

# Frank Kitts Park Resource Consent



WELLINGTON  
lvl 2, 3 blair street  
wellington, 6011  
po box 19212  
p: +64 4 381 3355

AUCKLAND  
lvl 2, 26 lorne st  
auckland, 1010  
p: +64 9 373 5258

w: [www.waal.co.nz](http://www.waal.co.nz)  
e: [office@waal.co.nz](mailto:office@waal.co.nz)

---

## Landscape Architectural Design Statement

---

DATE	REVISION	NOTES
05.03.2024	1	//
15.03.2024	2	WIP WITH UPDATED
05.04.2024	3	UPDATED DRAFT
02.05.2024	4	FINAL DRAFT
04.07.2024	5	UPDATED
05.07.2024	6	APPENDIX 2 UPDATED
01.11.2024	7	DRAWING UPDATE
04.11.2024	8	APPENDICE UPDATE

JOB NO. 0727

Wā contact: *NICOLE THOMPSON*

ph +64 4 381 3355  
[nicole@waal.co.nz](mailto:nicole@waal.co.nz)

# FRANK KITTS PARK LANDSCAPE ARCHITECTURAL DESIGN STATEMENT

## TABLE OF CONTENTS

**1.0 INTRODUCTION**

**2.0 PROJECT DESCRIPTION**

**3.0 CONCLUSION**

## APPENDICES

**APPENDIX ONE: TAG Design Brief**

## 1.0 INTRODUCTION

### 1.1 Scope of Statement

This statement outlines the landscape architectural design proposed for the redevelopment of Frank Kitts Park and includes analysis of the proposal in relation to the existing Park, waterfront and city context as well as the Park's previous redesign scheme consented in 2018 (the 2018 scheme).

### 1.2 The Proposal –/ Outline Description

The proposal for the redevelopment of Frank Kitts Park pertaining to these Resource Consent Applications entails:

- demolition of the existing car park and its associated infrastructure;
- redesign and onstruction of a Chinese Garden (the Garden of Beneficence) consented as part of the 2018 scheme;
- reconfiguration and redesign of lawns, planting, lighting, walls, furniture and Park infrastructure consented as part of the 2018 scheme;
- refurbishment of Park promenade spaces;
- landscape/ streetscape interfaces at Jervois Quay;
- landscape interfaces with the proposed Fale building and Paepae; and
- additional enabling works, servicing and earthworks.

### 1.3 Design Team – Co-Design Approach

The proposal represents the culmination of a co-design process involving lead landscape architects Wraight and Associates (WA), lead mana whenua designers Baked Design in collaboration with Athfield Architects Limited (AAL) and Chinese Garden expert, Duncan Campbell (DC). Identified by WCC as a significant public project, the redesign of the Park has presented the unique opportunity to partner with Mana Whenua. The partnership and co-design process promotes meaningful cultural engagement and underpins the importance of Māori culture as a foundation for the design. The current design reflects both an evolution of the 2018 scheme and the confluence of several key factors including:

- Wellington City Council's (WCC) decision to demolish the existing earthquake-prone car park structure;
- on-going engagement with Wellington's Chinese Garden Society in relation to the Garden of Beneficence;
- FKP focused community consultation undertaken by WCC led by Anne Pattillo in 2022; and
- WCC's decision to provide land owner approval for the development of a National Fale as proposed by the Fale Malae Trust.

Working on the Park's design evolution has been a joint co-design effort and iterative process of testing ideas at project team workshops (including the Fale's team of designers), confirming an agreed direction followed by reviews from WCC's Technical Advisory Group and Council Officers.

In addition specialised input has been provided by Dunning Thornton Consultants Ltd for Structural Engineering, Tonkin and Taylor for Civil/ Geotech/ Services Engineering, E cubed for Lighting Design, Traffic Concepts Ltd for Traffic Design, Resource Management Group for statutory planning; and Frank Stoks for CPTED review.

### 1.4 Design Status

The proposal for which consent is being sought comprises Preliminary Design level documentation as per agreed outputs for the Consent applications. It is intended the design will be further developed and detailed subject to the outcomes of these Consenting processes. Future design phases will see the design further evolve to include material specificity and construction details. In particular it's anticipated support from Wellington's sister cities, Xiamen and Beijing, will be confirmed with regard to potential supply of materials and/or elements for the Garden of Beneficence.

## 2.0 PROJECT DESCRIPTION

### 2.1 Existing Site

Frank Kitts Park sits on reclaimed land at the edge of Te Whanganui a Tara (Wellington Harbour) east of Wellington's city centre. The site is bounded by Jervois Quay (west boundary), Hunter St extension and TSB Arena (north boundary), Te Ara Moana/ Harbour-edge Promenade (east boundary) and Whairepo Lagoon Promenade (south boundary). The Park area, including the Fale site, Jervois Quay footpath and water-edge promenades but excluding the recently completed playground, is approximately 15,800m<sup>2</sup> (1.58ha) refer red boundary Image 01 below.



Image 01 Site location



### 2.1.1 Context

The context within which the Park sits can be considered both in terms of cultural connections and its physical composition. Culturally, the Park embodies both historical and contemporary connections that are significant to Māori, the first peoples to occupy the shores of Te Whanganui a Tara. Keepers of this cultural knowledge, Te Ātiawa and Ngāti Toa, are recognised as Mana Whenua having occupied the wider Te Whanganui a Tara | Wellington region pre and post European settlement. The Park's more recent history encompasses cultural relationships to the city's community as a whole, comprising both Māori and non-Māori populations.

The site's physical context can be attributed to successive waves of reclamation and urban development works at the Harbour's edge from as early as 1857, of which more detail is provided in the following paragraphs.

#### 2.1.1.1 Cultural Context

Te Ara Tupua/ The ancient pathway (refer Mana Whenua Design Statement) provides the cultural context and narrative relevant to Frank Kitts Park and its Te Whanganui a Tara location. Encompassing the formation of the wider Wellington region, this narrative focuses on the activities of ancient Tupua (ancestors), Ngake and Whataitai. The successful escape of the former and unfortunate entrapment of the latter created Wellington Harbour/Te Awa Kairangi (Hutt River) and Motu Kairangi (Miramar Peninsula) respectively. Taken as metaphor, the Tupua represent physical phenomena such as seismic energy and geological deposition and evolution.

Prior to European settlement in Te Whanganui-A-Tara, the geographic area that now describes Frank Kitts Park sat within harbour waters just east of the natural shoreline. The natural shoreline comprised headlands and bays intersected by historical streams, Kumutoto Stream to the north and Waikoukou and Waimapihi streams to the south. Extending along the shoreline and westward between streams the Māori settlements of Kumutoto Pā to the north and Te Aro Pā to the south.

In parallel with the special relationship Māori have to Te Whanganui-a-Tara and more specifically the waterfront, Wellington's community at large has developed important cultural connections to Frank Kitts Park of which the proposed development is cognisant. The Park, as it exists today, was built in 1989 and is an important open space within Wellington's urban waterfront environment. As such it's valued for both the existing and potential future recreational opportunities and harbourside experiences it represents. In its most recent form, the Park has been used for a variety of activities including both large scale events and casual everyday occupation. Its grassed areas, at street level and above the car park,

provide for fair-weather occupation, however, as noted *Frank Kitts Park User Observation Report* [June 2007] prepared for Wellington Waterfront by Miko Betanzo and Andrea Ricketts the grassed interior spaces of the Park are underutilised:

‘A general lack of use of the broad open spaces in the Park was observed, suggesting that these areas are utilised mainly during Park events. In general the Park interior saw little use, both during the week and weekend days.’

The Park’s playground has historically attracted a high level of patronage, and its recent refurbishment works will support an on-going high level of usage and occupation.

**2.1.1.2 Physical Context**

Sited on the fringe of Wellington’s Central City Area, Frank Kitts Park, affords a combination of open space, buildings, artworks, memorials and other features. Comprising a space approximately 85m wide and 200m long, between Jervois Quay and Te Whanganui a Tara | Wellington Harbour, the Park is situated on reclaimed land, the bulk of which was constructed between 1967 and 1974. Approximately half the site was developed into parkland in 1979 and subsequently was doubled in size in 1989 into the Park existing today.

In its contemporary setting the Park’s harbourside location is roughly central to the urban waterfront area framed by Shed 21 in the north and Waitangi Park in the south. Sitting between the large scale shed developments of TSB Arena/ Shed 6 and Whairepo Lagoon, the Park obliquely terminates the eastern edge of the City’s orthogonal street grid comprising Hunter, Willeston and Harris Streets. Due to the unique combination of an orthogonal regime intersected streets following historical shorelines, the Park sits on the section of waterfront closest to the City’s primary commercial/ retail spine, Lambton Quay.

