



Wairarapa

Centres Design Guide

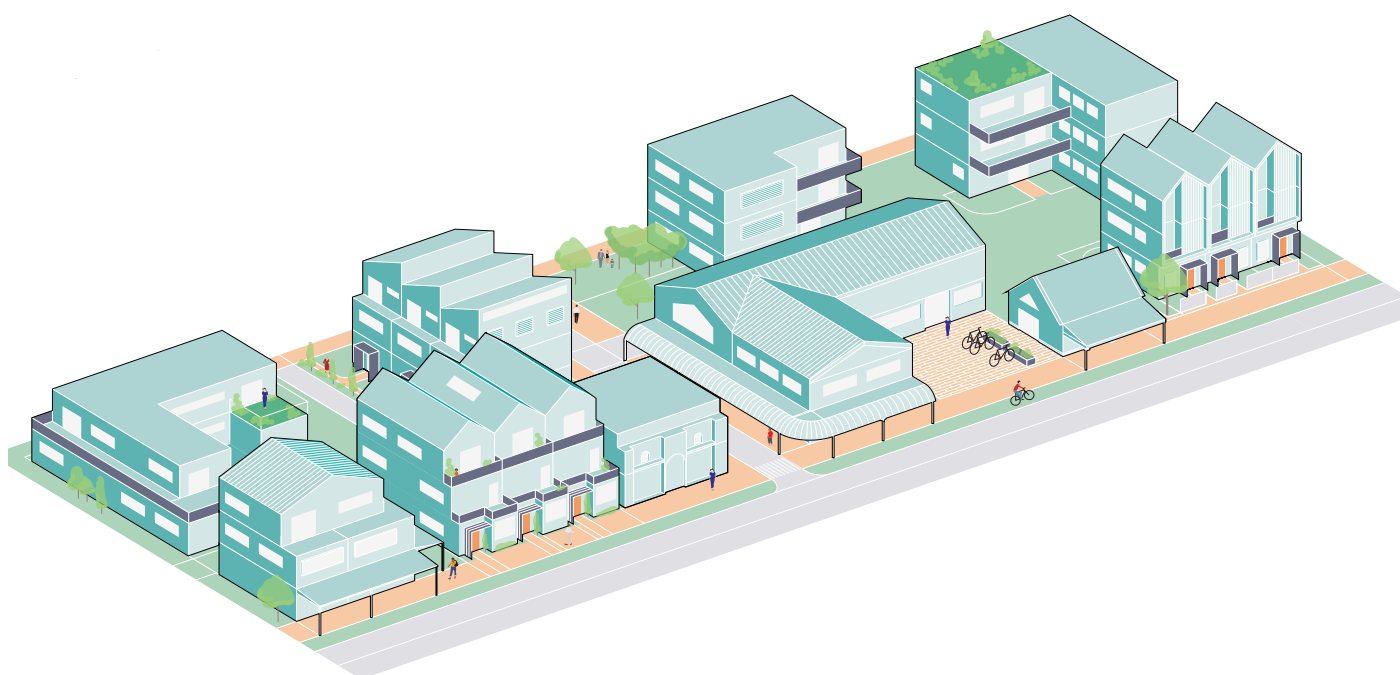
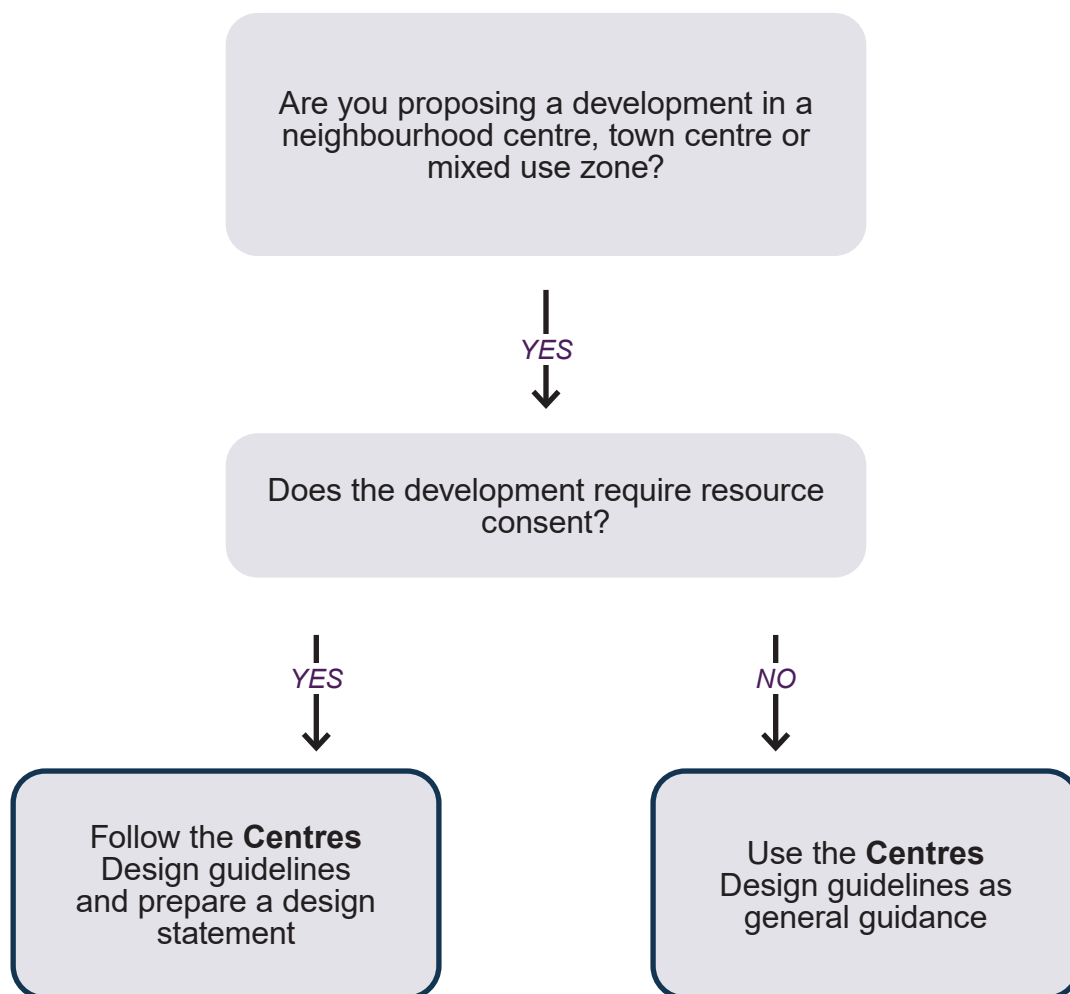


