Kapiti Gateway

Resource Consent Application
revision 03
13 July 2020
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Introduction
The Kāpiti Gateway project is the culmination of many years of work. This scheme presented here for Resource Consent incorporates high level input from multiple stakeholders including Kāpiti Coast District Council, Ngāti Toa, Te Āta Awa, DOC, and the Boat Operators to the island.

The Gateway will fulfill several functions which relate to both mainland and island based experiences and education. These include:

- Interpretation and education about Kāpiti Island, the history of the area and the Kāpiti Marine Reserve.
- Encouragement and facilitation of visits to Kāpiti Island.
- Improve biosecurity measures to protect Kāpiti Island.
- Amenity for visitors and the local community.

The Proposal
The proposed Gateway Building is located at the northern end of Paraparaumu’s Maclean Park on the coastal side of Marine Parade. It sits adjacent and parallel to Tikotu Stream in recognition of the stream’s historical and cultural importance, to help improve the stream’s immediate surroundings, and to directly connect across the stream to the boats which depart from the beach just north of the stream.

The project creates a physical and metaphorical portal between the Mainland and Kāpiti. This is formed with a simple timber structure divided into two pods. Visitors are drawn from the south through the gateway between these pods and presented with a Community space with expansive framed view of Kāpiti Island. A single roof connects the two pods and provides ample shelter for visitors at all times.

Around the pods are timber decks, ramps, stairs and a bridge which tie into the proposed Landscape Design - which is discussed in further detail later in this report. This new landscape integrates the building and its decks with the wider MacLean Park and responds to the 2017 Maclean Park / Te Āta Uruhi Development Plan.

That Plan identified the northern end of Maclean Park as a ‘Gateway Area’ and specifically called for “a collaboratively developed visitor centre / Kāpiti Island Gateway Building in this project area.” This development plan also noted the desire for “a high quality access over the stream for pedestrians” and to “restore the margins of the Tikotu Stream.” This proposal meets those aspirations.

The Guiding Principles
Six guiding design principles were identified in the Development Plan. These have been reflected in the Kāpiti Gateway proposal as follows:

1. He Tauranga - Destination
This new Gateway provides a range of experiences within a dynamic space at the junction between local ecologies and movement. The design provides a framework to reflect, engage and celebrate Te Ao Tūroa and the Māramatanga of this place. The gateway portal, walls within the central space, and elements extending into the park and Tikotu Stream offer a framework to layer local identity, interpretation, (hi)stories and information over time.

2. Takaro - Play
The Gateway provides a range of accessible flexible indoor and outdoor spaces for multiple activities, interactions, and events. From formal procession and performance to casual and coincidental play for all ages and abilities. Thus supporting layers of whakapapa and opportunities for manaakitanga/hospitality.

3. Whakatā - Relax
The gateway provides a sheltered haven overlooking the improved Tikotu Stream and foreshore landscape to Kāpiti beyond. At the confluence of natural movements, and with a range of spatial settings of varying scale and shelter from various weather, the Gateway provides spaces that support gathering and being comfortably alone. Thus supporting wairua and manaakitanga/hospitality.

4. Te Mauri o te Wai - Water
Water is central to this proposal. Tikotu Stream is respected and celebrated by remedial landscape works, and experienced from the adjacent decks and new bridge. Rainwater is collected and expressed via exposed ‘downpipes. The collection and filtering of carpark run-off water is expressed through landscape swales.

5. Pae te haere - Movement
The Gateway is configured to receive and enable multiple movements. Those that are carefully managed in relation to biosecurity and those that are free flowing and intuitive through the spaces. This offers a range of memorable experiences, views and local connections.

6. Te Ao Tūroa - Ecology
The Gateway nestles into the transition between stream, dune, foreshore and coastal park landscapes, supporting and reinforcing combined eco systems, and facilitating movements and experiences within them. This helps restore wairua and mana of the site and presents opportunities for a greater appreciation of local Māramatanga (cultural memory and knowledge) associated with these ecologies.
The Buildings

The new buildings are made up of two timber ‘pods’ and two fitted out shipping containers. The pods will be constructed with timber cladding which will be allowed to weather over time; marine grade profiled metal roof; aluminium windows and frames with timber doors.