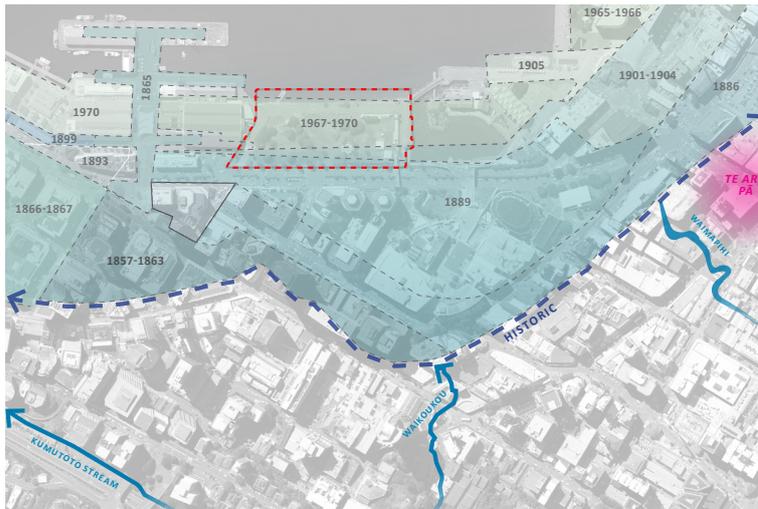


Image 02 Diagram indicating successive reclamations beyond the historical pre-colonial shoreline and approximate location of Te Aro Pā

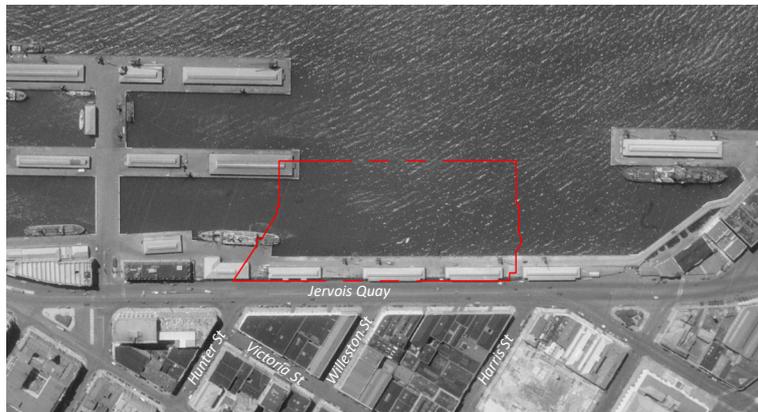


Image 03 1938 Aerial, pre reclamation



Image 04 1971 Aerial partially reclaimed



Image 05 2021 Aerial



The long axis of the Park, orientated north-south, runs parallel with the Harbour's edge and Jervois Quay. Jervois Quay, a city arterial approximately 30m wide, accommodates three (3) lanes of traffic either side of a planted central median (six (6) lanes in total). The western edge of Jervois Quay comprises two city blocks accommodating high-rise office blocks and multi-storeyed car park buildings. Building activation at street level is limited to secondary entries and vehicle access. Very few of the buildings provide outlook or engagement with Jervois Quay a likely consequence of traffic volumes and a perceived lack of visual amenity. On the east side of Jervois Quay a narrow footpath, approximately 1.5m wide, separates traffic from the Park's grassed interface between Hunter and Willeston Streets. South of Willeston the footpath shifts eastward along the walled edge of the existing car park structure and is separated from traffic by a narrow grassed verge.

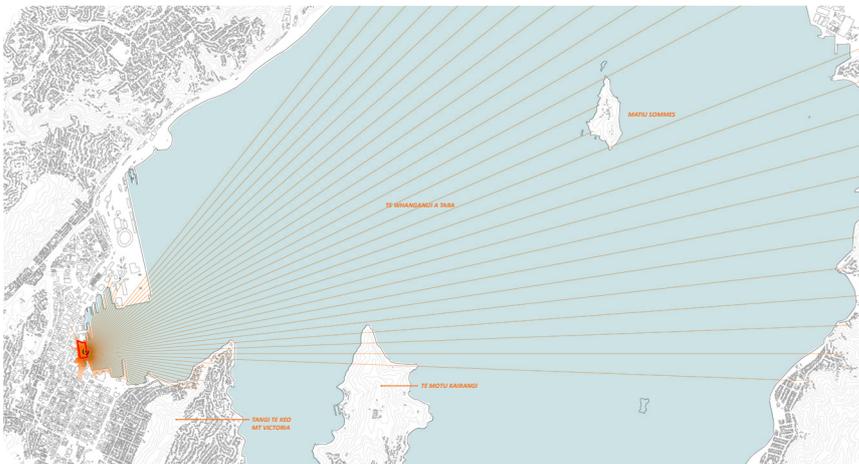


Image 06 Frank Kitts Park in relation to Te Whanganui a Tara



The eastern side of the Park is framed by the broad expanse of Te Whanganui a Tara, Wellington Harbour. From the constructed edge of Te Ara Moana (the Harbourside Promenade) the Harbour extends eastward encompassing views of port/ ferry terminals and Matiu Somes Island to the north, distant views of the Eastern Bays and Orongorongo Ranges and mid-ground views of Motu Kairangi (Miramar Peninsula) roughly due east. To the south and south east, development at Oriental Bay and along the southern reaches of Wellington's urban waterfront characterise the Harbour's edges.

The southern edge of the site is characterised by the more intimate waterfront setting of Whairepo Lagoon, Whairepo Island, Rowing Clubs, Whare Waka and St John's Bar and Restaurant.

The Park is connected to the broader Waterfront area via the generously wide, approximately 10m, Te Ara Moana (Harbourside Promenade) running along the Park's eastern periphery connecting to Queen's wharf in the north and to Taranaki Wharf in the south via the Taranaki Wharf Bridge. Te Ara Moana is a significant pedestrian and cycle public thoroughway that runs from Kumutoto through to Oriental Bay and onwards. It is a highly active space that responds to the scale of the Harbour and the pedestrian traffic it accommodates. It is used for promenading, sitting, roller blading, multi-modal forms of commuting (cycling, e-scooters), al fresco dining and infrequent service vehicles.

To the north of Frank Kitts Park is the vehicular service entry to the TSB Arena and Shed 6, and beyond is Queens Wharf. This vehicular service entry is immediately north of the upgraded children's playground. The lane is used by a wide range of vehicle types, at varying times subject to the Arena's schedule of events. The lane is controlled by retractable automatic bollards and as-needed temporary traffic barriers.

At its south-west corner the Park is linked to the city by a narrow over bridge at the Harris Street, Jervois Quay intersection. This pedestrian bridge was built in the late 1980's to provide access to the upper level of Frank Kitts Park. It has no disabled access, has issues with its clearance height and is not frequently used.

### **2.1.1.3 Existing Park**

#### **Site Description**

The Park is made up of an upper and a lower lawn, and a children's playground.

In the north of the Park the main (lower) lawn is at grade with the Jervois Quay footpath to the west. The Harbour edge Waterfront Promenade to the east of the Park is elevated 0.5 to 1.5 metres higher than the Jervois Quay footpath. The land between Jervois Quay North and Harbour Promenade North supports a grassed and terraced amphitheatre, and adjacent mounded lawn with a scattering of mature and semi-mature trees. These existing landforms and the configuration of the amphitheatre orientates the north half of the Park towards Jervois Quay and the City, rather than towards the waterfront. The top tiers of the amphitheatre and mounded lawn are physically separated from the Waterfront Promenade by 2.5-4m high solid concrete walls, with parapets and capping blocks. The walls once provided protection from, and viewing points for, the Nissan Mobil car race that was previously held on the Promenade. The materiality of the walls is consistently heavily textured exposed aggregate concrete in large panels which, on the sea-ward side, provides a canvas for a number of memorial plaques, but otherwise provides little activation for either the Park or the Promenade. The walls currently restrict views and constrain physical access to the Waterfront Promenade from the lawn.

The recently upgraded playground is an important regional facility, and forms the north eastern corner of the site.

The southern half of the Park comprises a lawn, some plantings and pavements elevated 3-4 metres above the Waterfront Promenade on the existing car park roof. The partly subterranean car park building is approximately 3,120m<sup>2</sup>, and provides space for approximately 90 cars. On the car park building's east and south elevation, facing the Waterfront and Lagoon Promenades, small 'boatshed' style retail / hospitality tenancy spaces provide moderately active frontages. Public toilets and storage areas for dragon boats are also accommodated within the building facing the Lagoon Promenade. The car park external walls have a concrete structure and finish that matches the walls to the north (beside the main lawn area) with some infill sections of white powder coated aluminium glazed windows and doors, or solid framed, ledged-and-braced hardwood doors.

Between the two lawns is a generous, but poorly paved, east-west path that projects the alignment of Willeston Street to the Waterfront Promenade. It gradually ramps up from Jervois Quay heading east, and sharply steps down to the

Waterfront Promenade at its eastern extremity. At its midpoint, the path intersects with a 5m wide north-south path which terminates in the south at the car park pedestrian entry and in the north at the TSB service lane.

The Paul Dibble artwork 'Fruit of the Loom,' the Wahine mast and the lighthouse play structure are prominent landmarks in the Park. There is no covered shelter within the Park.

Trees are scattered in the northern part of the Park, and located on the edge of the upper lawn. The random scattering of semi-mature trees in the northern lawn area provides an effect that accentuates the quality of the individual specimen trees, but does not provide spatial definition or en masse wind protection. The Norfolk Island Pines and Pōhutukawas are an odd mix of forms: they provide greenery, but do not necessarily add to the character of the Park. The Norfolk Island Pines are variable in condition, with many being very poor quality. There is considerable variation in height and calliper width.

Within southern reaches of the Park, tree planting is organised to align with pathways and lawns. The Ngaio trees and Pohutukawas on the car park roof provide good spatial definition and some wind protection. The garden beds beside the path and the entry to the car park provide definition to the pathways, but are not currently in good condition.

### **Microclimate**

The Park's location on the waterfront means that it is subject to Wellington's frequent winds from the north and south. Some northerly protection is afforded by the TSB Arena and Shed 6. The car park building affords some protection of the lower lawn areas. But the loose scattering of trees limits the effectiveness of vegetation as a wind buffer.