Te Kaunihera-ā-Rohe o Taratahi
CARTERTON
DISTRICT COUNCIL



SOUTH WAIRARAPA
DISTRICT COUNCIL
Kia Reretahi Tātau

When to use this guide



Design Principles

Design Principles

The way we design buildings to respond to the surrounding context influences the way we experience our urban environments, both on-site and at a wider scale. How a building looks is subjective, good design is about successfully integrating new buildings into the existing environment, to help transition into the planned environment. It also provides functional and comfortable living environments. The following principles have been developed to promote high quality design that contributes to the existing and future urban environment of the Wairarapa. These principles describe the design outcomes that are sought to be achieved by the design guidelines. They differ slightly between **M**asterton, **C**arterton and **S**outh Wairarapa as indicated by the letters.

Principles	Centres		
Integrate and connect with public realm and surroundings	M	C	S
Provide appropriate built form and design	M	C	S
New development in the <i>active street frontage</i> areas provide good visual connection between the building and the street and contribute to attractive, safe public spaces.	M	C	
All new development is designed to contribute positively to the amenity, visual quality and vibrancy of the Town Centre.	M	C	S
Create an accessible and safe environment for young and old, by contributing to a legible Town Centre zone and a clear hierarchy of street networks	M	C	S
Contribute to a playful environment by using and enhancing the friendly and quirky character of the Town's community		C	
Promote mixed-use development that contributes to a vibrant and appealing heart that is functional and active		C	
Contribute to the Town's characteristics that make it a great visitor destination			S
Contribute to the Town's character and heritage values			S
Combine the Town's heritage, art and culture with contemporary design	M	C	

About this Guide

Intent

This Centres Design Guide supports the Wairarapa Combined District Plan by providing guidance to integrate developments into the surrounding existing and planned context within the **Neighbourhood Centre**, **Town Centre** and **Mixed Use** zones. It promotes positive design outcomes for public space, commercial, mixed-use and residential developments in centres zones and backs these up with best-practice guidance and examples.

This Design Guide is structured into four sections:

- **Site Layout** covers the design elements that concern the siting of the development and how this relates to the surrounding context (open space, streets and buildings).
- **Built Form & Appearance** covers elements related to the shape of the building and its relationship to the surrounding environment both on and off-site.
- **Amenity, Landscape and Sustainability** covers how to integrate the building into the site to improve both the experience and function.
- **Signage and Verandahs** covers finer detailed design elements that are unique to the Wairarapa.

Each section provides **section heading** (sometimes accompanied by explanatory text) and numbered **guidelines** which help achieve these outcomes. Indicative **diagrams** and **photographs** provide supporting examples of the guidelines. **Advice notes** provide more detailed examples or explain the guideline further. This format is outlined on the following page.

Using this guide as part of a Resource Consent

The District Plan contains a number of objectives and policies that will be relevant in the context of higher density residential, commercial and mixed -use development. This design guide is intended to assist with the assessment of a proposal in meeting these objectives and policies where a consent is required. The design guide is also referred to as a Matter of Discretion within a number of District Plan rules.

General guidance

Where a proposal is a permitted activity, use of this guide is strongly encouraged to help inform the development to achieve best practice design outcomes.

Preparation of a Design Statement

It is expected that a Design Statement will be included within the **resource consent** application to explain how the proposal meets the principles and guidelines of the Design Guide. The Design Statement provides applicants with the opportunity to explain which guidelines are relevant to the proposal, and how they have been applied.

A Design Statement should include:

- A description of the proposal (site and context);
- An overarching statement that explains how the proposal meets the relevant design **principles**
- A description of how the proposal meets each relevant **guideline**;
- Where the proposal does not meet a **guideline**, a description of:
 - *the alternative approach taken;*
 - *why this is appropriate; and*
 - *how the alternative approach enables the proposal to meet the overarching design principles.*

How to use this Guide

Section heading

Explanatory text, explanatory text.