The larger ‘Biosecurity’ Pod will accommodate:
- small offices for boat operators to connect with their passengers and the general public;
- toilets for boat passengers and staff;
- a biosecurity inspection room to process passengers before they are loaded onto the boats;
- a dirty store for goods before being inspected;
- a clean store for goods that have been inspected and await a boat trip across to the island.

This pod is accessed from its western side off the sheltered exterior deck which forms the project’s gateway. Once they have completed the biosecurity checks, passengers will exit the pod to the north where they will gather and proceed across the new bridge to the parked boat trailers on the beach just north of Tikotu Stream.

The smaller ‘Discovery’ Pod will accommodate:
- display and exhibition space for the general public and those visiting the island;
- a small office (yet to planned) for the Council staff here;
- some storage for related material.

The ‘Future Tenant’ containers will provide space for additional operators when required. It is proposed that these will be fitted out with doors, windows and graphics in response to the specific needs of future tenants, see example in image 4 below. The location of these future containers activates the pathway to the raised Gateway Building; demarcates the new carpark space from the lawn to the west; and nestles down into the existing Pohutukawas to be visually recessive.

Image 2: Gateway from carpark. Discovery Pod on the left and Biosecurity Pod on the right. The buildings and deck are set approximately 1200mm above the carpark. In the far left and beyond are the Future Containers which are shown as dark charcoal in this image but their colour and graphics are to be confirmed.

Image 3: Kapiti Gateway buildings from Marine Parade, the east side. The Biosecurity Pod is on the right; the Discovery Pod is beyond that at the top of the stairs and ramp (with the covered Gateway space entered between); and the Future Containers are on the left.

Image 4: Example of Container as bespoke operator’s outlet
DESIGN STATEMENT
THE DECKS & BRIDGE

The Decks & Bridge

Between the new buildings and landscape are a series of decks, ramps, stairs which transition between the raised building floor level and Maclean Park to the south, the beach and stream mouth to the west, Tikotu Stream to the north, and Marine Parade to the east.

As the buildings and decks are set above the flood plain level at +3.400 above mean sea level the hard landscape elements play an important role in visually and experientially grounding the buildings into their context. As such it is anticipated that everyday users and passers by will be drawn through and around the Kapiti Gateway to be rewarded with a variety of spaces. A range of outdoor spaces cater to varying weather and wind directions; the movement of the sun and the desire for some for wider open spaces with vistas (as in image 6 opposite) to more sheltered and quiet spaces such as those amongst the Pohutukawas and stream side planting.

Patterned screens on the north and south side of the Biosecurity Pod can slide across to provide semi enclosure to the covered deck area and thus wind shelter and control of uses and pedestrian flows.

The bridge (see image 6) is a double span timber structure between 3 pairs of driven timber piles. This will allow for an approx 8m clear span across the stream itself and a similar span back to the Gateway deck. The bridge will fall to the northern bank and provide an accessible route across the Stream. From there a loose laid modular boardwalk will provide a stable walking surface down onto the beach itself. A rope guide will demarcate the separation between pedestrians and vehicles moving on and off the beach.

Image 5: The framed view of Kapiti Island from the covered Community space between the Discovery Pod on the left and the Biosecurity Pod on the right. Beyond the deck are proposed Waka Prow artwork to symbolise the importance of the site as a crossing point to Kapiti.

Image 6: Kapiti Gateway buildings from the northern side of the new bridge. The Biosecurity Pod is on the left showing passengers waiting to be taken across the bridge to the boat. The Discovery Pod is on the right with the gateway space shown between the two. Tikotu Stream is indicitively shown with a large water flow. See Landscape plans and sections for detail on the south bank’s landscape and planting.
A CANVAS FOR ARTWORK

A Canvas for Artwork, Interpretation and Community Involvement
The Kāpiti Gateway proposal provides a framework or ‘canvas’ for the layering of other inputs. The building’s themselves provide the structure and backdrop for several artworks. These include:

