

## **Design Requirements for Kāpiti Gateway**

**March 2020**

This document outlines the design requirements for the build of the Kāpiti Gateway. These requirements have been drawn together from extensive public and stakeholder consultation, the current values of Maclean Park (in which it sits), and the pragmatic need to obtain a Resource Consent relatively readily, in order to meet a funding opportunity.

Questions are welcome at any time, and must be in writing. All answers will be shared with all parties working on concepts.

The design requirements listed below are also to be used as the evaluation criteria of the concepts. Unless notified otherwise, there are of equal importance.

Objectives for the Project:

- a. To provide interpretation and education about Kāpiti Island (on the mainland)
- b. To improve biosecurity measures to protect Kāpiti Island
- c. To encourage visitation to Kāpiti island (increase numbers of visitors)
- d. To tell the stories and history of the Te Uhiri area, Kāpiti Island and the Kāpiti Marine Reserve
- e. To encourage increased visitor duration and spend in the Kāpiti district
- f. To create a multi-purpose, dynamic facility for the community

The Project area is within Maclean Park and fits within a development framework outlined in the Maclean Park / Te Uruhi Development Plan 2017. The Plan identified the following 6 design principles for the park's development. In developing concept proposals thought should be given to how the proposal gives expression to the following:

**1. Destination/ He Tauranga**

A welcoming place that is easy to find and navigate, and provides unique and interesting experiences.

**2. Play/Takaro**

A place to play and recreate for multi-generational groups and individuals of all ages and abilities

**3. Relax / Whakatā**

A place to relax and meet friends; a place that supports wairua

**4. Water / te Mauri o te Wai**

A place where clean water can be seen, touched and interacted with.

**5. Movement / Pai te Haere**

A place that is easy and enjoyable to move through and around

**6. Ecology / Te Ao Tūroa**

A place where the processes and systems of the natural environment are supported and enhanced.

The design will be required in 3 stages

- 1 Concept Design (This RFP)
- 2 Developed Design (For the design selected as the Preferred Option only)
- 3 Contract Documentation, detailed design for Building Consent and Construction Tender (TBC)

**Stage 1: Concept Design**

Submission requirements

Submission should comprise of the following:

- A) Design drawings and statement of intent
  - 2 x A1 sheets max (pdf and hardcopy)
  - Including as required to explain the proposal:
    - Written statement of intent (400 words max) describing the concept and how it meets the requirements (functional and experiential) of the brief.
    - Site Plan - showing landscape and architecture and how the proposal fits within the context of the site. A1 @ 1:1000
    - Site sections – describing the proposal in context
    - Parking numbers and traffic circulation
    - Dimensioned building plans and elevations
    - Specify significant materials to be used, e.g. external cladding, roofing, hard landscaping
    - Perspective images:
      - Marine Parade (facing west)

- View North from the central path in the park
    - View from the beach looking east
  - Diagrams to explain visitor experience and circulation and relationship between the park and building use.
  - Materials palette (for the building and landscape)
  - All images to be high resolution (300dpi) suitable for publication/exhibition
- B) Outline costing of the proposal
- Separate A4 Document
  - High level estimate of fees and costs broken into the following stages:
    - Design Development
    - Contract documentation
    - Indicative outline costing to inform construction budget

### **Stage 2: Design Development**

A single concept will be chosen to progress to Design Development. The purpose of this stage will be to develop the design in order to obtain Resource Consent. The designers may be required to attend meetings/workshops with Council staff and other consultants – roading, traffic etc to inform this development. This may include meeting with Tangata Whenua to ensure opportunities for cultural expression are meaningfully part of the design.

It is anticipated that this stage will include further design work to allow the assessment of the following:

- setbacks from boundaries
- visual and landscape effects – views and height
- site coverage, including any other buildings on the site
- any other requirements needed for Resource Consent application
- updated costs to complete the design and build
- connections to services, i.e. stormwater, sewage, water, power.

### **Stage 3 – Detailed Design and Contract Documentation**

Once funding is secured, full, detailed design plans will be required for Building Consent.