X Guideline, guideline

X Guideline, guideline

Advice note, advice note

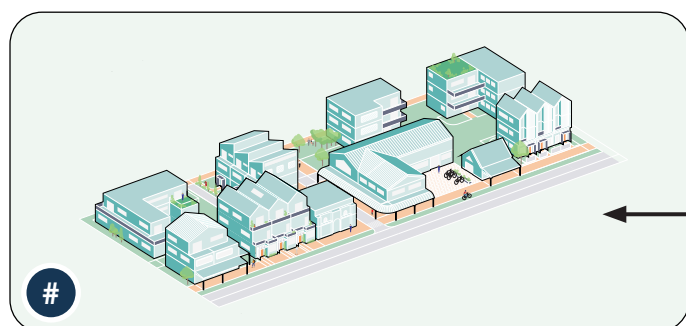


Image caption

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Heritage advice notes

South Wairarapa has strong heritage design elements in the town centres of Featherston, Martinborough and Greytown. Responding to design context in a heritage environment requires additional consideration. **Heritage advice notes** are provided alongside **guidelines**. The heritage advice note is relevant to South Wairarapa, as indicated by the coloured circle/s in the top right corner.

M

C

S

Centre specific advice notes

District Plan rules may require additional consideration in some areas. Which area the advice note is relevant to is indicated by the coloured circle/s in the top right corner.

Explanatory text provides further contextual information about the design matter being addressed under the **section heading**.

Numbered **guidelines** are individually presented in the table.

Advice notes provide additional context to or examples for the guideline. These are not prescriptive.

Diagrams or **photographs** provide visual advice notes. They illustrate the relevant design principles (identified by the relevant **guideline number** in the blue circle), rather than describe approved design solutions.

Captions provide further details about what the diagram or photo is displaying.

Special advice notes provide additional context and advice for specific areas.

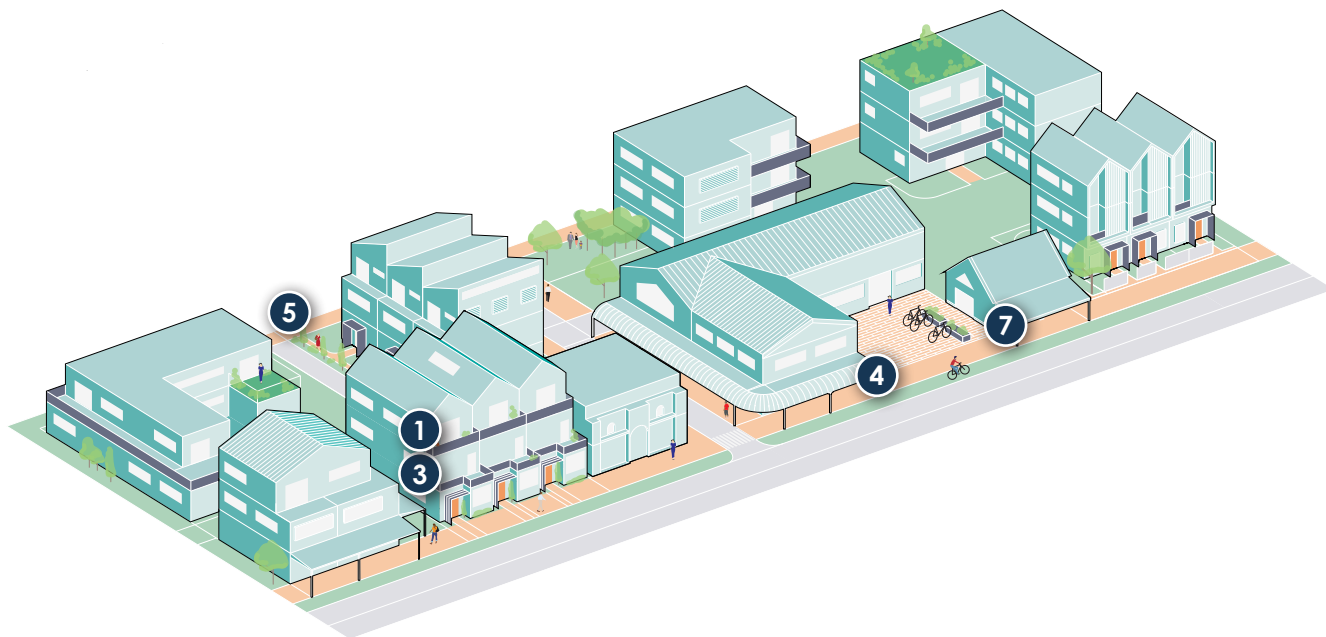
Application of Design Guide

The Centres Design Guide applies to any development within the **Neighbourhood Centre**, **Town Centre** and **Mixed Use** zones. As the guidelines are based on universal design principles, they will vary in relevance.

There are some differences between the design principles sought between **Masterton**, **Carterton** and **South Wairarapa**. Where the guidelines apply is indicated by an **M**, **C** or **S**. South Wairarapa is also subject to **heritage advice notes** (explained left).

