

Appendix 1 – Landscape Concept Plan



BLUFF OYSTER AND FOOD FESTIVAL SITE LANDSCAPE ENHANCEMENT PLAN



DISCLAIMER / LIMITATION STATEMENT

This report ('Report') has been prepared by WSP exclusively for Bluff Oyster and Food Festival Charitable Trust ('Client') in relation to Resource Consent to demolish the Club Hotel Building at Bluff and redevelopment of the site for use as part of the Bluff Oyster and Food Festival ('Purpose') and in accordance with the Short Form Contract Agreement with the client dated 14 March, 2023. The findings in this Report are based on and are subject to the assumptions specified in the Report. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

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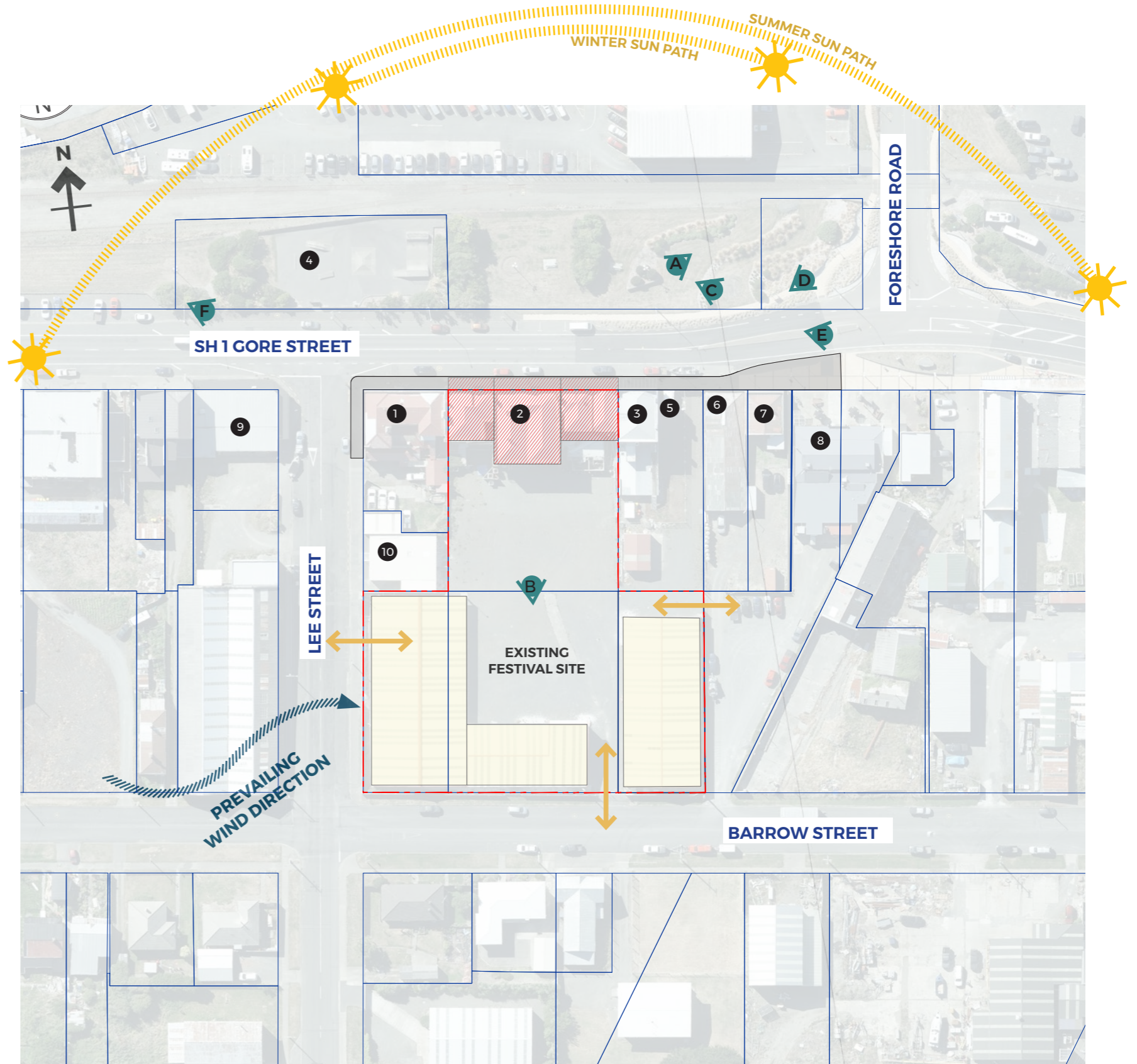
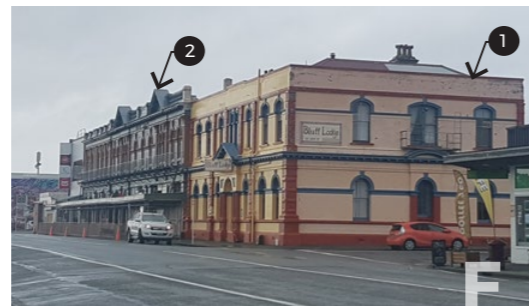
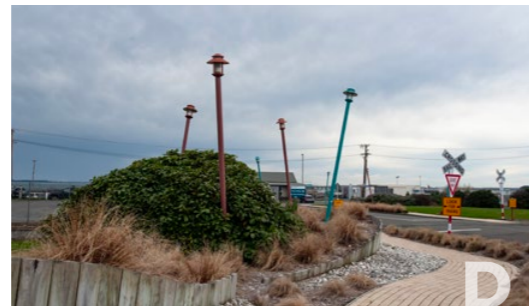
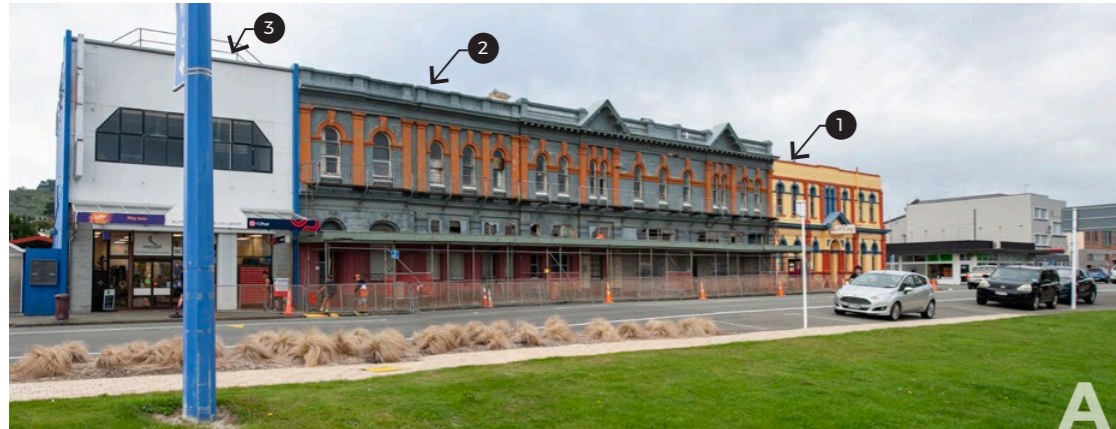
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DOCUMENT HISTORY AND STATUS

