Re

WCDP

Wairarapa

Residential Design Guide

MASTERTON DISTRICT COUNCIL
TE KAUNIHERA Ā-ROHE O WHAKAORIORI

Te Kaunihera-ā-Rohe o Taratahi
CARTERTON DISTRICT COUNCIL

SOUTH WAIRARAPA DISTRICT COUNCIL
Kia Reretahi Tātau

Multi-Unit

Introduction

Intent

This Multi-Unit Design Guide supports the Wairarapa Combined District Plan by providing guidance to integrate multi-unit developments into the surrounding existing and planned residential context within the **General Residential Zone.** It promotes positive design outcomes for multi-unit developments, in residential zones and backs these up with best-practice guidance and examples. Multi-unit development refers to developments which provide more than one home on a single site.

This Design Guide is structured into three 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 neighbouring residential 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.

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 mult-unit residential 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.

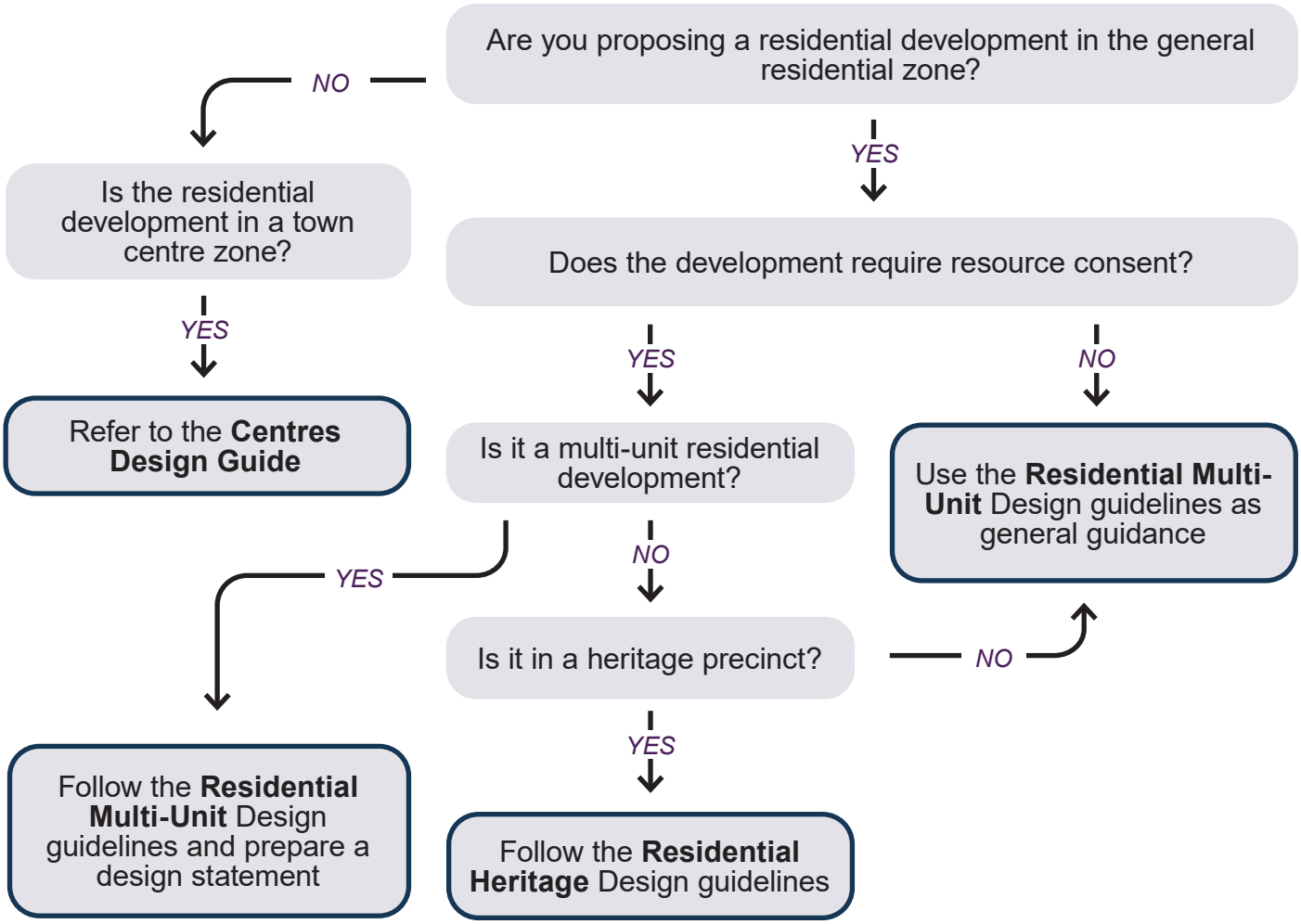
Preparation of a Design Statement

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.