These guidelines only refer to the site and site context. For design advice relating to the interior function of the building, further design advice can be found in the Ministry for the Environment's *National Medium Density Design Guide*.

Site Layout



Siting and street Frontage

The configuration of a building on a site and its relationship to the street and adjoining public space are important considerations to ensure good amenity and reduce overshadowing on public space and adjoining residential or open space zones. Having a defined front and back, as well as a clear delineation between public, semi-public and private spaces contributes to the legibility of the site and street.

An active frontage of a building also contributes to a socially active and safe environment and provides amenity for visitors and residents.



Active frontage advice note

While all new development should seek to provide a positive street interface through some active frontage, some areas in Masterton and Carterton are subject to an Active Frontage overlay. Glazing on the ground floor in these areas should contribute to street interest and activity and provide passive surveillance. This is the ideal place to locate actively occupied parts of a building including shop fronts, hospitality, appropriate offices so that they overlook the street.

- 1 Design the orientation and form of the building to ensure it fits within the block pattern and network of the Zone and contributes to the legibility, permeability and functionality of the wider block structure.
- 2 Design buildings to orientate towards, any street, footpath or communal space and contribute to the general continuity of frontage along the street
- 3 Ensure the appearance of the ground floor has a human-scale relationship with the street, pedestrian paths of other communal spaces. The façade should be visually interesting, using appropriate materials and detailing, preferably with a permeable appearance and active street edge.
- 4 Consider using setbacks to create open space, particularly adjacent to buildings that perform a civic purpose.

Connectivity, access and parking

Prioritising the pedestrian experience is vital to create safe neighbourhoods and healthy communities. New developments have the opportunity to create or enhance existing links. Integrating access and bicycle parking as a priority into the design is important for arrival experience, function, safety and accessibility.

- 5 Where possible, on large block sites, create pedestrian connections between street to create a finer grain block pattern encourages with comfortable and sheltered walking routes.
- 6 Design new mid-block connections to contribute to safe and comfortable pedestrian environments.

Consider:

- a. *Designing the frontages of mid-block laneways with entrances and display windows,*
- b. *Incorporating natural landscape elements,*
- c. *Using bollards, and;*
- d. *Incorporating hardscape elements such as bollards, seating and variation in paving treatment.*

- 7 Locate visitor bicycle parking at grade and close to building entrances and open space.
- 8 Locate and design new vehicle crossings to support pedestrian safety and priority on the footpath. Minimise additional crossings where possible.
- 9 Locate and design on-site car parking and loading areas so that they are not visually dominant elements at the street edge.

Where parking fronts the street, screen it in a manner that is integrated with the composition of the building elevation.

- 10 Use landscape treatment to screen and provide visual breaks in large communal parking areas

- 11 Design pedestrian access routes to be universally accessible to people of all ages and abilities.

- 12 Differentiate pedestrian access from vehicle access through variation in surface treatment or texture. Preferably, pedestrian and vehicle access should also be separated by a buffer such as vegetation or a raised surface.



Private and communal outdoor space

Private and communal outdoor space refers to the space provided for residents multi-unit dwellings or apartments. Where private outdoor space is limited or compromised, communal outdoor space can help to provide meaningful outdoor amenity for residents.

- 13** Locate primary outdoor living spaces so that they are oriented to the north, east or west for maximum sunlight. Consider design and placement of shading devices for the summer months.
- 14** Provide for functional outdoor living space by carefully considering the dimensions and location of the space.
Wide or square spaces (i.e. ones that allow for the placement of outdoor furniture) are more efficient than ones that are long and narrow.
- 15** Provide screening and landscaping to increase privacy for residents, and reduce overlooking into neighbouring properties.
- 16** Where communal outdoor living space is provided, design it
 - a. so that it is conveniently accessible to the residential units on site; and
 - b. to consider the number of residents it is intended to serve.*It should encourage opportunities for social interactions between users by incorporating seating, barbecue, sporting or play equipment into the design. If communal open space is provided for on the roof ensure that it is easily accessible by all residents, and has sufficient landscaping in the form of raised garden beds or green walls*
- 17** Functional elements such as heat pumps and other building services should be visually unobtrusive or screened, especially in communal outdoor living spaces.

Public outdoor space

Public open space refers to space that is accessible for the general public. New developments in centres may need or wish to include public open space as part of their design. The success of public open spaces relies on integration into the design and wider context.

- 18** Where possible, design communal open spaces to be universally accessible to people of all ages and abilities.
- 19** Where possible, locate, orient and design open space to:
 - maximise direct solar exposure during parts of the day when the space is anticipated to be mostly used;
 - protect from the predominant wind direction; and
 - consider impact of frosts (using non-slip materials).
- 20** Consider providing shade for summer sun, through methods that integrate with the design of the space such as tree cover, eaves, verandas or balconies.
- 21** Where relevant, use opportunities to reference local landmarks and distinctive features (e.g. historical and cultural references) that contribute to a sense of place and belonging.
- 22** Provide lighting in public spaces that are appropriate to be used or passed through at night.
- 23** Use robust materials that are easy to maintain and retain their long term appearance. This is particularly important in public spaces that are prone to increased wear.
- 24** Integrate new street furniture in a way that is sympathetic to the surrounding context

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Advice notes on public space adjacent to heritage buildings

New additions or alterations to public space should respect the location and features of existing heritage buildings and artefacts. When providing modern upgrades such as seating or bike racks, integrate them in a way that is accessible and functional to the use of the feature but is sympathetic to the surrounding context.