### **Background and Reference documents:**

To inform the design, see the following documents:

- Maclean Park Management and Development Plan
- TRC March 2020 Feasibility Study
- Topographical survey
- Archaeological survey
- Geotechnical survey (TBC end March)

- Cultural significance report from Te Atiawa (Ngāti Toa TBC end March)
- Roading and traffic report (TBC 26 March)
- Kapiti Island Biosecurity Quarantine Facility Design
- DoC Quarantine Store Process

## **General Site Related Requirements and Design Opportunities**

### **1. Coastal Site Requirements**

- The building is sympathetic to the natural and cultural environment. Colours and materials used must be considered appropriate.
- Consider views of building from the beach, road, and Maclean Park, and views from Centre out to the Island.
- Need to build above the flood levels, to allow for ponding see Fig. 2. showing minimum building height.
- Best practice climate change architecture - eg relocatable building preferred
- Extreme wind zone site – extreme prevailing winds from NNW and S.
- Site is bound on the western side by the beach and dunes, and at the northern end by a coastal stream, (which requires eco-restoration) – see Fig. 1. showing no build line.
- Do not build within the stream corridor (10m setback from stream bank for building)
- Sustainable services, eg. must handle its own stormwater, collected rainfall could re-used as grey water for toilet flushing etc.
- Low maintenance construction, considering coastal zone.
- Considers the highly dynamic dune environment, prevailing winds and potential accretion and erosion of sand.
- Avoid dune modification and be sited and formed in such a way as to preserve existing dune vegetation.

### **2. Visitor Requirements**

- An area for briefing island visitors, up to 40+ guests and their bags. Need shade and shelter (wind and rain) for this and some seating.
- This area could be multi-purpose/flexible space, e.g. for events such as yoga in the park, flax-weaving, or just an accessible place (wheelchair friendly) to sit and admire the view. It should complement the other event spaces in the Park, as well as be suitable to be used for island-visitor briefing.
- The briefing area requires some seating, ideally this would be flexible and can be configured according to need.
- Room to provide interpretive panels/information, for the human history, and natural (island conservation story, flora and fauna, local species).
- Inspire visitation to the island by the information provided, (brought to life by volunteers perhaps) and framing/maximising the views out to the island.
- Short-term parking (including disabled parking) close to the entrance.
- Visitor journey through Maclean Park to be considered. For example, on the walk to the Centre, information/art/Pou to tell significant stories. Consider lighting and technology, eg

Pou may be uplit at night, and have embedded technology which is accessed via an app on the user's phone, telling significant stories.

- Visitor flow once arriving at the Centre to be logical. Consider information/education in the centre, tour ticketing and check-in, briefing, biosecurity clearance, boarding the boats.

### **3. Public Site Requirements**

- Sited in a public park (Maclean Park).
- The Gateway is conceived as an anchor development for Maclean Park and the township of Paraparaumu Beach. Over time the link to the Maclean Street retail area and other park attractions will be progressively strengthened.
- Some carparks must remain. 1 in 10 or 2 in 11-100 must be accessible parks. We also wish to include bike racks.
- We cannot secure the site (apart from occasional events, with temporary fencing perhaps) thought must be given to possible vandalism.
- Site is bound on the eastern side by a busy arterial road.
- Maximum permitted height of the building is 6m from ground level (preferred).
- Consider the ability to add marquees to extend the covered space, add in permanent power up-risers, water etc (preferred). Allow access for larger trucks to unload, e.g. marquee, big screen.

### **4. Best Practice build – ideal requirements**

- Ideally, the build will display best practice coastal site building and may be relocatable.
- Ideally, the build will demonstrate best practice eco building principles, e.g. stormwater treatment on site, energy efficiency, sustainable materials used in build, grey water collection and use, own solar panel.

### **5. Biosecurity**

- Refer Kapiti Island Biosecurity Quarantine Facility design.

### **5. Kapiti Tour Operators**

- Require Check-in facilities – A shared space, require own branding.
- Ticket sales/ lodge bookings.
- Office space for up to 3 reservations staff.
- Retail space for Kapiti Island merchandise, craft, art, apparel, honey, books 4m x 3m
- Inwards goods storage for lodge supplies, 3m x 4m including a chiller locker (possibly external to building, accessible by key?).