- A carved Waharoa onto the structure of the Gateway portal, the red frame in image 8.
- A large carved Pou on the beach side of the Discovery Pod as shown in image 9. This would be a focus of ceremonial events and be visible from the boat and potentially Kāpiti Island itself.
- Smaller Pou which frame the western side of the new carpark and lead pedestrians from Maclean Park up to the Gateway buildings, see images 2 and 3.
- The display panels leading up from Marine Parade. These would support permanent of changing artwork, interpretation panels or wayfinding graphics. See image 8 for their location and an example of what they could look like.
- The sliding screens which can be pulled across the covered deck space to provide protection from different winds, help direct flows of people, and allow for more controlled uses of this outdoor space. See the screen shown open against the Biosecurity Pod in image 8.
- The timber walls of the Pods and the soffit of the roof are opportunities to incorporate artwork, Whakatauki or more simply patterns.
- Areas of paving are an opportunity to incorporate colour, pattern and language.
UPPER STREAM EDGE PLANTING
LOWER STREAM EDGE PLANTING
SUNKEN RIPARIAN GARDEN
ENTRY
BRIDGE ACCESS
NEW DEBRIS BARRIER
LAWN AREA
TE TAUIHU (POTENTIAL ARTWORK)
RAMPED ACCESS
PATHWAY
DRIFTWOOD PLAY EQUIPMENT
NEW CAR PARK (14# NO. TOTAL)
RAINGARDEN PLANTING
COASTAL GARDEN PLANTING
RELOCATED POHUTUKAWA TREE
POUWHENUA
SHUTTLE BUS PARK
EXISTING SHARED PEDESTRIAN/CYCLE PATH
CONTAINER POP - RETAIL/ F&B
POTENTIAL FUTURE ‘CLIP-ON’ FOOTPATH EXTENSION - CANTILEVERED DECK OVER EXISTING CULVERT HEAD WALL
DESIGN STATEMENT
LANDSCAPE

KAPITI GATEWAY LANDSCAPE

The landscape design for the new Gateway development hinges on the site’s existing landscape typologies and ecologies. Sited within the confluence of intersecting foreshore-stream-dune-park landscape typologies, the new building elements and associated structures are orientated to capture and frame important contextual views to Kapiti Island as well as drawing upon the site’s cultural connections to Tikotu Awa/Stream and Maclean Park.

The landscape within which the new Gateway portal and its associated parking area sits is designed to support and augment the site’s existing landscape character. The buildings have been carefully sited to optimize and harness the retention of the site’s existing mature pohutukawa trees. Providing an immediate foreground and backdrop, the mature pohutukawas visually settle the building into its dune-stream-park environment. New planted areas in the form of stream edge planting, coastal garden and rain gardens frame the site’s key exterior spaces and further embed the development in this important cultural and natural environment.

The new building, which is aligned in parallel with Tikotu Awa and approximately 14m off the stream’s southern bank, is able to be accessed from multiple directions and site adjacencies. The primary access, or entry point, into the building is via the new paved terrace and stair that articulate the building’s southern elevation and provide a direct route into the centre of the new development from the reconfigured parking area. From the building’s central covered deck access north, across the stream, is provided in the form of a new bridging element, designed to resemble the character and experience of crossing a ship’s gangway. A series of east-west paths ramps and terraces provide direct access to the new building’s central core from Marine Parade, whilst a new north-south link on the western side of the car park leverages off Maclean Park’s existing main access path. A secondary route north-south is provided on the site’s western edge, again, leveraging an existing Park path, this access offers external circulation via the site’s culturally important Pouwhenua installation to the building’s northwestern deck access and small northern lawn area.

The new facility’s proposed car park sits partly on existing car park and partially on an area of existing grass. Vehicle access is from the southern entry off Marine Parade with cars circulating in a one-way clockwise direction to exit at the northern end back onto Marine Parade. The proposed car park layout accommodates 12no. standard vehicle car parks, 2no. accessible car parks and 1no. dedicated Shuttle park adjacent the facility’s main entry. A slightly modified alignment of the Park’s existing share pedestrian-cycle path, dissects the car park’s circulation aisle midway. Rain gardens framing the reconfigured car park afford stormwater collection and filtration, whilst new coastal gardens afford visual amenity and habitat for endemic species.