Planter boxes are spaced the same width as the balcony details. The tree is setback from the street-fronting details.

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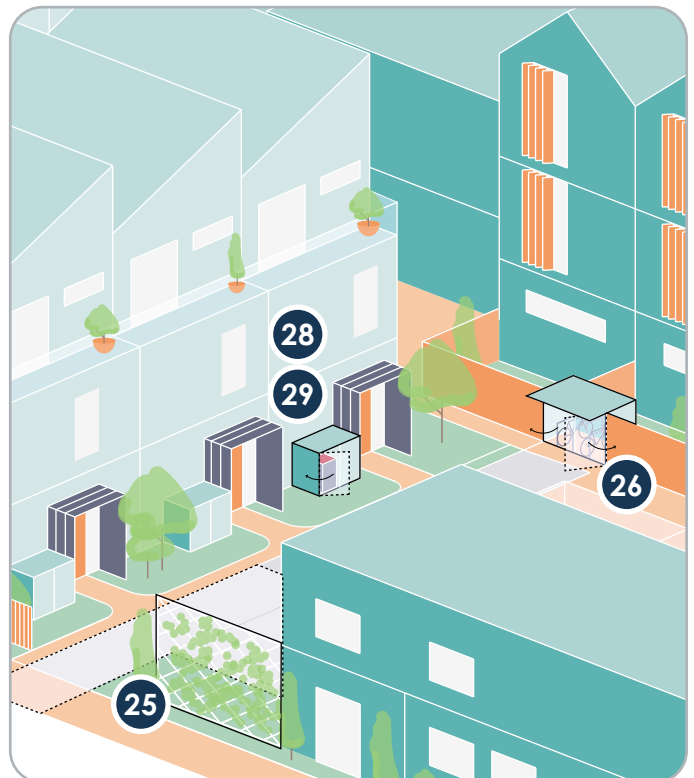
Storage, waste and service areas

Integrating necessary utility areas into the site is vital for a functioning site while retaining high amenity areas.

- 25** Ensure loading or service areas do not impede access to adjacent buildings or compromise the quality and continuity of the street edge.

This can be achieved by locating loading areas away from the street edge, preferably to the side or rear of buildings. Where it fronts the street, screen it in a manner that is integrated with the composition of the building elevation.

- 26** Long-term bicycle storage for residents is encouraged. Design this to be convenient, secure, and integrated as part of the building design.
- 27** Consider providing outdoor space for the storage of recreational or maintenance equipment, or other large household items.
- 28** Locate delivery and rubbish collection areas at the rear or side of the building and away from pedestrian environments and residential activities. This avoids potential health and safety hazards or nuisances for adjacent dwellings or outdoor living spaces.
- 29** Waste areas should be able to accommodate all waste bins and have a clear connection to the collection area.



Built Form and Appearance



Building mass and height

The height and massing of a development contributes to the built form and is one of the more significant factors in determining the impact a building will have on its surrounding environment.

30 To minimise the effects of physical dominance, consider: breaking the form of the building using variation in facade treatment. Examples include:

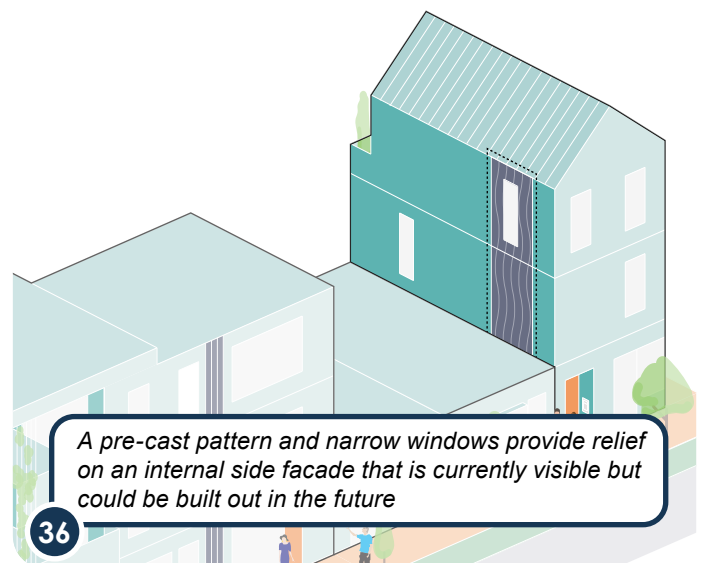
- a. stepping the upper stories back from the street;*
- b. introducing variations in facade treatment (for example, through balconies, shading devices or porches);*
- c. create visual interest through modulation*

31 Design the building to reinforce the shape of the street or public space it is fronting.

32 Avoid long, linear, blank walls without doors, windows or associated design features.

33 Consider increasing the visual prominence of buildings on corner sites through the use of different materials, colours or roofline where this would create a focal point that supports visual interest, legibility and wayfinding.

34 Provide variety and visual interest in the roof form of lower scale, large floor plate buildings to screen plant and service enclosures from public view.