REVISION	DATE	AUTHOR	REVIEWED BY	APPROVED BY	STATUS
A	13.06.2023	M Back / J Ballard	L McSoriley		Draft for Review
B	22.06.2023	M Back / L Elliott	W Hoddinott	L McSoriley	Final
C	27.06.2023	M Back / L Elliott	W Hoddinott	L McSoriley	Final for Application

EXISTING CONDITIONS OVERVIEW

VIEWPOINTS (SITE & WIDER CONTEXT)

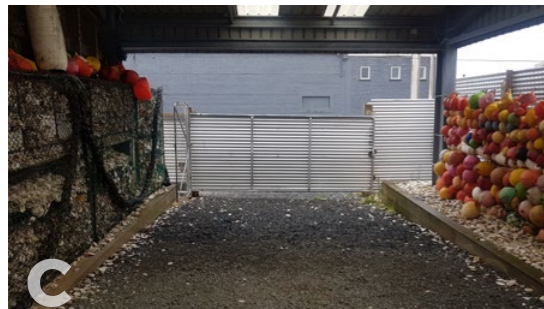


LEGEND

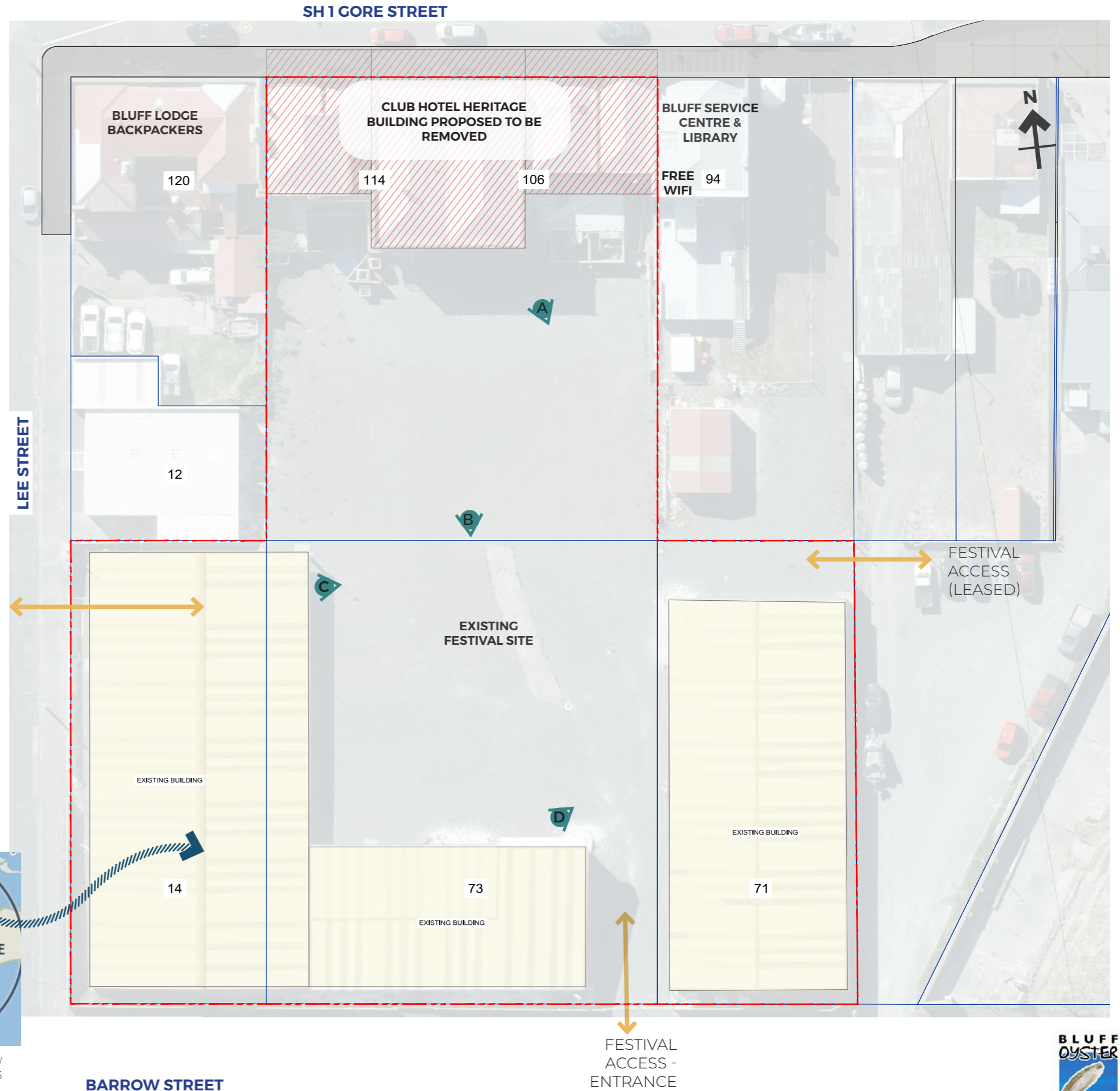
- | | | |
|--|-------------------------------|----------------------------|
| 1 BLUFF LODGE BACKPACKERS | 6 DENTONS MOTORS | ↔ SITE ENTRANCES (CURRENT) |
| 2 CLUB HOTEL | 7 RAKIURA MĀORI LAND TRUST | ☀ SUN PATH |
| 3 BLUFF SERVICE CENTRE & LIBRARY (& FREE WIFI) | 8 THE GOLDEN AGE TAVERN | ↙ PREVAILING WIND |
| 4 SKATE PARK | 9 BLUFF REAL ESTATE & CAFE | |
| 5 PERMALOO | 10 ST JOHN AMBULANCE (EFTPOS) | |

EXISTING CONDITIONS OVERVIEW

FESTIVAL SITE



[HTTPS://WINDY.APP/FORECAST2/SPOT/4903091/BLUFF/STATISTICS](https://windy.app/forecast2/spot/4903091/bluff/statistics)



KEY PRINCIPLES

COMMUNITY DESIGN & BUILD | FOUND | RECYCLED

The building removal and site development will be governed by “adaptive re-use”. This eco-friendly efficient design method includes:

- All materials will as far as possible be retained on site after demolition.
- Selected materials will be re-integrated into landscape design. Site material may be re-used in any of the areas of the design, including as seating, or as aggregate or ground surfacing.
- Materials not used in the development of a 5 m x 40 m landscaped front area will be as much as possible used as fill to manage level changes across the site.
- Other “found” materials from the area will also form elements of the landscape design, potentially including wharf timbers, oyster shells.
- Design concept is indicative and to be confirmed depending on “found” materials from site.