The site enjoys good solar access for most of the day. Towards the late afternoon the tall buildings on the city-side of Jervois Quay progressively shade parts of the lawn area, and the car park shades sections of the Promenades.

### **Views**

Set within the pedestrian-connected open spaces that form the Wellington Waterfront, Frank Kitts Park is visible from a wide range of views within the City and its Harbour.

From the Harbour and Oriental Bay, the Park provides a green element above the Waterfront Promenade wall and below the high-rise buildings that extend along the Quays.

Due to its position on the eastern edge of Central Wellington the Park is viewed extensively from a raised vantage point in adjoining buildings.

From ground level in the central city and Jervois Quay, some mid and distant views through the Park to the hills and city beyond the Harbour are available. The Park is a green landmark indicating activity and destination on the waterfront. The visibility of the water is currently constrained in views from Willeston Street and Jervois Quay by the wall structures at the eastern edge of the existing Park and the car park building. Hunter Street is one of the few places where the water can be seen beyond the Park.

The Park also contributes significantly to the series of views unfolding as one progresses around the Waterfront Promenade in a northerly direction. Views to the Park from Oriental Bay, Clyde Quay, Taranaki Wharf, Te Papa, the Lagoon, and the City to Sea Bridge provide a sense of progressive unveiling and a sequence of destinations. This effect is limited in the southerly direction due to the scale of the adjacent Events Centre.

Views from within the Park vary. The lawn in the north is open to the street at ground level providing a relatively unbuffered visual relationship between Park and traffic and city. There is a sense of enclosure here reinforced by the amphitheatre and built form on Jervois Quay. At the playground the view opens up to the east, linking the Promenade and the Harbour and hills beyond.

The raised southern end of the Park provides elevated views, uninterrupted by traffic, to the city. Visual connections from here to the Harbour are only possible at the edges of the elevated area: the solid balustrade constrains views from the lawn area. From here there is also a strong axial view looking north from the upper lawn along the longitudinal route that extends from the car park entry to the Queens Wharf Events Centre and Museum of Wellington City & Sea.

## 2.2 The Proposal

### 2.2.1 Project Brief

The current proposal represents a continuum of work undertaken by the Design Team since 2007. In 2007, the competition winning entry submitted and its subsequent development up until 2016 responded to the overarching principles outlined for the Park in Wellington's Waterfront Framework (2001) document and a brief prepared by WCC's Technical Advisory Group (refer Appendix One). The brief stated the intent of the redevelopment as it was then understood:

'... the redesign of Frank Kitts Park, including providing a Chinese Garden. This is and will remain a major green open space (Framework pp27, 35), complementing the new large green space of Waitangi Park'.

The brief notably referred to the Wellington Waterfront Framework:

'While the entire Waterfront Framework, and all its values, objectives and principles are to be considered, the Framework outlines a clear intention for Frank Kitts Park:

*This is a large green Park and a centre for outdoor activities both on and off the water. There is a concern that the Park faces the city and does not open out to the water's edge. However, with the exception of the need for improvements around both the quay edge and the water edge, and the end of the Events Centre, work in this area is not seen as a priority. (Framework p35)*

*The waterfront can be thought of as a string of open spaces of different sizes and types. They reflect the character of different parts of the waterfront and their relation to central city spaces. (Framework p14)*

'Briefing Considerations' for the 2007-2016 Scheme are summarised below.

- A 'General Design Approach' calls for a creative response to Frank Kitts Park as an events space integrating the Chinese Garden, and a skilful reuse of the existing and selectively retaining some features.
- B 'Activity' recognises designing for diversity of use including temporary events, whilst ensuring flexibility.
- C 'Chinese Garden that is in the order of 3000sqm' is to be integrated and complementary to the Park.

"The Chinese Garden will:

- create an impression that the space is larger than its actual dimension;
- not necessarily be completely surrounded by walls, although access control for safety and security will be an important consideration;
- include water features, a large pond, large rocks, sizeable trees and pavilions; and
- be organised along a simple pathway, with a single entrance and single exit. The formal symbolic entrance should face north and the entrance and exit must not be aligned on a single axis."

- D 'Sense of Place' states "sensitivity to context, design creativity and integrity, and compositional coherence are crucial". The character of the site is to be distinctly Wellington.

In 2016 Resource Consent was sought for a Park design that accommodated the existing car park, an upgraded children's playground, reconfiguration of the Parks landscape and structures and the construction of a walled Chinese Garden mitigating the elevational differential between the car park roof top landscape and the lower street/promenade levels of the Park. The Park was originally granted consent by an independent hearing panel in November 2016, with the decision subsequently appealed to the Environment Court. The appeals were declined and consent granted by the Environment Court in 2018.

In 2021, the Design Team were re-engaged on the project to consider new requirements for the Park's redevelopment.

- i The existing car park was deemed earthquake prone and its retention/ strengthening was considered unviable
- ii The Fale Malae Trust identified Frank Kitts Park as a suitable location for a National Fale encompassing cultural connections to the Pacific Region and engaged with Council to progress the planning and development of the Fale

- iii Additional geotechnical investigations and reporting were undertaken requiring further consideration be given to any proposed structures in close proximity to the lagoon or harbour edges

The demolition of the carpark building entails with it a need to reconfigure the layout and levels of the Chinese Garden consented in the 2018 scheme for integration purposes. Namely, the Garden no longer needs to occupy the transitional gradient between the lower harbour lawn and the rooftop lawn over the carpark. The opportunity is now available to achieve greater at-grade integration between Jervois Quay, the promenades and the Chinese Garden and other features within the southern third of the Park. Council has deemed that the resulting changes in layout would not be authorised by the consents for the 2018 scheme and that fresh applications are required.

Committed to building a Chinese Garden within the confines of the redeveloped Park and presented with this need for refinement in design, WCC initiated a series of community stakeholder workshops to interrogate stakeholder and community aspirations and values with regard to the Park's redevelopment. Led By Anne Pattillo, the consultation process sought input from a variety of community, institutional and Council Stakeholders including:

- Mana Whenua (Te Ātiawa and Ngāti Toa)
- Wellington Chinese Garden Society
- Local residents (Central Wellington)
- Dragon Boat race organisers
- Organisations associated the various Memorials accommodated within the Park
- Large Scale Event organisers
- Youth Groups
- Wellington Civic Trust
- WCC Parks and Recreation
- WCC Youth Co-ordinators
- WCC Events
- Home Grown CEO

In consultation with stakeholders, an agreed Park Purpose and series of Principles were developed to capture stakeholder sentiment/aspirations and guide the future design:

#### *Park Purpose*

Frank Kitts Park is a centrepiece for our city its draws us to Te Whanganui a Tara, to play, reflect, celebrate and commemorate

#### *Park Design Principles*

- » Embodiment of the place for Mana Whenua.
- » A vibrant centrepiece of community life for all
  - Welcoming
  - Accessible
  - Reflecting the diversity of our city
- » To gather, play, celebrate and commemorate
- » Mana Moana, Mana Whenua, Mana Tangata (connect to the waterfront, moana, and city)
- » Cohesive design for the whole park, integrated to the waterfront and city.

Taking into account the newly developed Purpose and Principles along with the values and principles established in the earlier Waterfront Framework the Design Team were charged with interrogating design opportunities afforded by the proposed car park demolition and integration of a Fale Malae. In parallel with these considerations, WCC confirmed the requirement to deliver a Park design that incorporated:

- a visible expression of Mana Whenua values, heritage and culture; and
- a refined Chinese Garden (the Garden of Beneficence).

### 2.2.2 Conceptual Framework

A Park design that represents the coalescence of cultures in present day Wellington, providing a waterfront landscape that interleaves and supports recreational/social/community/environmental programme within a conceptual whariki (mat) of interlocked papa (spaces).

Weaving the people, binding us to the land and sea, a whāriki tattooed upon the skin of Papatūānuku (earth mother) and fed from Ranginui (sky father). To create a whāriki (a mat), a technique called Hono or Hiki which translates to joining two panels together creating the various patterns. each panel has its own meaning and tells a story that is created by the weaver. Many patterns that are created, form a scale of direction, motion and symmetry.

- Whāriki to be used in the context of protection, direction and movement (protecting the ground, directional function, feel of movement).
- Binding the areas together through a single thread.
- Connecting the people to the land, water tributaries and sea.