A pre-cast pattern and narrow windows provide relief on an internal side facade that is currently visible but could be built out in the future

Built Form and Appearance

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Advice notes on built form in heritage precincts

New additions or alterations to buildings on the street should respect the form and scale of existing heritage buildings. The vertical and horizontal modulations that were used on the facades of Victorian buildings help to establish their scale and create rhythm.

Verandahs, bands of windows and decorative cornices were used to create horizontal modulation, visually providing a base, middle and top to buildings. Horizontal modulation also gives expression to the floors within the buildings and helps to achieve a more human scale by visually breaking up the bulk of the external facade.

Some buildings also have vertical modulation, achieved through the use of columns, pilasters or verandah posts which together with the spacing of windows creates rhythm as an essentially unifying feature of the streetscape.

Materials and Facade articulation

The main factors that influence the appearance of a building are scale, modulation and the articulation of its form and facade. The building design and use of materials make an important contribution to the effective integration of higher density development into the street environment.

Manipulation of light and shadow in the facade can make the scale of a building and its associated components appear more vivid.

The choice of materials used can affect the appearance of a development and how it contributes to the public realm. It can also affect how it performs and endures over time as well as its ongoing sustainability and resilience.

A visually attractive design can help to mitigate any potential adverse effects resulting from building height and/or bulk and enhance the centres experience of visitors and residents alike.

35 The design of the building, as well as the choice of materials used, should recognise and reflect the level of intensification planned in the immediate and surrounding areas. In particular, consideration should be given to:

- a. *setback from the street / continuity of along the street edge;*
- b. *scale and bulk;*
- c. *roofline;*
- d. *placement of windows, entrances and other articulation in the facade;*
- e. *presence of distinct character or built heritage in the surrounding environment.*

36 Where possible, add design details to the rear and side facades of the building, particularly where there is a transition to a lower density environment.

37 Where possible, design buildings to accommodate a range of uses and to enable change in use over time (e.g. by providing generous ceiling heights).

38 Use design opportunities to create distinctive points of identity along the street front to enhance wayfinding and promote the uniqueness of the Wairarapa Centres

39 Design buildings on corner sites to positively address both visible street frontages.

This may be through architectural features that wrap the corner, windows of the same proportion on both facades and reduced setbacks on both boundaries.



Built Form and Appearance

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Advice notes on materials and details in heritage precincts

Much of the character of heritage precincts comes from the use of consistent techniques, materials, details and exterior finishes. New additions or developments should use colours and materials that pick up on the heritage buildings to complement the streetscape.

Entrances

The entrance to a building makes an important contribution to the way a building is experienced. Balconies and entrances provide visual interest by breaking up a façade; they also add a human scale to intensive developments and can positively contribute to the overall appearance of a building when designed well. Visible activity on the ground floor and street facing façade enhances public safety through passive surveillance and creates opportunities for social interaction.

- 40** Ensure entrances (including addresses and letterboxes for multi-unit dwellings) are clearly defined and visible from the street to enable them to be easily located and accessed.
- 41** Design residential entrances on the ground floor to have a distinct appearance that differentiates it from a commercial entrance.
- 42** Incorporate all-weather shelter (e.g. canopies or overhangs) with suitable lighting into the entrance design.



41 Residential entrances are distinct from commercial

Responding to context

The surrounding urban fabric will have a unique set of characteristics that contributes to the local context. Both existing and planned context play a role in shaping new development.

- 43** Design any new development to respond to unique characteristics in its surroundings where it will contribute to a cohesive streetscape.
- 44** Where possible, ensure that new buildings retain any visual links to unique and/or prominent features in the surrounding environment where practical.
- 45** If developing near a to a site or area of significance to Māori, consideration should be given to the degree to which the development overlooks or interacts with the site or area of significance, including:
 - a. minimising the obstruction of existing views between the site or
 - b. area of significance and surrounding maunga

Built Form and Appearance

Responding to context in heritage precincts

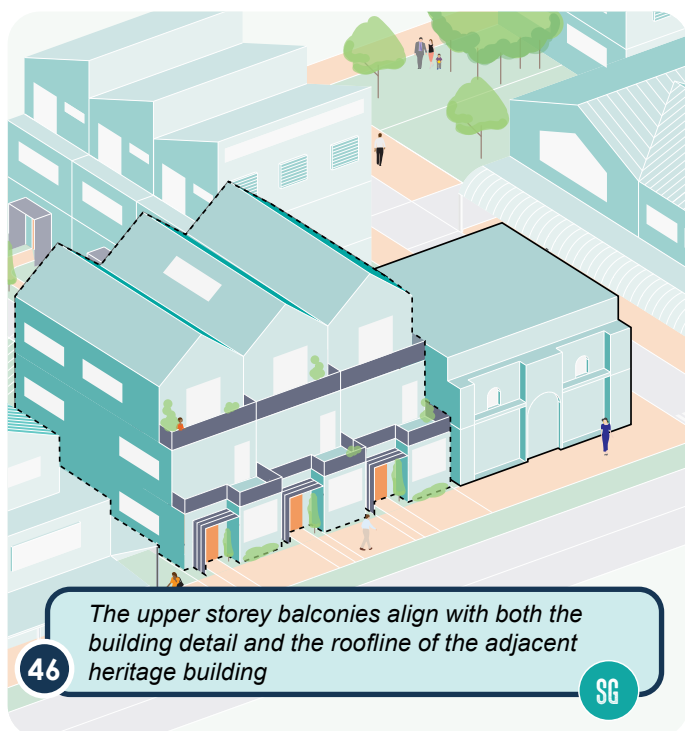
- 46** Consider the relationship between new buildings or parts of buildings and adjacent heritage buildings.