The landscape design is considered to be “bottom up” with the key stakeholders involved in a design meeting initially, as well as the development of the design going forward. The design aims to be:

- Reflective of “place” (responding to its location in Bluff, as part of the Oyster Festival extended site and honouring it’s location on the former Club Hotel site).
- Adaptive to found materials through demolition (Oyster Festival Trust members to monitor demolition and put aside elements that may be integrated into the landscape area).
- Buildable (simple, buildable elements that ensure work can be run by suitably qualified Trust members).
- Resilient to future Trust needs (includes space set aside in case of future needs for access via this boundary).
- Meets security needs for the Trust’s main festival site.
- Follows CPTED principles to ensure public safety².
- Is robust and includes skate deterrent measures such as material changes, less skate friendly permeable materials and skate deterrent measures on seats.

As the site is also part of the Bluff Oyster and Food Festival Charitable Trust portfolio, landscape design will also include:

- Wayfinding signage highlighting town destinations and/or events including the Bluff Oyster Festival.
- Feature seating steps³.

The design also includes site leveling as follows⁴:

- A 5% rise from the street to the proposed retaining wall lifts the site by 200mm while also ensuring water does not pool on site. A retaining wall of 0.9 m is proposed
- A 5% rise over the next 5 m is proposed to ensure the level from the street meets the current site level (at 1.2m higher). Refer cross section.



IMAGE: SCENES FROM THE FESTIVAL (2021:)

¹ In a “bottom up” design, typically the “community” help drive the design outcomes.

² CPTED : Crime Prevention Through Environmental Design. As guided by Ministry of Justice Publications: Part 1: Seven Qualities of Safer Places National Guidelines for Crime Prevention and Part 2: Implementation Guide. As retrieved from <https://environment.govt.nz/publications/national-guidelines-for-crime-prevention-through-environmental-design-in-new-zealand/>

³ These can in future link to the site via a discrete gateway which can be opened for events if required e.g. for event management

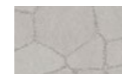
⁴ All statements on levels, retaining, stormwater runoff are assumptions only and will need to be confirmed including site survey by suitably qualified persons.

CONCEPT PLAN

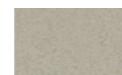


LEGEND

- 1 2M FENCE ON TOP OF 0.9M RETAINING (TYPE OF RETAINING TO BE CONFIRMED (TBC))
- 2 FOUND MATERIAL AGGREGATE CONCRETE
- 3 WHARF TIMBERS SITTING PLATFORM / STEPS
- 4 GROUND BEAMS WITH VERTICAL ELEMENTS - INTERPRETATION BOARD, SCULPTURE, BIKE STANDS (TBC)
- 5 FOUND MATERIAL FEATURE AREAS (E.G. OYSTER SHELL AGGREGATE CONCRETE)



MATERIAL ONE: CRAZY PAVING FROM DEMOLITION MATERIAL OR OTHER FOUND MATERIAL



MATERIAL TWO: HOGGIN OR OTHER COMPACTED FOUND MATERIAL FROM DEMOLITION



SEATING (RECYCLED TIMBER OR FOUND AGGREGATE CONCRETE)



INTERPRETATION SIGNAGE: HONOUR THE HERITAGE OF THE CLUB HOTEL & BLUFF (ALSO OYSTER FESTIVAL INFO HISTORY, WAYFINDING)