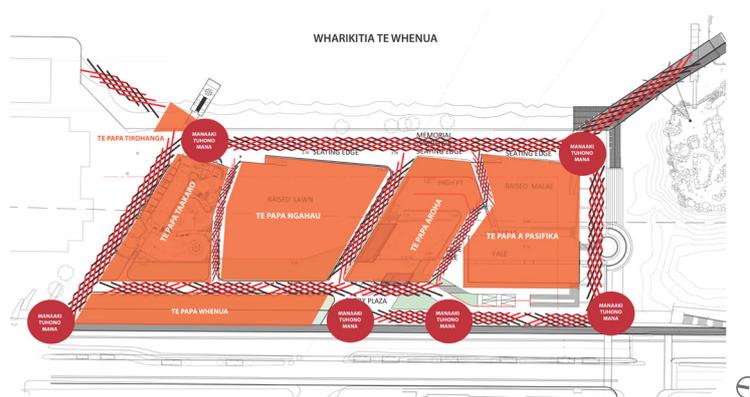


Image 07 Wharikitia – Papa (spaces) threaded together by Hiki (woven connections) to create a Park Wharikitia te Whenua (mat of the land)

- Acknowledging we are guardians of this area and we must look after it for it to survive

### 2.2.3 Design Description

The proposed design for the redevelopment of Frank Kitts Park, for which Resource Consent is being sought, presents a refinement of the 2018 scheme. As noted above, the refinements are in large part related to updated briefing requirements from WCC including:

- Establishment of a co-design process with Mana Whenua partners
- Demolition of the existing car park
- Inclusion of a Fale and Malae
- Responding to the revised Purpose and Principles as developed in consultation with community and stakeholder organisations
- Updated seismic considerations



Image 08 2018 Frank Kitts Park Consented Scheme



As per the 2018 scheme, the revised design:

- Refocuses the Park on the waterfront
- Reconfigures the Park's landscape into a clear spatial structure
- Celebrates and acknowledges Wellington's Chinese communities
- Integrates water sensitive urban design
- Affords options and flexibility for hosting events
- Provides a variety of microclimatic conditions



Image 09 Frank Kitts Park Current Scheme (2024)



Importantly the revised design has been developed to give effect to a Park that

- Provides a rich and diverse series of flexible space that respond to the Park's existing harbour-urban context; and
- Integrates
  - > Active and passive recreational opportunities
  - > Shelter and exposure
  - > Intimacy and openness
  - > Vibrancy and respite
  - > Varied topography
  - > Diversity of planting
  - > Opportunities for discovery and play
  - > A network of safe, legible and fully accessible routes and spaces
  - > Future maintenance considerations (including resilience/ climate change)

In developing the currently proposed Park structure, the Design Team have explored the opportunities afforded by the car park demolition, particularly in relation to the Garden of Beneficence and the Fale Malae. The proposed removal of the car park has significantly shifted the physical constraints previously addressed in the 2016 scheme, effectively enabling the revised design to consider the site as relatively flat, albeit with an elevational change of approximately 1.2m rise between Jervois Quay and Te Ara Moana.

The proposed physical composition of the Park reflects the culmination of various options testing with consideration to:

- Frank Kitts Park in the context of the waterfront’s other significant open spaces such as Waitangi Park and Whairepo Lagoon Lawn
- The urban context withing which the Park sits

Wellington’s waterfront comprises a diversity of open spaces, buildings and heritage structures bound within a comprehensive matrix of movement corridors and harbour/city interfaces. The past 20 years of development at the waterfront has delivered a series of open spaces and infrastructure that each present a distinctive character and function derived from their very particular context, size and proximity to the harbour and/or city. Diversity of experience and activity are central to the waterfront’s success as a destination.

In reviewing existing ‘soft’ or green open spaces within the waterfront precinct, Frank Kitts Park, Whairepo Lagoon and Waitangi Park are three notable examples of relatively flat grassed open space (at least in part). Of the three spaces, Whairepo Lagoon is the smallest and Waitangi Park is the largest offering a singular large open flexible field space.

Frank Kitts Park, slightly smaller than Waitangi Park, currently offers a series of lawn spaces intersected by paths, walls and terraces.

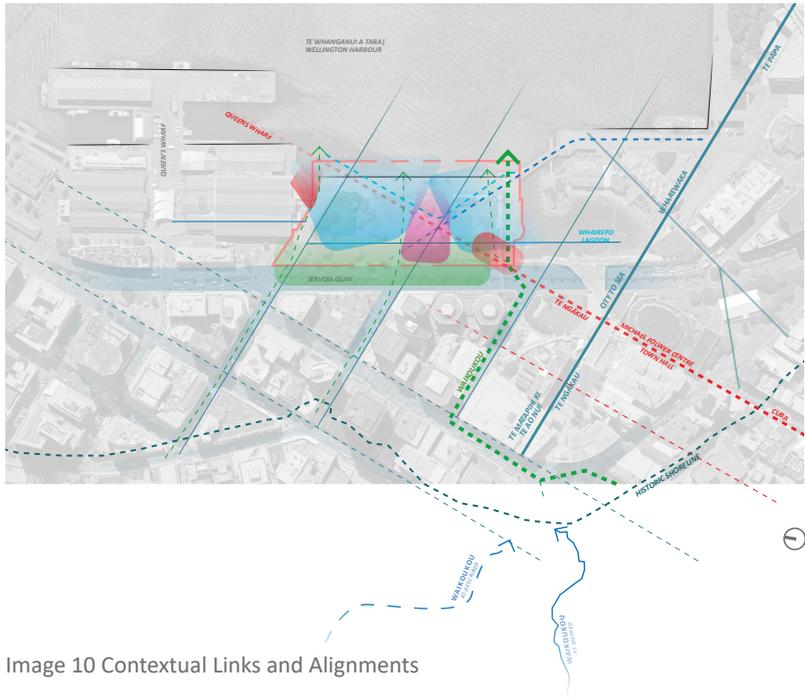


Image 10 Contextual Links and Alignments

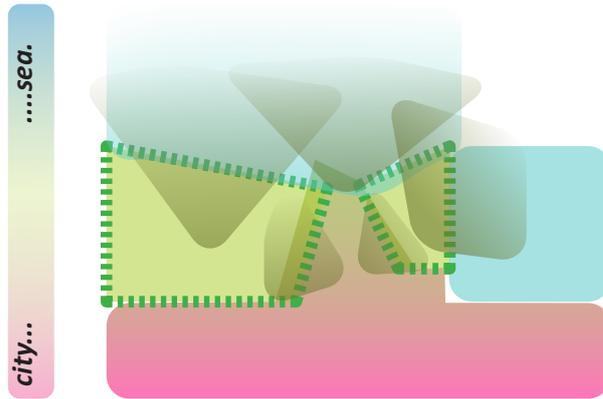


Image 11 Conceptual Landscape Spatial Structure



Promoting and maintaining a diversity of experience and functionality across the waterfront precinct is a key consideration permeating the proposed re-development of Frank Kitts Park. Along with critical factors such as connecting the Park to its waterfront and city edges, the Council, as a result of consultation with stakeholders and the community, considers Frank Kitts Park should offer an open space experience that is distinctly different from either Waitangi Park or the Whairepo Lagoon Lawn.

Frank Kitts Park is a public space hinge offering a unique opportunity to visually and physically connect the city to the sea whilst delivering a dynamic series spaces and activated interfaces. As with overlapping or interacting ecological systems, diversity of experience and activity is greatest at the margins of shared edges and overlap in an urban context. The proposed spatial composition of FKP explores multiple opportunities for ‘edges’ to interact and various Park programs to overlap, with a view to encouraging positive social friction, multi-layered Park experiences and a sense of discovery.

Drawing on the cultural and physical history of Te Whanganui-a-Tara, Frank Kitts Park is a lynch-pin of great potential to physically, culturally, socially and ecologically connect the City to the Sea.

The revised design accommodates the site’s existing spatial constraints including service access to the TSB arena; geometry of the existing street network including Jervois Quay, Hunter/Willeston and Harris Streets, the Waterfront’s existing promenade conditions along both the Harbour and Lagoon interfaces and the elevational differential of approximately 1.2m between Jervois Quay and the higher Te Ara Moana. The introduction of the Fale building into the Park presents a unique opportunity to anchor the Park’s south west corner and in doing so establish a visually and physically significant marker for a future connection to Te Ngākau, Wellington’s Civic heart.

The Garden of Beneficence, as with the 2018 scheme, is designed as a landscape hinge reinforcing and amplifying the established city to sea link that extends from Willeston Street whilst knitting the north eastern aspects of the Park, Te Papa Ngahau (City Lawn), to the Fale Malae and Whairepo Lagoon in the south. In a development from the 2018 scheme, the current design envisages a more visually and physically porous Garden of Beneficence, a consequence of the car park removal which has afforded opportunities for the Garden to more readily connect into the site’s promenade and street levels, whilst still affording opportunities for reflection, serenity and relative quietude.

### 2.2.3.1 Park Design in Detail

#### Hiki & Raukura



Image 12 • Raukura and - - Hiki locations



As noted above, conceptually, the Whārikitia te Whenua (a woven mat made of the land) permeates the Park’s proposed re-composition of built and natural elements, embedding the Park’s fundamental structure in Te Ao Māori. Further supporting a physical expression of Mana Whenua’s long standing relationship to Wellington’s foreshore are Te Raukura (albatross feather) entry marker sculptures/lightpole ‘wraps’ and Hiki(binding stitches) engraved in the surface of the site’s primary movement corridors.

The Raukura symbolize Te Ātiawa’s welcome to the land and offering of peace. Placed in an off-set alignment, the sculptures, at 4.34m tall and the 6.11m tall, frame the Park’s primary western egress points. Visually permeable, the steel sculptures present a filigree of fine detail belying the firmness and rigidity of the material from which they are fabricated. While the eastern Park entries are denoted by Raukura elements fixed in a ‘wrap’ form to new lightpoles along the Park’s primary promenade routes.

Complementing the vertical expression of the Raukura are a series of Hiki (binding/connection elements) drawn into the Park’s horizontal surface finishes. The large scale hiki graphics represent ripple patterns and anchor key nodes within the Park’s circulation routes. Comprising embedded glow-in-the-dark pebble chips, the hiki, metaphorically and physically connect the Park’s cultural and recreational activities to one another.

#### Te Papa Ngahau: Harbour Lawn



Image 13 Te Papa Ngahau/ Harbour Lawn



Te Papa Ngahau/The Harbour Lawn is the broad open field forming the biggest activity space in the Park. It is designed to be programmatically flexible, facilitating respite from the city, small gatherings, and large scale civic celebrations. Incorporating fixed seatings at the edges, it will provide underground services infrastructure required to hold events and is designed to accommodate large marquees.

