of land located between the MFC auditorium and the junction of Jervois Quay and Wakefield Street to the east. The street character of the mature Pohutukawa trees along the Jervois Quay edge will be retained. The mature Pohutukawa tree to the south of the MFC building will also be retained. Otherwise, the site will be cleared including the temporary prefab building and all other vegetation. The Planting Plan L1.04 prepared by Wright + Associates (WA) shows existing trees to be removed, retained or relocated.
- The selection of plants proposed draws from contemporary ecological plantings nearby such as Wairepo Lagoon and Waitangi Park where the combination of planting includes rain gardens under existing Pohutukawa trees, specimen trees along the Wakefield Street edge and an accessible, but small, lawn and coastal garden area. The lawn and coastal garden is designed for informal gathering and is located between the north end of MFC Lane and Jervois Quay (WA L4.01, L4.02 Planting Palettes 1, 2).
- Waimapihi Garden North, shown as areas 3A and 3B (WA Landscape Plan L1.01, L1.02, L1.04) acknowledges the natural history of the site incorporating a water retention area with riparian planting to indicate the meeting of Waimapihi stream and the coastal edge.
- Waimapihi Gardens South 7A, 7C (WA L1.01 Landscape Plan) reflects the historic stream bed which is represented in the water and riparian planting proposed.

Connections

- The design brief required that improving the spatial connection and pedestrian access between Cuba Street and the waterfront, Cuba-Te Whanganui- a-Tara Link be a key component of the overall development of the site.
- The landscape design incorporates a wide promenade from Cuba Street to Jervois Quay with views to the waterfront and a secondary access route from Opera House Lane via the building to Jervois Quay. Paved terraces along western edge of the building are overhung by the undercroft of the main building and the western wedge.
- Two mature Pohutukawa trees located at the Jervois Quay end of the Cuba Street promenade will be relocated further south (WA L1.04 Planting Plan). The selection of low planting under the tree canopy along the northern periphery of the site will ensure a sense of openness and visual connection to the waterfront.



- The pedestrian accessway crossing at Jervois Quay is much wider and includes the two crossing points from the southern side of the road converging to one at the northern side of Jervois Quay. The Architectural Drawing RC_101 for the ground floor shows the existing and the future re-configured crossing across Wakefield Street.
- The secondary connection through the site is proposed to provide improved pedestrian linkage from Opera House Lane to the waterfront. The connection provides access through the ground floor of the building from the Wakefield Street entrance out to Jervois Quay pedestrian crossing area (WA drawing L1.04)
- The landscape design also incorporates a selection of robust materials and combination of durable finishes including natural timbers, stone and concrete (WA Landscape Materials L1.02, L3-01) that will promote a strong sense of place and contemporary design features that are reflected in the paving patterns, retaining walls/edgings and the planting.

Effects of New Buildings

Objective 12.2.5 *Encourage the development of new buildings within the Central Area provided that any potential adverse effects can be avoided, remedied or mitigated.*

Policy 12.2.5.5 *Require design excellence for any building that is higher than the height standard specified for the Central Area*

Policy 12.2.5.6 *Ensure that buildings are designed to avoid, remedy or mitigate the wind problems that they create and when existing wind conditions are dangerous, ensure new development improves the wind environment as far as reasonably practical.*

Policy 12.2.5.7 *Ensure that the cumulative effect of new buildings or building alterations does not progressively degrade the pedestrian wind environment.*

Policy 12.2.5.8 *Ensure that the wind comfort levels of important public spaces are maintained.*

Policy 12.2.5.9 *Encourage consideration of wind mitigation measures during the early stages of building design and ensure that such measures are contained within the development site.*

The landscape design does not specifically address wind effects. No planting or earth mounding for wind protection is proposed. The Cuba Street - Jervois Quay promenade passes through the undercroft of the building and the western wedge which will provide some protection from wind.

The Wind Tunnel Study prepared by WSP dated 1/3/22, has concluded that the proposed development will cause a relatively small change in wind conditions overall around the pedestrian areas of the site. This comparison is made with wind effects contributed to situation with the temporary building currently occupying the site.



Building and Public Amenity

- Objective 12.2.6** *To ensure that new building works maintain and enhance the amenity and safety of the public environment in the Central Area, and the general amenity of any nearby Residential Areas.*
- Policy 12.2.6.1 Enhance the public environment of the Central Area by guiding the design of new building development and enhancing the accessibility and usability of buildings.*
- Policy 12.2.6.2 Require high quality building design that acknowledges, and responds to, the context of the site and the surrounding environment.*
- Policy 12.2.6.3 Ensure that new buildings and structures do not compromise the context, setting and streetscape value of adjacent listed heritage items, through the management of building bulk and building height.*
- Policy 12.2.6.5 Advocate for new building work to be designed in a way that minimises overshadowing of any public open space of prominence or where people regularly congregate*
- Policy 12.2.6.7 Protect, and where possible enhance, identified public views of the harbour, hills and townscape features from within and around the Central Area.*
- Policy 12.2.6.12 Maintain and enhance the visual quality and design of ground floor level developments fronting onto streets, parks and pedestrian thoroughfares throughout the Central Area.*
- Policy 12.2.6.13 Maintain and enhance the commercial character and visual interface of ground floor developments facing the public space along identified frontages within the Central Area.*
- Policy 12.2.6.15 Improve the design of developments to reduce the actual and potential threats to personal safety and security.*

The landscape design will enhance the amenity and safety of the public environment by reinforcing the pedestrian access and wayfinding through the site and providing safe gathering space around western edge of the building. The combined paved area proposed for the Cuba Street – Jervois Quay accessway and the terraces along the western side of the building will ensure level of space for groups to gather for outdoor performance.