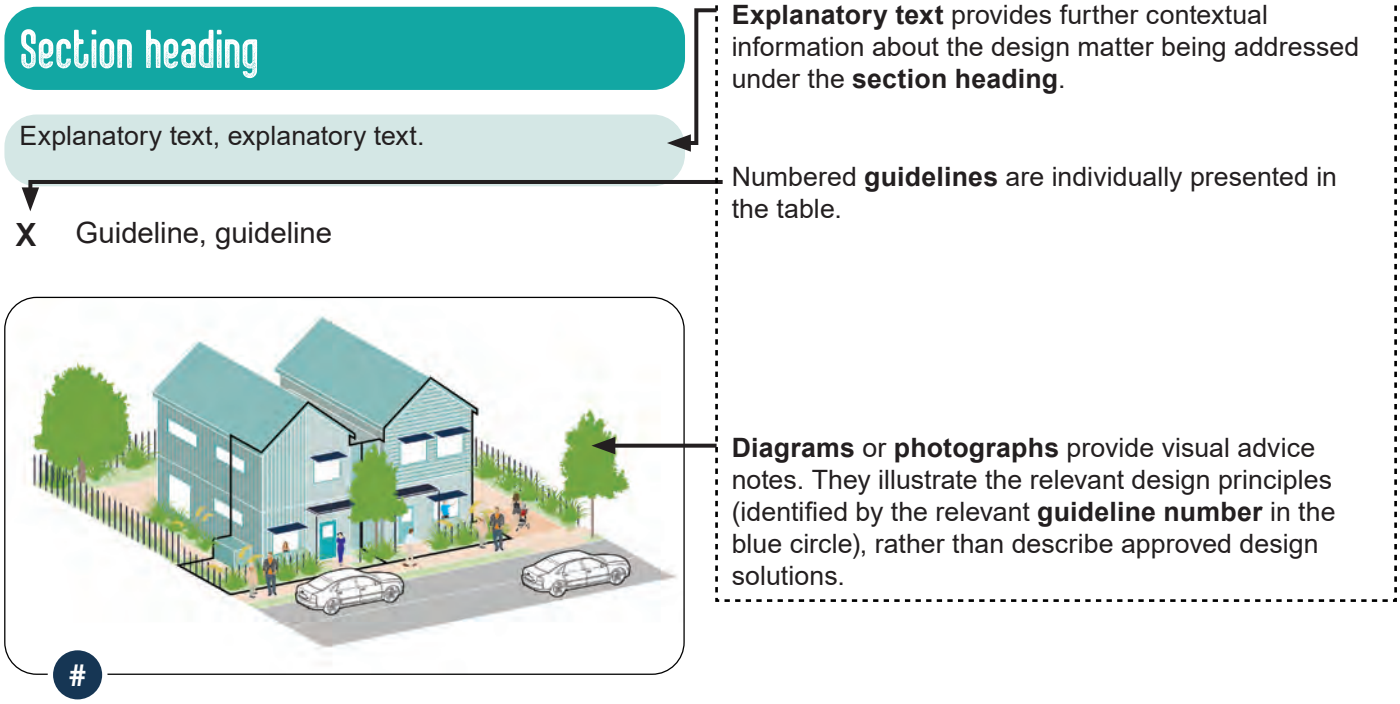
A Design Statement should include:

- 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.*

When to use this guide



How to use this Guide



Application of Design Guide

The Multi-Unit Residential Design Guide applies to any multi-unit development within the **General Residential Zone.** While intended for multi-unit development, many of these guidelines are relevant for all residential development and can be used as general guidance.

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.*

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 residential environment of the Wairarapa. These principles describe the design outcomes that are sought to be achieved by the design guidelines.