Orientated and open to Te Ara Moana, the Lawn is proposed to be elevated above the promenade by 600mm. Affording an expanse of relatively flat and open green space adjacent the busy promenade, the Lawn provides access to wide harbour views and distant hills. Gently tilted toward the Harbour, the Lawn's western edge sits between 1.2 to 2.3m above the Park's internal Promenade, affording a level of mitigation of the noise and visual effects of traffic on Jervois Quay.

The lawn area is framed to the north, west and south by a series of mass planted embankments with a maximum grade of 1:3 falling away from the tilted plane of the lawn. Comprising a coastal planting palette these sloped gardens provide edge definition to the lawn, accommodate relocated trees, integrate informal stepped access from promenades to the lawn and afford a degree of visual buffering between the Lawn and Jervois Quay. Completed independently of this proposal, the Children's Playground is tied into the broader Park framework via small planting interventions at the east and west, visually extending the coastal gardens that frame Te Papa Ngahau and locking the Playground into the Park's broader circulation geometries.

Seating opportunities have been integrated into the Lawn's edges in the form of:

- timber seats along the western edge and northeastern edge;
- low rise walls framing the Lawn's planted perimeter (north and west); and
- low rise bleaches and steps along the Lawn's interface with Te Ara Moana.

Connection to the recently refurbished Children's Playground is provided in the form of playful stepping stone elements through the Lawn's mass planted northern embankment. Alternatively a paved ramp at the Lawn's north east corner provides an accessible route from both the south east corner of the Children's Playground and Te Ara Moana. Similarly, playful stepping stones provide an informal route between the Lawn, East West Promenade and Garden of Beneficence whilst an accessible route is provided in the form of a paved ramp facilitating movement from the Lawn's south east corner to the Garden of Beneficence's Entry Plaza. Both ramps are designed to provide access for service vehicles when the Park is hosting events.

The Wahine Mast is proposed to feature on the south east corner of the Lawn, set at a level slightly elevated above the promenade (a nominal 600mm), thereby occupying a similar location to that of its existing position in the Park. The eighteen (18) Memorial Plaques that feature on the seaward facing wall of the existing car park (ie the western edge of Te Ara Moana) are proposed to be relocated to purpose-built visually permeable structures sitting in four key park locations refer drawing L141.

#### **Te Papa Whenua: Filter Garden**



Image 14 Te Papa Whenua/ Filter Gardens



Adapted from the 2018 scheme, and framing the Park's northern interface with Jervois Quay, the series of mass planted spaces forming Te Papa Whenua are performative gardens providing:

- storm water treatment to run off from Jervois Quay; and
- filtering of the visual/noise effects emanating from Jervois Quay.

Comprising plant species native to Wellington’s coastal and stream margins and relocated mature native trees, Te Papa Whenua gardens will afford natural landscape amenity to the Jervois Quay interface which, in its existing condition, is largely characterised by a narrow asphalt footpath, low quality timber fence, variable quality lawn and a row of Norfolk Island pines of variable condition.

### Te Papa Aroha: Garden of Beneficence



Image 15 Te Papa Aroha/ The Garden of Beneficence



*Building a garden is akin to writing an essay or composing a poem; as is the case with those two arts, a garden can only be called well designed to the extent that all its various twists and turns accord to a particular pattern, that its beginning and its end respond to each other, and that it avoids, above all else, both the supererogatory and the disorderly.* (造園如作詩文必使曲折有法前後呼應最忌堆砌最忌錯雜方稱佳構園既成矣)

Qian Yong 錢泳 (1759-1844), “Zaoyuan” 造園 [On Building Gardens], Luyuan conghua 履園叢話 [Waking in Gardens] (1838)

#### THE CHALLENGE

As with the 2018 scheme, the *challenge* of developing a contemporary landscape expressive of Aotearoa/New Zealand Chinese communities remains. The design addresses scholarly questions about the art of gardens and Chinese gardens: how does a garden located far removed from China seek to embody (or represent) “Chineseness” without imitative and antiquarian mannerisms? And, how can the traditions of Chinese garden making continue to find replenishment as new generations of Chinese-New Zealanders explore ways of interacting with both the world around them and the history that has brought them to this place in a manner that is both unique and that will also serve to engage the minds and bodies of all visitors to the garden?

China gave rise to one of the world’s longest continuous traditions of garden culture, a tradition that produced forms of garden designs that were the private domain of the elite class: its walls were designed to deter all those not already highly trained in the proper cultural manner of reading its various features. Ironically, the tradition also proved itself a pluralistic and ever-changing one, prone always to shifting fashions and marked regional differences, quick to adapt itself to the specific circumstances of both time and place.

In keeping with this aspect of the tradition’s adaptability, Wellington’s Chinese Garden will be both “Chinese” in important ways, but also and uniquely, it has been designed to respond to and engage with its specific location in time and place, imaginatively and creatively. Ji Cheng 計成, China’s greatest traditional garden designer, captures something of this complex balance between the actual and the ideological in his magisterial treatment of the topic, Yuan ye 園冶, first published around 1635, as translated by Alison Hardie under the title *The Craft of Gardens*:

*Making use of the natural scenery is the most vital part of garden design. There are various aspects such as using scenery in the distance, near at hand, lookin upwards or looking downwards, and at certain times*

*of the year. But the attraction of natural objects, both the form perceptible to the eye and the essence which touches the heart, must be fully imagined in your mind before you put pen to paper, and only then do you have a possibility of expressing it completely* (夫借景園林之最要者也如遠借近借仰借俯借應時而借然物情所逗目寄心期似意在筆先庶幾描寫之盡哉)“.

Principles of symmetry, axuality, hierarchy, and disclosure underpin the Chinese tradition of landscape usage and garden design in order to capture, in microcosm, something of the dynamic majesty of the forces of nature that embody the harmony that, according to Chinese understanding, prevails throughout the cosmos.

The proposed Chinese Garden is to be a public one accessible to all. Its walls and visually permeable screens, far from serving to exclude, invite within all those who wish to enjoy a moment’s respite from the wind or the bustle of an increasingly hectic world. It therefore seeks to be a living embodiment of aspirations that, although derived in this specific instance from a particular place and a particular tradition of garden design, are nonetheless universal in their appeal. But this will not be a garden that seeks to replicate the form and meaning of a garden built long ago and elsewhere and for other purposes, however well such a garden may embody the quintessence of aspects of past Chinese traditions; rather one that intends to engage, creatively and productively and in a manner quite unique to itself, with its particular site and its specific representational purposes. In this way, the design of Wellington’s Chinese Garden, Te Papa Aroha/the Garden of Beneficence, serves to extend understandings of the nature of the Chinese Garden and its evolving possibilities by suggesting one particular and localized answer to the question of how Chinese traditions of garden making can continue “developing in step with changing times”.

#### NAMING OF THE GARDEN

Writing sometime in the early 1630s, the late-Ming artist and writer Chen Jiru 陳繼儒 (1558-1639) spoke of the “Four Difficulties” (四難) involved in the construction of a garden: “It is difficult to obtain fine mountains and waters; it is difficult to have old trees; it is difficult to design the garden; and it is difficult to assign names to the various features of the garden once designed”. If the Harbour beside which this garden is to be built overcomes the first of these difficulties, and time will serve to overcome the second, this design the third, the solution to the fourth is proposed in full awareness of the importance traditionally accorded to the naming of a garden in China.

The Mandarin transliteration of the name Wellington is: Huilingdun 惠靈頓. We have taken the first character of this transliteration and attributed it to the garden, a name, therefore which on one level reads simply “Wellington’s Garden”: in Pinyin romanisation, Huiyuan. But for the English name of the garden, the Garden of Beneficence (惠園), we have chosen to pick up on one of the many resonances of this character: favour, benefit, kindness conferred, grace, and beneficence, this last being, according to the OED: “Doing good, the manifestation of benevolence or kindly feeling, active kindness”, perhaps the best possible attribute of a garden.

Engagement with the garden, either from afar or as one makes one’s way through its various parts, should seek therefore, in a quiet and beneficent manner, to raise questions rather than to embody any fixed and firm conclusions, to open itself up to on-going processes of self-reflection and mutual influence about the dynamic nature of a Chineseness that is again set to play a role as culturally important as it was in the past.

#### LOCATION WITHIN FRANK KITTS PARK

In the centre of the plan of Frank Kitts Park stands the Garden of Beneficence: the Chinese Garden located here will capture something in its relationship to the Park, and, in turn, between the Park and the City and the Harbour, whilst also suggesting a dynamic of progression through the site as a whole.

The Garden of Beneficence will sit at the end of Willeston Street viewshaft. In long views down Willeston Street, the Garden’s sequencing of planted edges, walls, screens, ramps and pavilions will nestle below the beacons of Mount Victoria houses and St Gerrard’s Monastery. To progress through the Garden from either Harbour’s edge or Jervois Quay onwards is to ascend from promenade/street level to the heights of the central garden area where one is afforded a prospect of the Harbour beyond.

Careful consideration has been given to the Garden’s interfaces with the Fale Malae, Te Papa Ngahau, Te Whanganui-a-Tara and the movement corridors that navigate the site. The required demolition of the existing car park has afforded

a significant opportunity to reconsider the Garden's relationship to both its city and harbour context. Whilst generally located in a similar position to the 2018 scheme, the revised design re-orientates the Garden's primary entry to engage directly with Te Ara Moana whilst providing a visually compelling backdrop for the Fale's north facing café.