Streetscape values and character of the mature Pohutukawa seen as iconic Wellington trees within the Civic Centre will be retained along the Jervois Quay perimeter of the site.

Access

- Objective 12.2.15.** *To enable efficient, convenient and safe access for people and goods within the Central Area.*
- Policy 12.2.15.6 Manage the supply of commuter car parking.*
- Policy 12.2.15.8 Manage on-site parking to ensure any adverse effects on the surrounding street network are avoided, remedied or mitigated.*



Tangata Whenua

Objective 12.2.6

To facilitate and enable the exercise of tino rangatiratanga and kaitiakitanga by Wellington's tangata whenua and other Maori.

Policy 12.2.6.1

Identify, define and protect sites and precincts of significance to tangata whenua and other Maori using methods acceptable to tangata whenua and other Maori.

Policy 12.2.6.2

Enable a wide range of activities that relate to the needs and wishes of tangata whenua and other Maori, provided that physical and environmental standards in the Plan are met.

General Comments

1. The project brief required improved visual and pedestrian connectivity from Cuba Street and Opera House Lane to Jervois Quay and ultimately to the waterfront. The landscape design will enable a range of activities such as spaces for people to gather informally and for improved connectivity to the waterfront for pedestrians moving through the site. Site surveillance will be improved due to stronger visual connections and increased open vistas.
2. The contemporary design acknowledges the old waterfront edge through interpretative riparian planting representing Waimapihi Stream and the coastal garden area located at the old waterfront edge. The range of plant species selected are naturally found in this ecological area and are tolerance to site conditions being a similar selection to those found at nearby Waitangi Park.
3. **Section A** (WA drawing L2.01) depicts the area of the site between MFC lane and Jervois Quay where the landscape design acknowledges previous natural character of the site using riparian planting in combination with rocks and low coastal plants set amongst existing Pohutukawa provides a quiet space for contemplation and informal gathering.
4. **Section D** (WA drawing L2.02) depicts low water and rain gardens beside the building and under the Pohutukawa tree at the eastern end of site.
5. **Section E** (WA drawing L20.02) depicts the Jervois Quay elevation allowing open views into the site and through to Cuba Street between the proposed building and MFC building. The wide pedestrian crossing for the future link to the waterfront at Jervois Quay will help reinforce and extend the landscaping proposed.
6. **Section C** (WA drawing L2.01) shows the connection across Wakefield Street from Opera House Lane into the entrance to the building. New street trees proposed along Wakefield Street will help to soften the building and enhance streetscape character.

Conclusion

I support the landscape design proposed for the development. The design includes contemporary design elements such as rain gardens and riparian planting as interpretation of Waimapihi Stream,



and retention of mature Pohutakawa trees. Overall views out to the waterfront will be enhanced and broadened.

In my view the landscaping proposal for redevelopment of the site can meet the design brief and satisfy Wellington City Council's Policies and Objectives relevant to the Civic Centre Area

Conditions

Tree Management and Protection

All tree management and protection must be in accordance with details shown in the Arboriculturist Assessment, Appendix 9, (Arborists Report and Tree Management Plan) prepared by David Spencer dated 27/02/22 referring to drawings

- Tree Inventory dated 10/02/22 prepared by David Spencer
- Existing Tree Sketch Plan (Draft) SK 220128 prepared by Wraight + Associates
- Tree Protection Zone (TPZ) Plan (Draft) SK220216 prepared by Wraight + Associates

General Tree Condition

All construction and earthworks around or close to protected trees must be undertaken in accordance with Wellington City Council's Working Around Trees Guide dated 13 January 2013.

Landscaping

1. All site landscaping must be in general accordance with the set of landscape plans shown in Appendix 2 (Landscape Design Statement and Plans Rev C dated 01/03/22) prepared by Wraight + Associates.
Drawings include: L1.01(Landscape Plan), L0.02 (Finishes Plan) ; L1.03 (Levels Plan); L1.04 (Planting Plan); L2.01, L2.02 Sections/Elevations; L3.01 (Materials); L4.01, L4.02 (Planting Palettes).
2. The applicant must submit a final landscape plan for approval prior to work commencing providing the following information: The final landscape plan must include
 - the location of all paved areas and edgings, grass areas, planting areas and specimen trees proposed
 - a planting schedule for all planting types to include plant grades, spacings and numbers
 - a specification for planting
 - an ongoing maintenance plan for plant establishment and replacement

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