Integrate and connect new housing with public realm and surroundings

Provide appropriate built form and design that assists transition from a low density environment to a medium density one as residential development increases

All new development is designed to contribute positively to the amenity, visual quality and vibrancy of the streetscape

Allow for increased density while providing an appropriate level of privacy and enjoyment of private residential spaces

Dwellings are designed to enable a range of people to access, live in and enjoy them, regardless of any disability or stage in life.

New development responds to the unique characteristics of the surrounding natural and built environment

Where applicable, contribute to or respond to the area's character and heritage values

Site Layout

Siting and street frontage

The configuration of a development on a site and its relation to adjoining public space is an important consideration to ensure good amenity and reduce overshadowing and privacy effects on adjoining sites. 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.

The setback and frontage of a building also contribute to a socially active and safe environment, while the front yard provides additional amenity for residents and a setting for the dwelling.

1 Design buildings so that the front of the dwelling(s) is facing the street or public space.

2 Configure dwellings so that kitchen, living or dining spaces located at the front of the building, with windows or balconies overlooking the street or public space.

3 Design entrances (and letter boxes) to be clear and direct from the street to the front door to help visitors understand where to go and enhance community safety.

4 Use low planting or visually-open fencing within the front yard. This creates an important buffer between the street or accessway and the private home that can enhance the safety and comfort of residents.

5 Where rear units are located towards the back of the site and therefore do not front a street or public space, the same principles apply as above, however to the accessway rather than the street.

6 Where a primary outdoor living space fronts a street or public space, a taller fence may be appropriate. Design this fence to be at least 50% visually permeable.

Access and movement

The location, type and design of pedestrian and vehicle access can have a significant bearing on the streetscape, site layout and building design.

Circulation networks should be legible and provide a safe environment for pedestrians and cyclists.

Garages should be sensitively integrated into any development as they can have a significant impact on its overall layout and design as well as on the associated streetscape.

7 Minimise the number of additional vehicle crossings provided for any new development.

8 Use landscape treatment to screen and provide visual breaks in large communal parking areas.

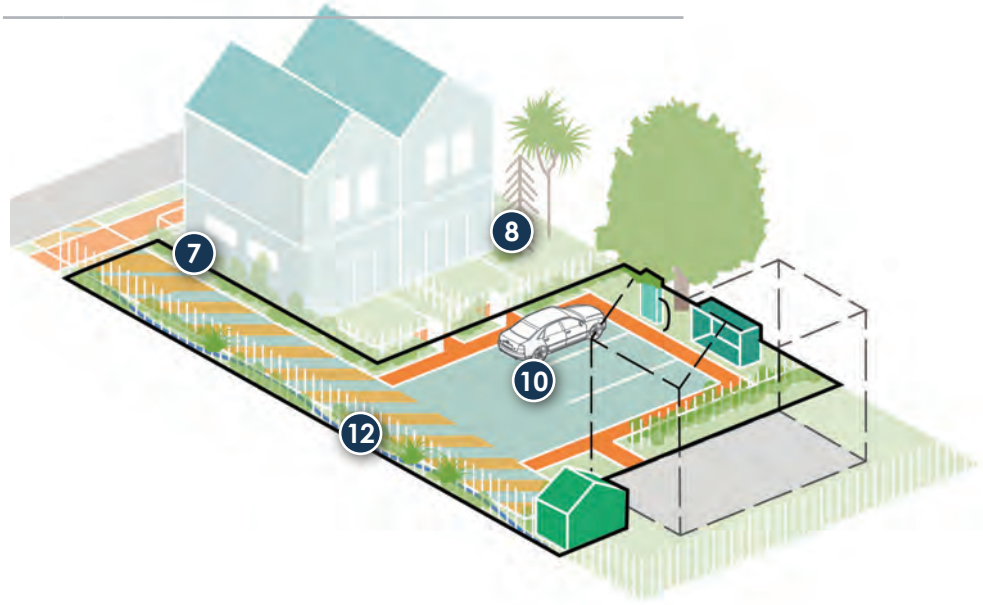
9 Design garages and carports to be set back behind the front façade of the dwelling(s) to minimise visual dominance and increase visibility of main pedestrian entries.

10 For multi-unit developments, consider a common location for car parking. This enables the site to be used for efficiently, and can reduce the amount of hardstand.

11 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.