#### GARDEN STRUCTURE

The 2018 scheme presented a series of Garden rooms framed by a largely continuous series of walls approximately 2-3m tall. By comparison, the revised design, whilst still incorporating a series of walls and terrace spaces, presents a more visually porous and open sequence of garden rooms that connect at grade with the Park's primary open and circulation spaces. Shelter structures, walls, and screens have been configured to define the boundaries of the garden in a manner that invites within rather than excludes; to selectively frame the views (of the Park from the Garden and the Garden from the Park); and to provide for entry or egress to both the garden and the Park for a variety of purposes and from a number of points. The design seeks to fulfil these requirements in an innovative and non-symmetrical manner that embodies a number of important traditional features of the garden in China, whilst also responding to the realities of the site.

The Garden is designed as three interlocked but separated spaces, named Heaven's Well, the Chamber for Retelling the Past, and the Chamber for Contemplating the Future. Together they replicate the shape of the early forms of the character "心" [heart and mind], this character being a pictograph of the ventricles of the heart itself and the lifeblood that flows from and into it.

Although the garden will have one main route throughout its entirety, there is no preferred direction for one's movement through the various vistas presented by the garden, and a variety of side paths to be taken along one's way, or spots where one can linger.

#### The Entry Plaza

The Entry Plaza is an important site nucleus affording access to the Garden of Beneficence, Te Papa Pasifika and Te Papa Ngahau as well as the East West Promenade (Willeston St extension). The Pai Lau gate (牌樓), to be situated at the entry plaza to the Park and garden itself, represents the commemorative arch that was so much a feature of the public architecture of traditional Chinese urban spaces, erected as monuments to mark the life of outstanding local figures. In this case, the gate is intended to represent the idea of friendship between all peoples, those of New Zealand and China in particular.

The composition of the entry space with the stone and concrete paved forecourt and Pai Lau silhouetted in front of the concrete entry walls provides invitation into the Garden of Beneficence.

#### Heaven's Well (天井):

This courtyard, to be situated immediately within the entrance to the garden from Te Ara Moana, represents that central feature of all traditional Chinese domestic architecture, the aperture that invites one into the hidden and enclosed space of the home, where light and heat are offered by the heavens above and which were vital for the continued and healthy life of the family within.

There is an intentional sparseness to this space. Within Heaven's Well will be a dramatic solitary and strong scholarly rock that assists in 'grounding' the visitor to the earth as the light and sky floods the enclosed space of Heaven's Well. The rock also articulates slow movement between the obliquely arranged entry and exit. Screened openings in the wall afford glimpses to Te Ngahau and the Malae.

The proposed concrete finish of the 2.5m high interior walls enclosing Heaven's Well's presents an opportunity for text-based narratives to be directly applied to the walls in the form of engraving or sandblasting. The coping on the walls will be black folded metal with the symbol of the garden engraved into it, referencing a traditional tile capped wall.

#### Gallery of the Clear Ripples (清波廊)

The Gallery beyond Heaven's Well forms a threshold between Te Papa Ngahau and the Garden, partially veiling the garden as a quiet and beneficent but dominant feature of the Park. The Gallery will make the Park a feature of the Garden (through borrowed views), but will also makes the Garden a feature of the Park.

A roofed pavilion provides shelter to the lower levels of the Gallery. This structure is made from heavy timber posts and beams with timber purlins and expressed soffit. A symmetrically folded roof sits over. Movement through the pavilion will

offer shifting views of the Park, the City, the Harbour and the hills to the north, whilst at the same time offering enticing possibilities of wandering through the sun-lit Chamber of Retelling the Past to the south.

Large rocky outcrops and mass planting will separate the Gallery and the Garden chambers and direct access to and from the East-West Promenade is provided at the Gallery's eastern end.

#### Chamber for Retelling the Past (述往室) & Chamber for Contemplating the Future (思來室):

The names for these rooms are taken from the "Author's Preface" of perhaps the greatest single work of Chinese literature, the universal history compiled by the Han dynasty historian and astrologer Sima Qian 司馬遷 (145?-90? BCE) and entitled Shi ji 史記 [Records of the Grand Historian], and here are intended to represent both Chinese communities' continuing relationship with their pasts and the future contribution of these communities to the wider Wellington community.

Partially enclosed and circumnavigated by zigzag paths threading through 'mountains' of rocks, between planting, and beside rushing water, these 'interior' garden spaces offer a heightened experience of shelter and natural amenity. The past tells of rugged and calamitous times. The future promises serenity and harmony.

The Garden attempts to achieve dramatic intensity via a sequence of concealment and revelation, surprise and anticipation, a dimension of the experience of a Chinese garden captured by the Qing dynasty scholar Li Dou 李斗 (fl. 1795) in his Yangzhou huafang lu 揚州畫舫錄 [Record of the Painted Barges of Yangzhou] (1795) when speaking of a visit to a garden in that southern Chinese city once famous for its gardens: "Touring this space one feels oneself to be like an ant crawling through the twisting eye of a pearl, or to have encountered a screen of tinted glass, for every new twist and turn leads one on to yet another splendour" (遊其間者如蟻穿九曲珠又如琉璃屏風曲曲引人入勝).

The 'Chamber for Retelling the Past' will have an ornate central meandering naturalistic stream and waterfalls and ponds (no more than 300mm deep) with contorted limestone boulder edges and lush native and exotic planting. A gravel path with stone bridges switches back a number of times as it ascends to maximize views and facilitate equal access. At its north west corner a moon gate affords a framed view of the Park and City beyond, foregrounded by pool waters and rock formations. At the interface with The Chamber for Contemplating the Future, a choice of pathways is presented, one that provides access the Garden's most elevated terrace and one that provides access to the Fale's northern café terrace.

The Chamber for Contemplating the Future will be refined and simplified space, deferring to the view. Planting will be more suited to the exposed conditions facing the sea. Stonework will be cut and hewn. The walls will be of a fine textured precast concrete with metal feature elements. Stair access to the Malae's northern access ramp is proposed to provide a direct connection to the Malae lawn. The balustraded eastern edge of this chamber provides outlook across Heaven's Well to Te Whanganui-a-Tara beyond, whilst a small scale pavilion provides sun and rain shelter. Each of the chambers are planned to include artifacts and sculptures to stimulate and evoke and provide seating for the contemplation and relaxation of mind and body.

#### Garden Pavilions

The revised design for the Garden of Beneficence optimises the Garden's relationship with the proposed Fale. The Fale's proposed Café affords a similar level, if not better, of functionality to the 2018 Consented Tea house. Whilst Garden visitors may benefit from the provision of Fale provided refreshments, visitors to the Fale Café, are in turn provided with the benefit of outlook over a visually compelling landscape. Given the proximity of the Fale to the Garden and the proposed functional aspects of the Fale at its northern end, the 2018 proposed Tea House no longer forms part of the Garden proposition.

As with a traditional Chinese Garden the buildings (pavilions) are an integrated component of the garden, helping to structure and support both the narratives and the open space amenity provided by the landscape. Within the Garden of Beneficence the folded roof of the Gallery Pavilion will provide a contemporary reference to the floating, pavilion roofs with upturned and oversailing eaves of the traditional Chinese Garden. The roof supports will be constructed of heavy timber posts (referencing both traditional Chinese garden gallery construction, and in this context, wharf piling) supporting a pressed metal roof (referencing traditional roof tiles). The underside of the roof is to be made from hardwood slats providing a crafted 'warm' soffit in the manner of both traditional Chinese structures as well as those from the Pacific.

The smaller pavilion, situated at the eastern edge of the Chamber for Contemplating the Future, frames views out to Te Whanganui-a-Tara. A lighter weight structure to its Gallery counterpart, this pavilion, affords shelter at the Garden's 'peak'. The folded metal roof form with timber soffit is supported by series of slender steel columns.

Pavilion sizes:

Gallery: Roof area: 115 sqm. Height: 3.2-4.5m (from ground plane)

Chamber for Contemplating the Future: Roof area: 28 sqm. Height: 3.4-4.6m (from ground plane)

Services

Wastewater and potable connections will be provided for the Garden’s water feature elements and irrigation system. Wastewater connections will feed via gravity to the site’s reconfigured wastewater network.

As part of the proposed Chinese Garden a reticulated water feature is to be provided, connected to town supply for initial commissioning and topping up to recharge as required to mitigate evaporation loss. A connection may be provided from the Fale storage tanks to the water feature in the future, subject to either meeting permitted requirements of the District and Regional Plan or being authorised by separate resource consent. It is proposed to treat the water via sand, cartridge and ozone filtration before being reticulated through feature pools and streams or being allowed to discharge into the system’s overflow facility.

Downpipes from the Gallery roof will discharge run off into the lower Garden pool at the north west corner.

Security and Maintenance

The revised design for the Chinese Garden presents a more porous and open composition of walls and planting in comparison to the 2016 Consented Scheme, as such the Garden rooms are not planned to be locked at night. Under special circumstances, temporary barriers may be installed at Garden egress points to prevent general access during large-scale events, such situations will be assessed on a case-by-case basis by Council. To deter antisocial or destructive behaviour in the Garden’s more intimate spaces a combination of visually porous screen elements, maintenance of plant heights and strategically located lighting is proposed. CCTV may provide additional security and monitoring.