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Advice notes on responding to context in heritage precincts

If developing adjacent to a heritage building, consideration should be given to:

- *The alignment and setback between buildings and adjacent heritage buildings;*
- *The relationship between the scale, built form, facade materiality and elevation alignments of new buildings or parts of buildings to the form, materiality and elevation alignments of adjacent heritage buildings;*
- *The design and arrangement of windows and openings in relation to those of adjacent heritage buildings.*



46 The upper storey balconies align with both the building detail and the roofline of the adjacent heritage building

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Privacy and safety

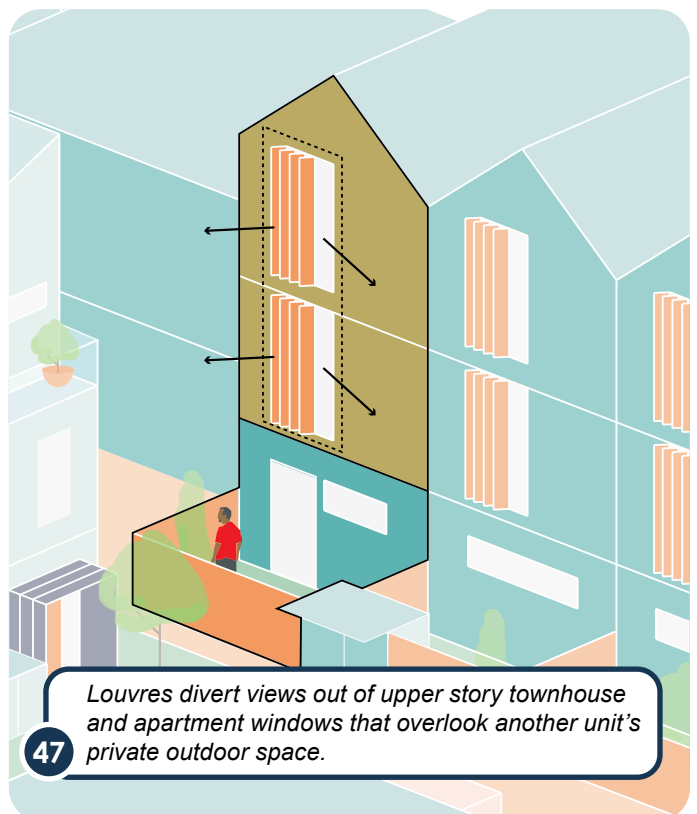
It is important to provide a balance between expected privacy for building occupants and users (on new and neighbouring developments) while providing opportunities for passive surveillance and safety.

- 47** In order to maintain sunlight access, high level windows or louvres should be considered where privacy or overlooking is an issue.

This might include screening, obscured glazing or high-sill windows.

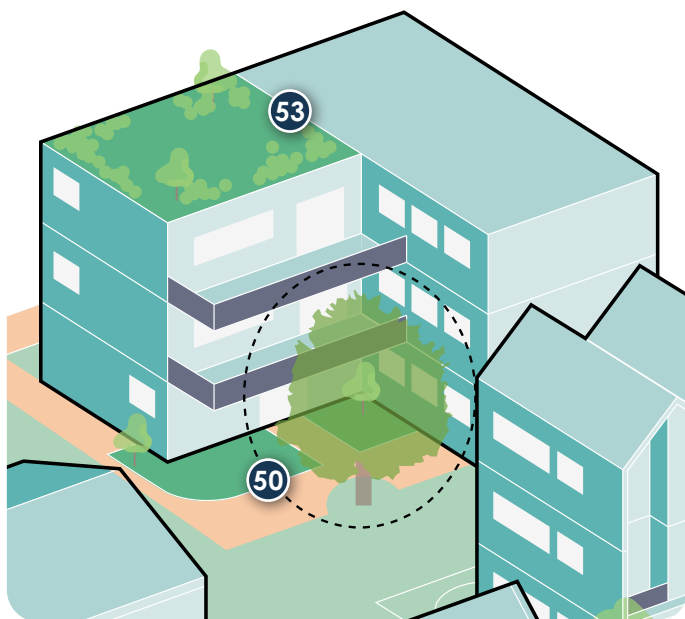
- 48** Where outdoor living space is provided in the form of a balcony, locate and design balconies to overlook streets, public open spaces, or communal outdoor living spaces.

- 49** Clearly delineate boundaries between private, communal and public spaces to provide reassurance of territorial ownership



47 Louvres divert views out of upper story townhouse and apartment windows that overlook another unit's private outdoor space.

Amenity, landscape and sustainability



Landscape treatment and design

Landscape design can greatly improve the amenity, experience and integration of more intensive forms of development into a street or neighbourhood. The implementation of carefully considered landscape design can help to enhance different design elements, such as the screening or softening of hardstanding areas (e.g. parking, services areas), mitigate the effects of building bulk and offer environmental benefits.