12 Locate communal parking deep into the site off the street, and screened by buildings and landscape features.

13 Consider providing pedestrian connections through the site to nearby public transport stops.



Outdoor living space

Outdoor living space is an important consideration when designing intensive residential developments and should be considered early on in the design process to ensure it is an integral part of the development.

Higher densities often result in a reduction in the amount of outdoor space available to residents, influencing the sense of privacy and level of individual amenity experienced. Outdoor space allows residents to be able to enjoy a range of activities, express personal and creative identity around their property and, in the case of communal open space, provide for casual social interactions.

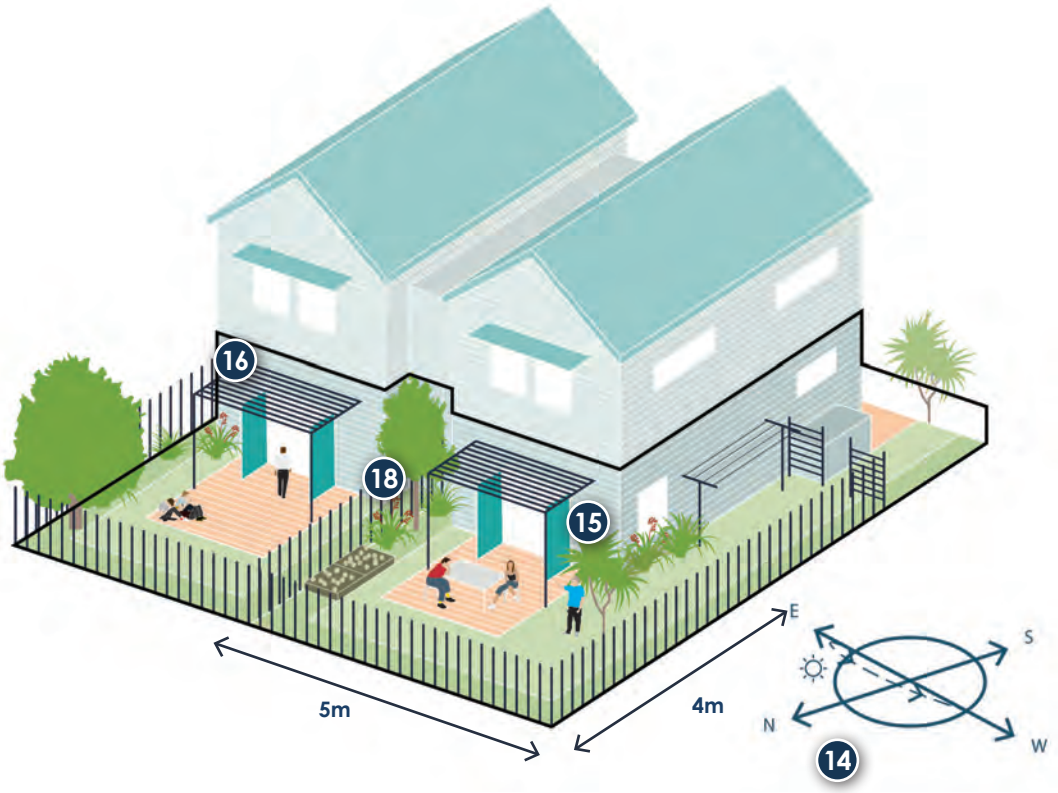
14 Locate primary outdoor living spaces so that they are oriented to the north, east or west for maximum sunlight.

15 Design primary outdoor living spaces to have direct access off well-used internal living spaces (such as lounge or dining areas).

16 Consider the need to provide shade in the summer months, either through vegetation such as deciduous trees, or through methods that integrate with the building, such as eaves, verandas or balconies

17 Provide functional outdoor living space by carefully considering the dimensions of the space. Wide or square spaces (i.e. ones that allow for the placement of outdoor furniture) are more efficient than long and narrow spaces.

18 Provide screening and landscaping to increase privacy for residents, and reduce overlooking into neighbouring properties.



Storage, waste and service areas

Integrating storage, waste and service areas into the overall site design can have a beneficial effect on the amenity and quality of a development. Considering how waste is managed, stored and collected, as well as the location of storage, including bicycle storage, and service areas, helps to minimise visible clutter that could create lower standards of amenity and poorer impressions of an area.

19 External storage (including for bicycles, recreational or maintenance equipment) should be convenient, secure, and integrated as part of the site design.