Image 16 Te Papa Pasifika/Fale Malae



**Te Papa Pasifika : Fale Malae**

Te Papa Pasifika/The Fale Malae represents a relatively recent addition to the Park’s functional brief. In June 2023, WCC Councillors voted to confirm Landowner Approval for the Fale and its associated lawn, the Malae, to be integrated into the revised Park design. Whilst the Fale building is the focus of a separate, but jointly considered, Consent Application the building’s Paepae (paved curtilage/ terrace surround) and Malae are components of this application’s scope. For the purpose of this application the Fale, Paepae and Malae are discussed as a cohesive proposition. In unison with the proposed Raukura, Hiki and Garden of Beneficence, the proposed Fale Malae articulates a key project principle to create *a vibrant centrepiece of community life*. Reflective of traditional building practices in The Pacific but interpreted through contemporary lens the proposed Fale structure and its associated Paepae-Malae landscape contribute to both the Park’s, and the wider Waterfront’s, cultural depth and civic prominence.

Forming a visually compelling anchor to the Park's south western corner, the sculpted roof of the Fale forms a notional gateway or portal across the Park's threshold to Jervis Quay and beyond to Te Ngākau (Civic Square). Grounded by the solidity and mass of the plinth-like Paepae terrace, the Fale's transparent façade and 'scale'-clad roof extend northward from the Lagoon Promenade. The sculpted roof form transitions from a vertical blade in the south to a deferential flattened horizontal plane in the north respecting and acknowledging the Garden of Beneficence's important cultural and recreational value.

The Fale's parallel orientation to the harbour, its relationship to the Malae in the east and Jervis Quay to the west support a strongly cultural narrative connecting whenua to moana. The Malae, the connective tissue tying the Fale's sheltered interior to an expansive Moana is a flexible open space. It shares some of the functional features common to Marae in Aotearoa, such as an area designated for cultural ceremony and welcoming. In this instance the Malae is intended to provide for both casual occupation and formal civic events, it is slightly elevated, 450mm, above the Promenades that circumnavigate its southern and eastern edges and slightly sunken in relation to the Paepae which sits 600mm above the lawn. An accessible route from Te Ara Moana to the Malae lawn and Fale's Paepae beyond is integrated at the northern edge of the Malae providing access to both the Fale and elevated rooms of the Garden of Beneficence. Ceremonial access to the Fale's main hall (south end of the building) is anticipated to commence from the seaward side of the Malae and is defined by the generously wide stair configurations at the Malae's interfaces with Te Ara Moana and the Paepae. A secondary stair access is integrated along the Malae's interface with Whairepo Lagoon providing a slightly faster informal route when approaching the Park from Te Ngākau. Coastal gardens frame the Malae's seaward and lagoon edges, an acknowledgement of the Park's physical proximity to the significant ecosystem of the harbour. Whilst not mimicking the delightfully wild informality of Whairepo Island's planting on the other side of the lagoon the proposed coastal gardens afford a visual contrast of textural complexity against the simplicity of the Malae's lawn. Low rise seating walls augment garden edges affording prospect over both the Lagoon and Harbour.

The Paepae, a slightly raised paved terrace, frames the Fale's east, north and west facades. Elevated approximately 600mm above the Malae lawn the Paepae's eastern edge incorporates stair access aligned to the building's openings interleaved by informal seating opportunities that harness expansive views across Te Whanganui a Tara. The western edge of the Paepae sits approximately 2.58m above the footpath level on Jervis Quay. A composition of seating terraces, ramps, stairs and planting articulate the street edge merging into the Garden of Beneficence landscape at the Paepae's northern extremity. The northern edge of the Paepae, is designed to support outdoor dining for the café. The Paepae paved finish is intentionally fused with the landscape finishes defining the Garden of Beneficence, the blurred boundary between the two cultural spaces promoting an ethos of connectivity and generosity, acknowledging the Park's role as a vessel to celebrate multiple cultures.

New public toilet facilities and dragon boat storage will be accommodated in the Paepae's lower level and accessed from the Lagoon Promenade.

### **Hikoi: Circulation and Movement**

The revised Park design retains much of the circulation network presented in the 2018 scheme, albeit minus the existing car park. Te Ara Moana, Whairepo Lagoon Promenade and the East-West Promenade are retained as the Park's primary connections to the wider waterfront and city edges. The removal of the car park walls along the western edge of Te Ara Moana will definitively alter the character of this important movement corridor. In combination with some minor widening (related to the proposed geometries of the Harbour Lawn, the Garden of Beneficence Entry Plaza and the Malae) the wall removal will generate a sense of openness and a perception of more available space for both multi-modal commuters and recreational users. Raukura and large-scale graphic representations of hiki (embedded in pavement finishes) demarcate the primary egress points of both water edge promenades signifying Mana Whenua's manaakitanga in welcoming a diversity of culture and activities to this significant harbourside site.

Secondary access is provided along the Park Promenade (north south), the ramped access path running along the northern edge of the Malae (east west) and the proposed Play Promenade running along the northern edge of Te Papa Ngahau (Harbour Lawn).

The proposed streetscape treatment of the Park's interface with Jervis Quay accommodates a widened foot path (minimum 3.5m wide), new lighting, street trees and a drop off/ pick up bay south of the Willeston St intersection. A new

kerb alignment is proposed to accommodate the dropoff zone along with small adjustments to southbound lane widths on the section of the Jervois Quay between Willeston and Harris Sts (Refer drawing L113). - Potential new signalised pedestrian crossings are indicated on both the south side of Harris and Willeston St, both of which could, subject to future MRT plans, be transitioned into barnes-dance crossings.

The lane extending along the Hunter St alignment will continue to support servicing of the TSB Arena and when not in use for that purpose provides for pedestrian and cycle movements between the Waterfront, Jervois Quay and the lane servicing Wellington Museum.

Subject to WCC's future plans for Jervois Quay, it is envisaged Te Ara Moana will remain the primary north-south waterfront connection and be retained as a shared pedestrian-cycle/ route for the foreseeable future.

As addressed by the 2018 scheme, servicing of the Park will be provided via the Hunter St lane extension which will remain controlled by automatic bollards at its eastern extremity. The Park's interior promenade network is designed for infrequent use by lightweight authorised vehicles. As noted above each of the lawn spaces have integrated ramp access from Te Ara Moana, designed to accommodate large-scale vehicles used for event set up and pack down.

### **2.2.3.2 Environment**

As per the 2018 scheme the revised design has been configured to mitigate, where possible, the intensity of environmental conditions prevalent at the Harbour's edge now and in the future subject to climate change.

Wind:

The Park has been intentionally configured to offer a diversity of open spaces. Whilst the open character of the Harbour and Malae Lawns will expose them to wind effects emanating from the Harbour, the treed northern edge of the Harbour Lawn and the southern walled edge of the Garden of Beneficence will provide a degree of shelter from northerly winds. Built structures and planting defining the Garden of Beneficence will afford a number of sheltered locations within the Garden confines and similarly the Fale's roof overhang and facades will provide various opportunities for shelter subject to wind direction.

Sun:

Shade analysis indicates the Park enjoys good solar access across the day although is affected by overshading in the late afternoons as a consequence of building heights along the western edge of Jervois Quay. Some overshadowing from the Fale over the Malae and Lagoon Promenade is anticipated, though is considered to be significantly offset by the solar gain along the length of Te Ara Moana and the eastern end of the Lagoon Promenade by virtue of the car park's removal.

Climate Change:

A preliminary assessment of the revised Park design in relation to climate change (flood risk) was undertaken in May 2024 by Aurecon refer Frank Kitts Park Redevelopment Natural Hazard Report for Resource Consent Wellington City Council & Fale Malae Trust. In general terms, the Park's elevation at the Harbour's edge is currently considered to provide sufficient protection from the direct effects of an anticipated sea level rise in the next 100 years. The Jervois Quay interface of the Park is naturally more vulnerable to flooding due to its lower elevation, provision of stormwater collection and treatment at the north western edge of the Park affords a higher level of protection from flooding than currently exists. As concluded in Aurecon's report *'Overall, the projects have successfully addressed the pertinent natural hazard requirements, supporting the case for the WCC to grant the necessary consents'*.

### **2.2.3.3 Infrastructure**

**Water**

Potable water reticulation is proposed throughout the Park to service drinking fountains, irrigation, the Fale, and to top up the Garden of Beneficence water features. This reticulation will be fed from the Council main that currently supplies irrigation to the Park. A new connection onto this existing main will be installed, prior to the irrigation feed. Backflow prevention is to be installed where required to prevent potential contamination of the potable water.

**Stormwater**

Surface water will be directed to passively irrigate garden beds and lawn areas. Channel drains and grated sumps will be installed to pick up flows across paved surfaces, collected water will be discharged into the Park's existing stormwater.

Where feasible stormwater will be collected and filtered through mass planting and allowed to infiltrate into existing ground.

**Wastewater**

The Fale will be connected to the Park's existing wastewater network accommodated in the existing car park. The Park's new drinking fountains will be connected into this same system.

**Power/ Data**

Power will be distributed across the Park from a new transformer located on the Jervois Quay edge of the Park in close proximity to the Fale. Power outlets are proposed in numerous locations, providing adequate capacity to service future events.

**Lighting**

Lighting will be provided in all areas of the Park, with a particular focus on the proposed pathways. Most lighting will be achieved through pole-mounted fittings or bollards. Feature lighting is proposed to be incorporated within the Garden of Beneficence and in strategic locations along the waterfront edge. Lighting along the Park's primary circulation network will conform with the designs currently being developed for the wider Waterfront which is likely to include 12m tall poles along Waterfront promenades, and 7m poles along internal promenades and 10.5m tall poles along Jervois Quay.

**Cycle Parking**

In addition to the 5no. existing cycle racks to be retained in the vicinity of the recently upgraded playground, an additional 9no. new cycle parks are proposed (3no. adjacent the Entry Plaza into the Garden of Beneficence and 6no. along the southern edge of the Lagoon Promenade).