INSET INTO GROUND SURFACE OF RECYCLED MATERIAL, FOR E.G. BRICK TO SUBTLY MARK FORMER BUILDING EXTENTS

CONCEPT ZONES

ECHOES OF THE CLUB HOTEL - FORM, SHAPE & MATERIALITY

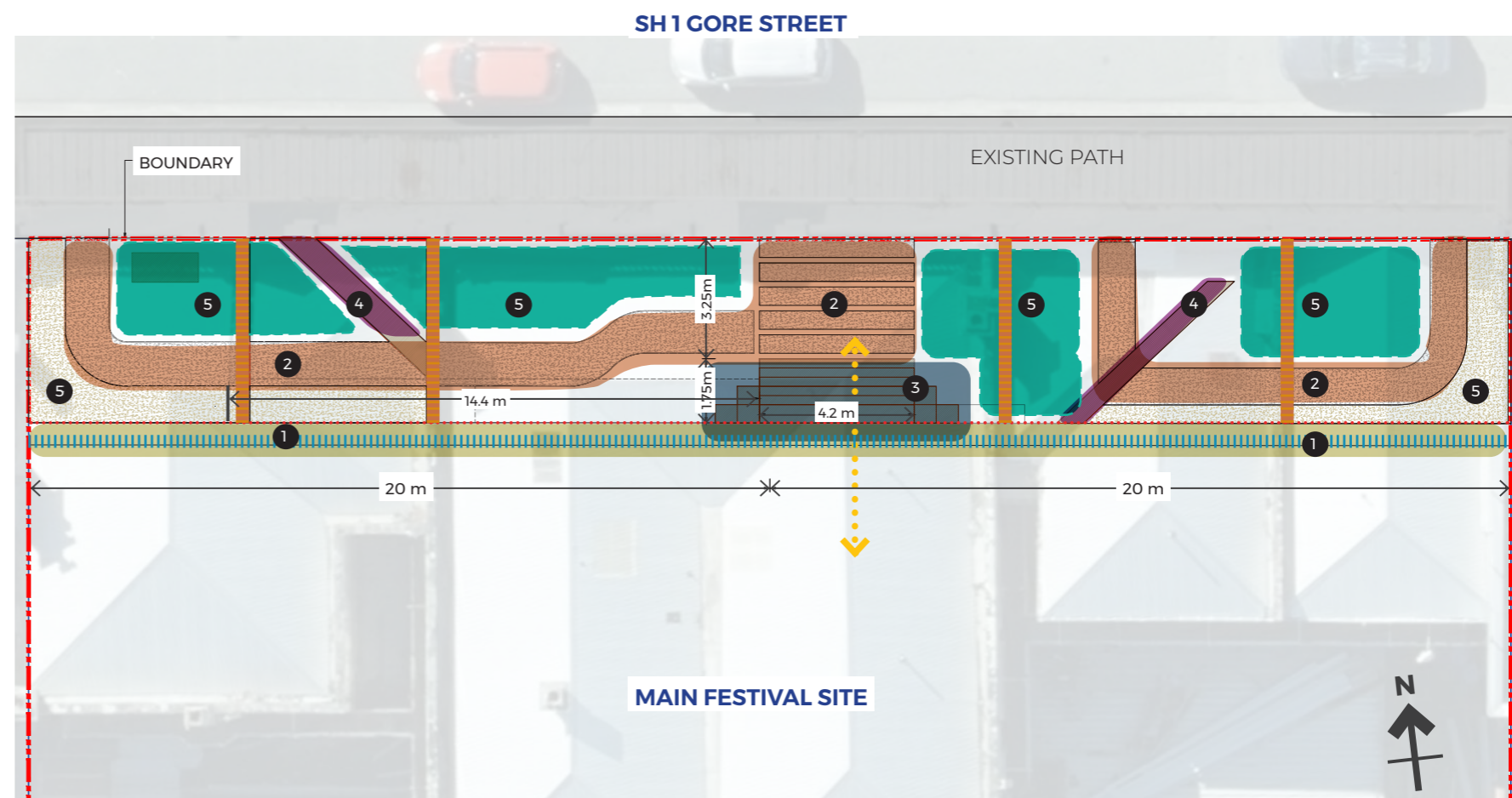
A series of key principles underpins the concept and ensures the eventual landscape can respond to available material while still assuring outcome.

Updates of landscape plans can be reviewed to ensure a robust, safe well designed outcome.

- The concept references the multiple buildings that make up the Club Hotel, using lines of found material (likely bricks) to reference the former walls and break up the length into human scale areas.
- Inset “beams” of wharf timber or other found elements reference the previous angles of roof lines and provide the areas to set vertical elements - interpretations boards, bike stands, or found materials set to form sculptural elements within these spaces.
- A trail of aggregate concrete with “site won” aggregate (demolition sourced) forms paths amongst areas of alternative materiality (for example compacted gravel materials).
- A series of sleeper / wharf timbers forms a seating area which can also double as an additional exit from the site with a discrete gate in the fence.