Coordinating landscaping and water management early in the building and site design process can increase opportunities to more effectively integrate landscape treatment into outdoor open space, traffic circulation routes, service locations and the interface between the public and private domain.

- 50** Where possible, retain existing indigenous, mature and healthy vegetation and trees integrate into the site development.
- 51** Choose plants that are appropriate to the climatic conditions, scale and character of the area; planting species that are indigenous, require low maintenance and attract local bird life is also encouraged.

- 52** Where possible, provide and locate trees that will provide shade in summer and allow light in winter.

- 53** Maximise opportunities for robust landscape treatment and permeable surfaces in footpaths, roofs, courtyards, and rear yards. Consider using hedging or climbing plants where space is constrained.

- 54** Integrate permeable stormwater surfaces, rain gardens, tree pits and other low impact urban design initiatives into the overall design to manage potential adverse effects on stormwater quality and quantity.

Sunlight, daylight and wind

Adequate access to natural light is an important consideration in designing the layout of a site, particularly any opportunities to capitalise on a northern aspect.

Significant differences in building heights can create wind effects that can compromise the safety and comfort of the public realm. It is also a key consideration in siting and designing the internal layout of associated dwellings as it not only provides a warm and pleasant internal living environment but helps to increase energy efficiency.

- 55** Design taller buildings to minimise wind impacts at the street levels or provide strategic shelter as an integrated part of the design
- 56** Consider the use of eaves or strategic screening to help limit sunlight penetration in summer, to prevent applicable indoor spaces (particularly those with a northern and western aspect) from overheating.
- 57** Where possible, design dwellings with habitable spaces facing north, west or east to maximise sunlight access.

Signage and Verandahs

Energy efficiency

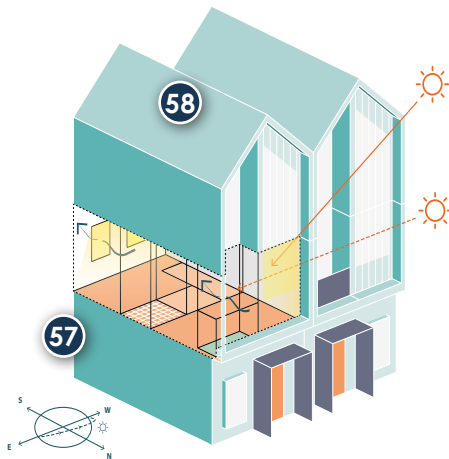
Integrating efficient passive design into a building contributes to a more comfortable indoor environment by increasing the thermal stability, reducing indoor condensation and promoting natural ventilation; it also helps reduce energy usage.

Energy efficiency should be considered during all phases of development, from planning and design (e.g. internal layout and building systems) through to construction (e.g. minimising waste) and long term maintenance (e.g. using durable materials).

- 58** Consider using solar exposure and local wind patterns to capitalise on natural forms of heating and window ventilation and reduce the need for mechanical systems.

- 59** Limit the total window surface on south facing façades to prevent heat loss in winter.

This is not relevant where the Active Frontage rule applies



General Signage

A clear hierarchy and appropriate scale of signage is informed by the relationship with other developments along the street or adjacent open space characteristics.

Signs incorporating simple backgrounds, borders and text are preferable to complex graphics. If brightly coloured signs are used, enclose them within a frame that complements the architectural features of the building.

- 60** Minimise visually disrupting, obscuring or dominating the architectural features on buildings, such as windows, doors, verandahs and columns.

- 61** Reduce potential for visual clutter by clustering signage together and containing it within the built form profile or skyline of the development.

A cohesive 'family' of signage with consistent colour, design, size and placement can help.

- 62** Minimise the illumination of signs.

If illumination is used, this should be static, avoiding uncharacteristic flashing or animated signs that could become a source of annoyance for residents or distract motorists.

- 63** Limit the prominence of signage and advertising so that it is a recessive element in the streetscape and visual clutter is minimised.

Signage in Heritage Precincts

The size, location and colours of signs can detract from the character of the streetscape. The size and choice of lettering should also be sympathetic to the style and proportions of the frontage. Signs should keep in style with the building.

64 Where relevant, ensure signs do not obscure historic building details or important vistas.

65 Integrate signage into the style of the building.

Consider: hand-painted by a signwriter, replicating old style signs, using traditional painted timber and individual metal letters.

Avoid: Plastic and reflective materials, illuminated, neon or flashing signs.



Advice notes on sign types:

Fascia signs

This is the traditional and most visible location for the main signage. As they are integral to the shop front, do not place large modern signs or backing boards over the original building. Painted lettering (by a signwriter) coloured to contrast with the fascia or cut-out free-standing letters fixed to the fascia are the two most appropriate signage types for Greytown fascias.

Window signs

Painting or etching business names or opening hours is a valuable location for signage. Avoid painting/etching into original glass of heritage building and avoid detracting from the building's style and quality.

Projecting Signage

Traditionally these have been rectangular timber signs hung from metal brackets. The sign should reflect the area's heritage, but modern options can be appropriate so long as they are integrated into the building's design.

Free Standing Signs

To avoid street clutter, use one sign per property of a suitable design. These are best suited for non-traditional units, such as those without a shop frontage.



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