### 3.0 CONCLUSION

The revised Park design offers a rich and diverse series of spaces that largely reflect the composition proposed in the 2018 scheme. In particular Te Ngahau (The Harbour Lawn), circulation spaces (Water's edge Promenades, East West promenade, Park Promenade and Hunter St extension) and the inclusion of water sensitive urban design elements along Jervois Quay are retained features of the earlier scheme and are largely contained within the same Park areas.

Unlike the 2018 scheme, the Revised Design takes into account, and provides for, the demolition of the existing car park which substantially alters the receiving environment of the proposed Park redevelopment. The car park demolition, presents significant benefits which the Revised Design has harnessed including:

- Reconsideration of the Garden of Beneficence's elevation and degree of enclosure
- Removal of walls currently overshadowing water's edge promenades
- Simplified circulation and more easily achieved accessible routes
- Opening up of cross site views from Jervois Quay and the Lagoon

The new Park will be built around a clear structure, embedded in, and imbued, with the concept of Whariki. The structure harnesses an extended city street east-west grid to meet the north-south alignment of Jervois Quay and the Harbour Promenade. It recognises the key access points into and out of the site and it recognises and enhances the importance of viewshafts in the Wellington environment.

In a broader sense the Revised Design amplifies and supports the expression of Mana Whenua values and cultural design whilst reinforcing the Park's key function as a large public space at the edge of the city (consistent with WCC's Green Network Plan).

The proposed new lawn spaces annex the existing infrastructure of the two water edge promenades offering an entirely new way to experience Wellington's impressive Harbour environment. The Garden of Beneficence crafts borrowed and compressed landscape experiences into a journey that symbolically and physically interprets Wellington and 'Chineseness'. The collection of garden spaces provide a central intensity of landscape experiences that in unison act as a transitional nexus between the built infrastructure of the proposed Fale and the parkland setting of the Harbour Lawn.

The proposed Fale building covers a portion of the existing car park site, but unlike the existing car park, the Fale is proposed to have four activated frontages at the Paepae level. At the Lagoon Promenade level the Fale's lower floor provides public toilet and dragon boat storage facilities. The Fale's visually compelling sculptural roof form is scaled to mediate between the high-rise multi-storey developments along Jervois Quay and horizontal character of development along the harbour's edge. It's cultural and civic focused function is complementary to other examples of built infrastructure at the waterfront including Wellington Museum, the Whare Waka and Te Papa. The Fale represents an opportunity to further activate the Park's interior spaces and attract new patrons to the Park that might not otherwise visit.

Like the 2018 scheme, the Revised Design builds upon the structure that exists in Frank Kitts Park and surrounding context. It recognises the benefit of amplifying and enriching a reoriented sequence and quality of spaces. This position presents a sustainable future where an overall character is defined and achievable within the budget and, allows a level of flexibility for activities to be added and removed from the Park over time.

Critically, the structure of the 2018 scheme has proven to be adaptive and of sufficient flexibility to accommodate the car park removal and introduction of the Fale Malae. Whilst modifications to the Park design have been undertaken, the 'bones' of the earlier design remain intact, enabling the Revised Design to be both anchored to an existing logic whilst responding to updated Stakeholder feedback and a revised brief.

# APPENDICES

**APPENDIX ONE: TAG Design Brief**

# Design Brief

## for **FRANK KITTS PARK Redevelopment including a CHINESE GARDEN**

Prepared by the

**Technical Advisory Group**

16 June 2006

### Intention

This brief provides criteria for the redesign of Frank Kitts Park, including providing a Chinese Garden. This is and will remain a major green open space (Framework pp 27, 35), complementing the new larger green space of Waitangi Park.

### Wellington Waterfront Framework

All italicised and page referenced text below is quoted from the Waterfront Framework.

While the entire Waterfront Framework, and all its values, objectives and principles are to be considered, the Framework outlines a clear intention for Frank Kitts Park:

*This is a large green park and a centre for outdoor activities both on and off the water. There is a concern that the park faces the city and does not open out to the water's edge. However with the exception of the need for improvements around both the quay edge and the water edge, and the end of the Events Centre, work in this area is not seen as a priority.* (p35)

The Framework notes:

*The waterfront can be thought of as a string of open spaces of different sizes and types. They reflect the character of different parts of the waterfront and their relation to central city spaces.* (p14)

### Briefing Considerations

#### 1 General design approach

- 1.1 Apply creative and strategic thinking to improve the Park's role in Wellington responding to the new presence of Waitangi Park as a venue for external

events, and the Chinese Garden as an opportunity to enhance this part of the waterfront.

- 1.2 Respond skillfully to the integrity of the initial park design and selectively retain some features.
- 1.3 Maximise the benefits of a limited budget to achieve critical outcomes by economic means.
- 1.4 Describe alternative locations for the Chinese garden, and an assessment of their implications for review by WWL, WCGS and the WDSC/TAG prior to confirmation of a single preferred design direction.

## 2 Activity

- 2.1 Design to *meet the needs of a diverse range of people.* (p18)  
Maintain a children's play area, and consider provision of some sheltered spaces for rest and contemplation.
- 2.2 Consider potential for providing a range of possible sites for performance, *including sites for outdoor performances and sites for temporary events.* (p25). Current temporary events are as noted on the appended WWL list.
- 2.3 Design for reasonable flexibility of use. The Framework notes that *responsiveness to changes in use will ensure continued activity and vitality on the waterfront.* (p30)

## 3 Chinese Garden

- 3.1 Integrate a Chinese Garden that is in the order of 3000 sq.m. The design of the park and Chinese garden must be fully integrated. This will necessitate ongoing design coordination starting at the conceptual design phases to achieve a Chinese Garden and park that are complementary, and that together, contribute to satisfying the requirements of the Waterfront Framework.
- 3.2 The Chinese Garden will provide a contemporary view of being Chinese in New Zealand.
- 3.3 The Chinese Garden will:
  - Create an impression that the space is larger than its actual dimension.
  - Not necessarily be completely surrounded by walls, although access control for safety and security will be an important consideration.
  - Include water features a large pond, large rocks, sizeable trees and pavilions.
  - Include a tea house or other themed outlet serving visitors.
  - Be organized along a single pathway, with a single entrance and single exit. The formal symbolic entrance should face north and the entrance and exit must not be aligned on a single axis.

## 4 Sense of place

- 4.1 The Framework establishes a principle that: *Any new development will be of a high quality.* (p18) Therefore, sensitivity to context, design creativity and integrity, and compositional coherence are crucial.
- 4.2 Develop the special character of this site, ensuring that it remain *distinctly "Wellington".* (p18)

*Spatial definition, and the location of trees, planting and "hard" landscape elements such as paving and street furniture, should reflect that this is an urban waterfront, and an urban rather than a natural landscape. (p25)*

- 4.3 Investigate opportunities to *link heritage and cultural issues with the landscape.* (p 25)
- 4.4 Recognize the Framework's intention that the promenade provide "*a range of changing, rich and interesting experiences*". (p13)
- 4.5 Consider integration of public art and provide opportunities for future location of public art.  
*Public art should be promoted on the waterfront and be an integral part of the design of any space or a distinct element.* (p25)
- 4.6 Consider location and nature of display of the various memorial plaques and artefacts currently in the park.
- 4.7 Draw on the existing family of furniture and other landscape elements for the Waterfront.
- 5 Safety**
- 5.1 Make the Jervois Quay edge of the park safer, especially for children using the playground (pp 27, 35)
- 5.2 Consider safety and in particular natural surveillance of and from the promenade, and from the street and buildings on the city side. (p 35)
- 5.3 Provide for safety in enclosed areas of the Chinese garden.
- 6 Servicing and parking**
- 6.1 Consider parking and drop-off zones, including at the edge of the Quays, to allow access for a wide range of people. (p 35)
- 6.2 Retain the existing covered parking facility. Multi-functional and intensified use in ways that support use of the park and provide for parking might be considered.
- 6.3 Provide for power, data and water services where required to service events.
- 7 Edges, connections and views**
- 7.1 Consider all four edges of the park, addressing the following in particular:
- the interface between the Park and Jervois Quay, including maintaining a high quality of pedestrian access along the edge of the Quay;
  - The quality of the pedestrian environment and reduction in pedestrian/vehicle conflicts at the Hunter Street corner of the park;
  - relation to the south end of the Events Centre, including opportunity for enhanced activity here while providing for servicing;
  - relation to water at the east and south ends of the park.
- 7.2 Explore opportunities to increase the connection between the water and the park. (pp 27, 35)

*Good access to the water itself is a fundamental requirement.*  
(p25)

This might include exploring the character of the park as a unique "green" edge to the waterfront promenade.

- 7.3 Determine a strategy for high quality pedestrian connection between Lambton Quay and the harbour along the alignment of Willeston Street. Consideration might be given to means of connection with the Council owned site on the corner of Willeston Street and Jervois Quay.

- 7.4 Consider views into and through the park, recognising District Plan viewshafts along Willeston and Hunter Streets:

*Existing views down city streets to the harbour and hills should be enhanced and improved and new views created where possible.*

*The panoramic views from the various open spaces should be enhanced where possible. Framed views are also important to increase the sense of drama and to reinforce the sense of distance and scale.* (p25)

**8 Coordination with adjoining projects**

- 8.1 Coordinate with and complement the *Greening the Quays* project, and consider changes that may occur on adjacent sites. These include the south end of the Events Centre, the lagoon area and potential development of Council owned land on the west side of Jervois Quay.

- 8.2 Consider and make allowance for possible future changes to the south end of the events centre.

END