KEY COMPONENTS:

- The bulk of the ground surface will where possible be compacted “found” aggregates from site demolition. Where not available, ground surface aggregates will be compacted material which is locally available (such as hoggin). Civil engineer to advise on appropriate base course and buildup.
- Areas will be “skate proof” comprising of predominately unsuitable ground surfaces (too rough or soft to skate on) with skate deterrent measures on furniture (notches cut, or attachment of skate deterrent).
- Materiality is simple and as indicated in materiality palette: crushed aggregates, found hard surfaces to from paving elements. Recycled timber e.g. wharf or railway sleeper. Concrete including crushed building material. Vertical elements include wayfinding and information, bike stands, sculptural items from building.
- Areas showcase contrasting materiality with discrete areas no bigger than 30m² to ensure human scale.
- Walls of existing buildings on either side of site may offer other opportunity for adjacent stakeholders, such as murals.
- Retaining wall sits at under 1m on publicly accessible areas. No construction will create areas for entrapment or concealment. Engineering advice will be undertaken for any structural works.
- Low maintenance - no planting or lawn.
- All elements aim to be simple and uncomplicated to construct.
- Area is future proofed by allowance of space for potential accessible access to wider site.

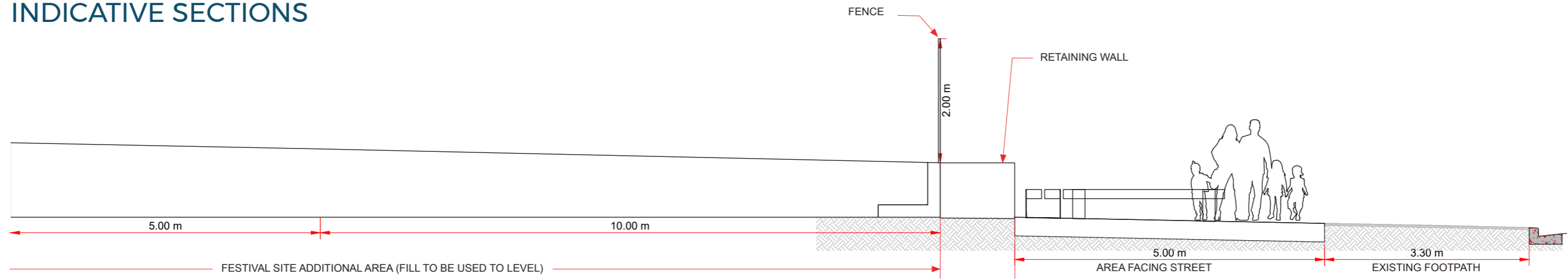


0 1 2 3 4 5 m SCALE: 1 TO 200 @ A3

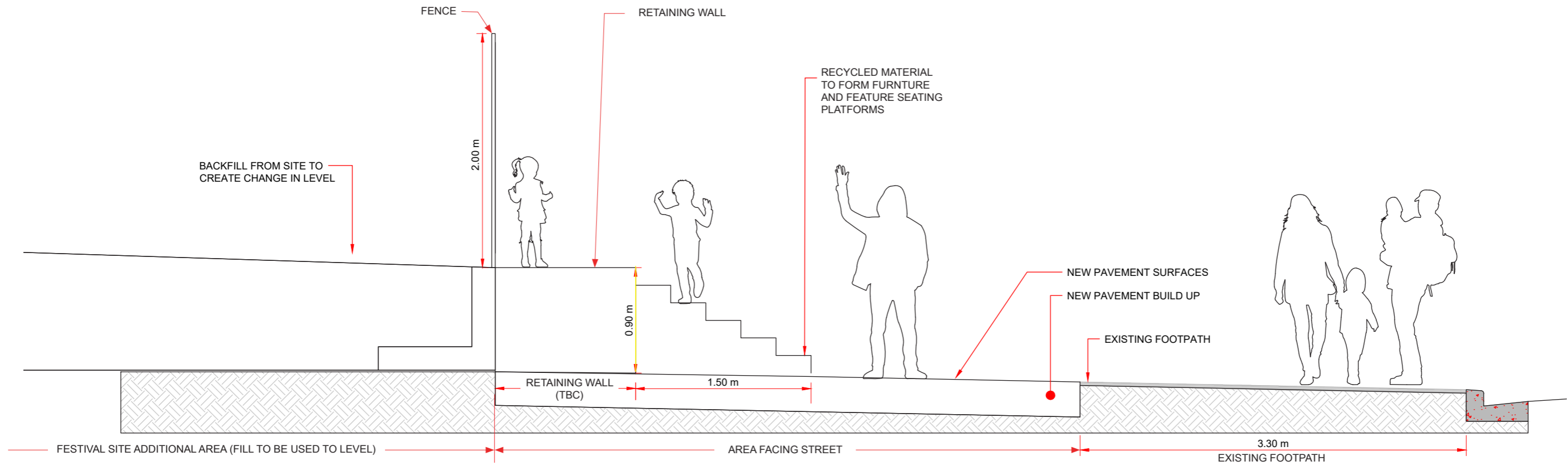
LEGEND

- | | |
|---|---|
| ① 2M FENCE ON TOP OF .9M RETAINING | ◀...▶ POTENTIAL EXTRA SITE ENTRANCE THROUGH DISCRETE GATE IN FENCE - FUTURE PROOFING ONLY, NOT TO BE BUILT AT THIS STAGE |
| ② FOUND MATERIAL AGGREGATE CONCRETE | FENCE ON TOP OF RETAINING |