Beyond the car park and building infrastructure, the site is articulated by the reshaping and planting of the Tikotu’s southern bank, new areas of coastal planting augment existing dune planting and grassed areas to afford space for gathering and recreation. In some instances, gardens are traversed by ‘drift wood’ paths that offer alternative routes to the main circulation paths grassed areas.

A low-level timber retaining wall is proposed to replace the existing taller structure along the stream’s southern bank, accommodating a regraded planted slope down to the stream edge. Stream edge species endemic to Kapiti Coast’s ecological region are proposed, the final selection of which will be reviewed with DOC for bio security purposes.

Excepting the single Pohutukawa tree proposed to replace an existing tree that recently deteriorated (on the building’s northern side), the planting selection for the new facility harnesses species that are endemic to Kapiti Coast’s ecological region. A reliance on species endemic to Kapiti’s coastal-dune environment presents multiple benefits including:

- plants that readily tolerate the site’s coastal conditions
- provision of habitat for native species
- offers the the opportunity to communicate the site’s natural history and the cultural heritage associated with Kapiti Coast’s ecosystems
- is an outward expression of the new building facilities’ bio-security and cultural interpretation functions.
UPPER STREAM EDGE PLANTING
LOWER STREAM EDGE PLANTING
SUNKEN RIPARIAN GARDEN
ENTRY
BRIDGE ACCESS
NEW DEBRIS BARRIER
LAWN AREA
TE TAUHIU (POTENTIAL ARTWORK)
RAMPED ACCESS
PATHWAY
DRIFTWOOD PLAY EQUIPMENT
NEW CAR PARK (14# NO. TOTAL)
RAINGARDEN PLANTING
COASTAL GARDEN PLANTING
RELOCATED POHUTUKAWA TREE
POUWHENUA
SHUTTLE BUS PARK
EXISTING SHARED PEDESTRIAN/CYCLE PATH
CONTAINER POP - RETAIL/ F&B
POTENTIAL FUTURE ‘CLIP-ON’ FOOTPATH EXTENSION - CANTILEVERED DECK OVER EXISTING CULVERT HEAD WALL
LANDSCAPE PLANTING PLAN

PLANTING KEY | 1:400 @ A3

- LAWN
- RIPARIAN / RIPARIAN GARDEN
- COASTAL GARDEN PARK
- COASTAL GARDEN GOLF
- STREAM EDGE PLANTING LOWER
- STREAM EDGE PLANTING UPPER

EXISTING TREE RETAINED
EXISTING TREE RELOCATED
EXISTING TREE REMOVED
NEW TREE

NOTES:

1. For Consent 15.05.2020C
2. Updated Plan 11.05.2020B
3. Updated Plan 05.05.2020A

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RESOURCE CONSENT

project phase.

Kapiti Gateway

KĀPITI GATEWAY

FOR CONSENT 15.05.2020C
UPDATED PLAN 11.05.2020B
UPDATED PLAN 05.05.2020A

DISTRICT COUNCIL

amendment:

PLANTING

DO NOT SCALE DRAWING.

KAPITI COAST

1:200 @ A1, 1:400@A3

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drawing title:

L1.03

PLAN

drawing no.

2004

21.04.20

client:

scale:

aotearoa

date:

issue:

KAPITI GATEWAY

Kāpiti Gateway

Revision 03
13 July 2020

NOT FOR CONSTRUCTION

DRAFT
EXISTING GROUND LINE RETAINED

NEW TIMBER RETAINING TO REPLACE EXISTING LIKE FOR LIKE

EXISTING GROUND LINE MODIFIED

NEW NATIVE COASTAL PLANTING SELECTIONS TO BE REVIEWED WITH DOC FOR BIO SECURITY PURPOSES

NEW PLANTED SLOPE, ENDEMIC SPECIES SELECTION TO BE REVIEWED WITH DOC FOR BIO SECURITY PURPOSES

NEW LOWER TIMBER RETAINING

EXCAVATED STREAM BED

EXISTING TREE RETAINED

RAIN GARDEN FOR STORMWATER COLLECTION AND FILTRATION

RAIN GARDEN FOR STORMWATER COLLECTION AND FILTRATION
TIKOTU AWA AND RAIN GARDENS (DUNE LANDS STREAMS DS)