### **6. Space for other Tenants**

- Future-proof so that other tenants/operators, can fit into the building space.

- Could require external facilities, e.g. bike hire, SUP, waka, kayak - storage space underneath the building may be useful for this.

## **7. Other requirements**

- Public Toilets - internal use - since facilities already exist in Maclean Park.
- Staff facilities, such as kitchenette.

## **8. Ecological values**

- Explore options to achieve improved ecological outcomes for the surrounding site, eg. use of endemic native species, improved interface with stream and treatment of stream edges. Bridge replacement.
- Whilst exotic species are used elsewhere in the park, planting around the gateway should use eco-sourced native plants to reflect the significance of the site as a mahinga kai and Kāpiti Island in the context of New Zealand conservation.

## **9. Cultural Requirements**

Āti Awa ki Whakarongotai and Ngāti Toa are mana whenua and kaitiaki of the area in which Maclean Park is located. The Te Uruhi pā site is of huge cultural significance to both Iwi who both have a responsibility to protect the environment within this area, including Te Uruhi and the surrounding environment.

The Kapiti Island reserve is of huge historical, and cultural significance to N.Z and one of the oldest reserves in New Zealand. The only tribe that has mana whenua on the Island is Ngāti Toa Rangatira. Kapiti Island was the tribal stronghold of Ngāti Toa Rangatira (chief) and war leader Te Rauparaha, from which Ngāti Toa controlled the southern part of the North Island and northern part of the South Island for a period.

Following the battle at Wai-o-Rua, those of Ngāti Toa's allies, including Te Āti Awa migrated to the Kāpiti area as part of the Niho Puta heke. A large contingent of the Puketapu hapū of Te Āti Awa also arrived as part of the Whirinui heke. Land was allocated at Te Uruhi to the Puketapu hapū in the aftermath of a battle at Pukerangiora in 1833. In the early 1830's the Puketapu hapū of Te Āti Awa re-built a pā on a large sand dune at Te Uruhi, known as the Te Uruhi Pā.

Te Uruhi Pā played a large role in the aftermath of the most significant battle for Te Āti Awa, the Battle of Kuititanga in 1839 fought between Te Āti Awa and Ngāti Raukawa. Following Ngāti Raukawa's defeat, prisoners were taken to both Kenakena Pā and Te Uruhi Pā and were put to death by the Puketapu chief, Te Manutoheroa. The settler ship, Tory, arrived at Kāpiti in 1839 on the same day the battle of Te Kuititanga was fought and their first landfall was Te Uruhi. Some of the crew crossed over to attend the wounded.

- Stories of significance
  - Te Peehi Kupe Takes the Island with Ngati Koata 1821
  - Occupation of Te Rangitopeora and Te Rangihaeata for several months before relocating onto Kapiti Island approx 1821

- 1822, The battle of Waiorua Ngāti Toa ascendancy as mana whenua usurping the local tribes
  - Te Kahe rau o te Rangi, swim at night (with her baby) from Kapiti Island to the Te Uruhi pa site to warn Ngāti Toa of an impending attack from enemy tribes.
  - Te Rangihiroa gifting of land at Waikanae and Paraparaumu to his Ati Awa relations as they migrate south from Taranaki
  - Te Rauparaha twice signed the Treaty of Waitangi
- Design features to consider within a Māori context include:
    - An initial place of engagement or tomokanga/waharoa (gateway)
    - Motif could include Kōwhaiwhai, carving, tukutuku panels
    - Local taniwha – Mukakai, Kai Ariki and Kai Ware

Fig. 1. The brown line in the image below is the no-build line so nothing can be built on the beach side of the line.





Fig. 2. The image below relates to flood levels and how high a building would need to be built off the ground for it to comply. We figure it out by the difference in the contours (red) and the white numbers. So some areas where the ground level is 2.5m above mean sea level and the flood modelling shows ponding at 3.2m above mean sea level, that would mean you would need foundations at 0.7m above ground level to the underside of the flood joist. Closer to the beach, the foundations would only need to be 0.2m above ground level.