| ③ WHARF TIMBERS SITTING PLATFORM | — INSET INTO GROUND SURFACE OF RECYCLED MATERIAL, FOR E.G. BRICK TO SUBTLY MARK FORMER BUILDING EXTENTS |
| ④ GROUND BEAMS WITH VERTICAL ELEMENTS - INTERPRETATION SIGNS, CYCLE INFRASTRUCTURE, SCULPTURAL ELEMENTS | ALL AREAS TO MAXIMISE INPUT OF MATERIALITY FROM CLUB HOTEL, INCLUDE FOUND DEMOLITION OBJECTS WHERE APPROPRIATE. INTERPRETATION SIGNS TO INCLUDE HISTORY OF CLUB HOTEL |
| ⑤ SEATING AREAS (HUMAN SCALE) | |
| ⑥ FOUND MATERIAL FEATURE AREAS (E.G. OYSTER SHELL AGGREGATE CONCRETE) | |

INDICATIVE SECTIONS



INDICATIVE SECTION 1: SUITABLE DEMOLITION FILL UTILISED ACROSS SITE TO ADDRESS CHANGE IN LEVEL OF ~1.2M AND CREATE EXTENDED AREA FOR FESTIVAL SITE AND LOWER PUBLIC AREA ADJACENT EXISTING FOOTPATH. ASSUMING 1:50 FALL ACROSS NON RETAINED AREAS (SCALE AS SHOWN)



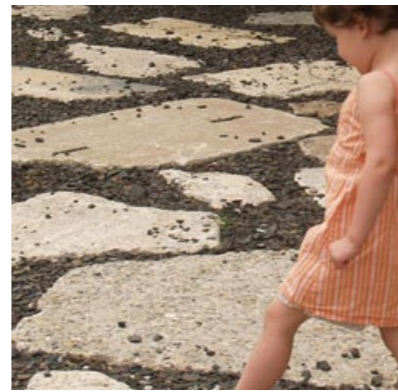
INDICATIVE SECTION 2: FRONT SECTION OF SITE FORMS 5M SPACE BETWEEN RETAINING WALL AND EXISTING PATH (SCALE AS SHOWN)

MATERIAL PALETTE

INDICATIVE - WILL BE ADJUSTED FOR ACTUAL MATERIAL AVAILABILITY FROM DEMOLITION & OTHER AVAILABLE RECYCLED MATERIALS



Club Hotel rubble to be re-used on site



Re-use concrete paving



*Re-use of materials***



Crushed oyster shell mixed with concrete



Railway sleeper or brick to break-up areas



*Oyster Shell filled Gabion Wall**



*Feature rubble filled gabion wall**



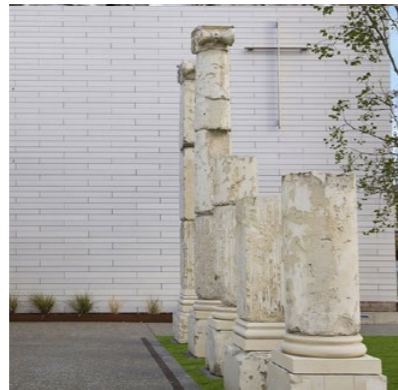
*Rubble filled gabion wall**



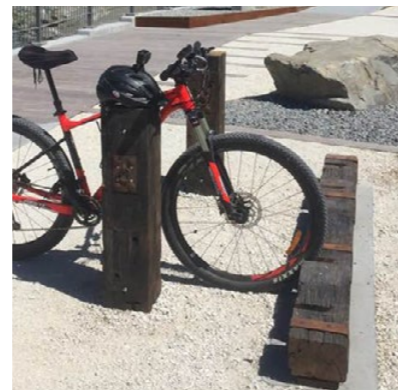
Batten timber fence



Timber feature fence



Build in elements from building where possible



Railway sleeper bike stand



Existing Bluff sign



Steel Bluff Oyster Festival sign option



Vertical wayfinding sign



Vertical found timbers option



Aggregate concrete uses found materials



Crushed material or hoggin between larger found materials.