STREAM EDGE PLANTING UPPER - SPU

- KARAMU
  Coprosma robusta

- TI KOuka
  Cordyline australis

- KōTUKUTUKU
  Hebe stricta

- KOROMIKO
  Leptospermum scoparium

- MANUKA
  Bealea novae-zelandiae

- KIOKIO
  Blechum novae-zelandiae

- RED BIDIBID
  Assareia novae-zelandiae

- MīKOIKOI
  Libertia sceodes

- SHORE FUCHSIA
  Fuchsia procumbens

- WIWI
  Ficinia nodosa

STREAM EDGE PLANTING LOWER - SPL

- Carex virgata

- Carex geminata

- Carex lessoniana

- OPOKO TANGATA
  Cyperus ustulatus

- Juncus maritimus

- KAPUNGAWHA
  Schoenoplectus validus

- OIOI
  Apodasmia similis

- FOREST SEDGE
  Carex solandri

- SAND BUTTERCUP
  Ranunculus acris

RAIN GARDENS & RIPARIAN PLANTING - RG

- OIOI
  Apodasmia similis

- WIWI
  Ficinia nodosa

- KIOKIO
  Blechum novae-zelandiae

- DWARF MANUKA
  Leptospermum wiri susan

- FOREST SEDGE
  Carex solandri

- SWAMP SEDGE
  Carex virgata

- SHORE FUCHSIA
  Fuchsia procumbens

- TI KOuka
  Cordyline australis
COASTAL GARDEN - PARK - CGP

**Plants**

- **RENGA LILY**
  - Arthropodium crratum

- **SHINING SPLEENWORT**
  - Asplenium oblongifolium

- **SICKLE SPLEENWORT**
  - Asplenium plicatulum

- **TAURINU**
  - Cassinia leptophylla

- **MINGIMINGI**
  - Coprosma rhamnoides

- **TAUPATA**
  - Coprosma repens

- **WHEKI**
  - Dicksonia squarrosa

- **KOROKIO**
  - Corokia cotoneaster

- **NATIVE HIBISCUS**
  - Hibiscus trionum

- **KNOBBY CLUBRUSH**
  - Ficinia nodosa

- **TALL MINGIMINGI**
  - Leucopagon fasciculatus

- **COASTAL TREE DAISY**
  - Olearia waltonii

- **SHORE FUCHSIA**
  - Fuchsia procumbens

- **NZ IRIS**
  - Libertia peregrinans

- **PANAKENAKE**
  - Pratia angulata

- **REMUREMU**
  - Seliria radicans

- **HOROKAKA**
  - Disphyma australe

- **DWARF FLAX**
  - Phormium "Green Dwarf"

- **TITOKI**
  - Alectryon exelsus

- **RED MATIPO**
  - Myrsine australis

- **NGAIRO**
  - Myrsine laetum

- **KANUKA**
  - Kunzea ericoides

- **AKEAKE (GREEN)**
  - Dodonaea viscosa

- **TI KOUKA**
  - Cordyline australis
COASTAL GARDEN DUNE - CGD

NIHINHI
Calystegia soldanella

HOROKAKA
Disphyma australe

PINGAO
Ficinia spiralis

SPINIFEX
Spinifex sericus

NZ SPINACH
Tetragonia tetragonioides

TATARAHEKE
Coprosma acerosa

SAND SEDGE
Carex Pumila

SAND TUSSOCK
Poa billardierei

BIDIBIDI
Acaena novae-zelandiae

POHUEHUE
Muehlenbeckia complexa

AUTETARANGA
Pimelea villosa

REKIREREI
Selliera radicans

SHORE FUCHSIA
Fuchsia procumbens

TAUHINU
Cassinia leptophylla

COASTAL TREE DAISY
Olearia solandri

TAUPATA
Coprosma regens

MINGIMINGI
Coprosma propinqua

LANDSCAPE
PLANT SCHEDULE 3

20.11
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