Hoggin or other compacted aggregate materials



Wharf timber seating



Chunky steps and seating made from wharf materials



Railway sleeper Seat



Add skate deterrent where required

* RETAINING TYPE TO BE CONFIRMED & SUBJECT TO ENGINEERING INPUT

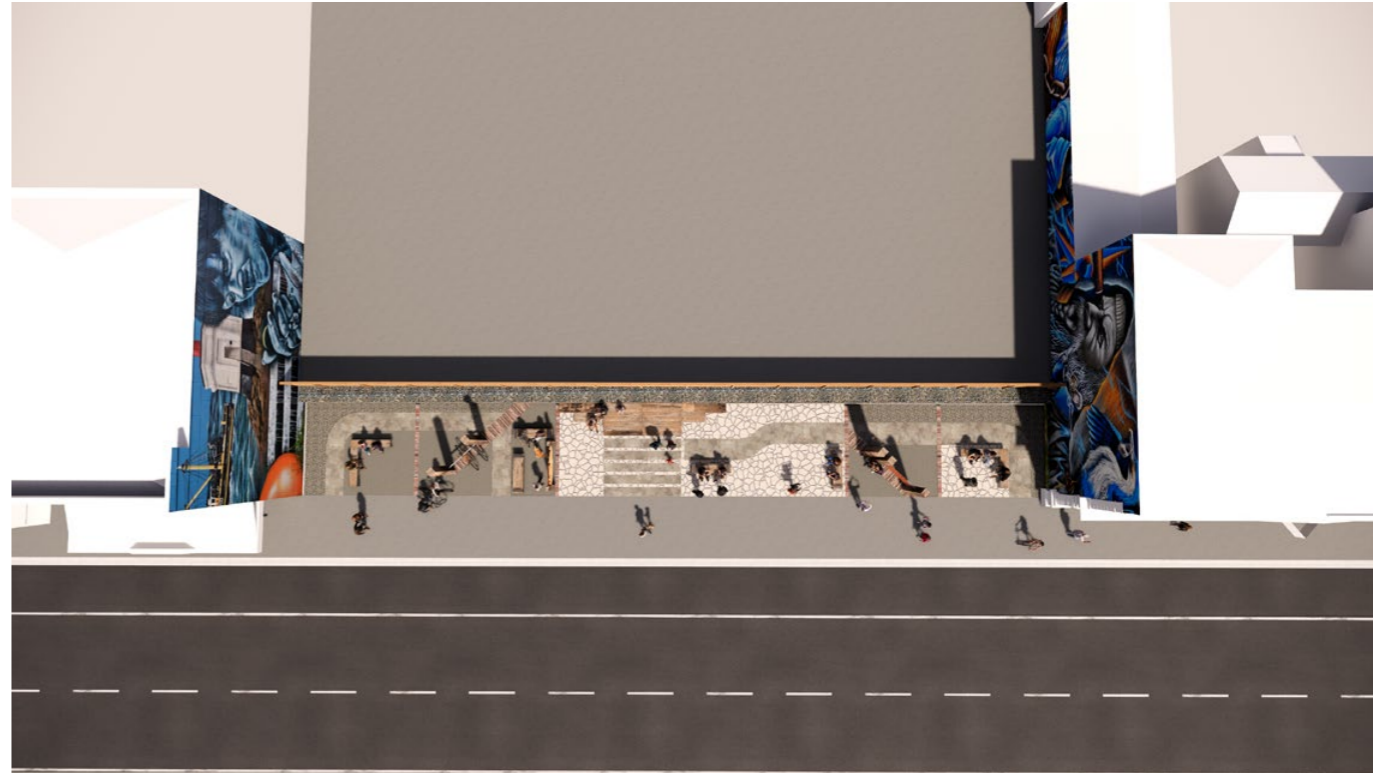
** LOOSE MATERIAL TO BE AVOIDED, FOUND MATERIAL COMPACTED WHERE PRACTICAL OR INTEGRATED INTO OTHER ITEMS

PROPOSED SITE VISUALISATIONS



NOTES:

- RETAINING TYPE TO BE CONFIRMED & SUBJECT TO ENGINEERING INPUT
- MURALS SHOWN ARE SUGGESTION OF POSSIBLE FUTURE ACTIVITY (NOT PART OF CURRENT PROPOSED SCOPE) MURAL ON THIS PAGE: KERI-LEE FISHING LTD BY KORYU (CREATED AS PART OF SOUTH SEA SPRAY MOTUPŌHUE FESTIVAL)



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PROPOSED SITE VISUALISATIONS



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