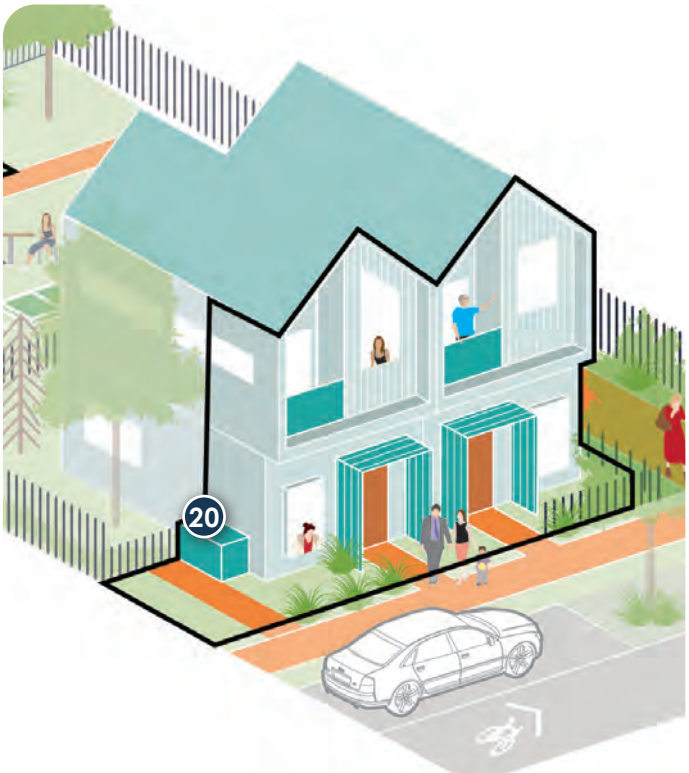
20 Where developments cannot locate storage or service areas in the side or backyard, minimise the visual impacts of these by integrating them into the design of the dwelling and appropriately screening or landscaping these from the street.

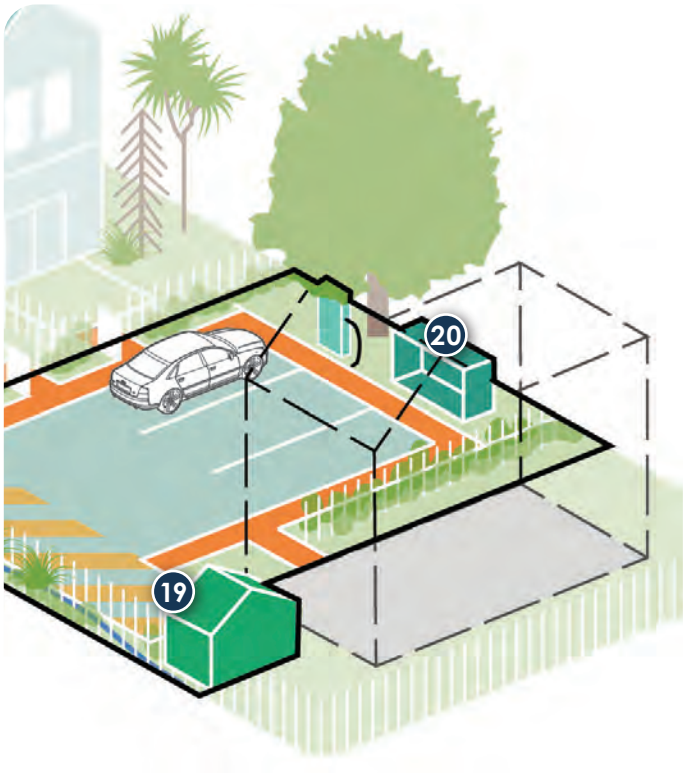
21 Locate communal storage spaces so that they are accessible from common spaces.

22 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.

23 Waste areas should be able to accommodate all waste bins and have a clear connection to the collection area.

24 Locate storage and service areas away from the street, other public spaces and commonly used communal areas. These are generally best located in the side or backyard, and obscured from public view.





Building mass and height

Building height contributes to achieving more intensive residential development as it can enable more effective utilisation of a site while maintaining a low footprint. A visually attractive design can help to mitigate any potential adverse effects arising as a result of building mass and height.

In the Wairarapa region a pattern of single dwellings on individual sites predominate. In light of the increased level of intensification anticipated by the District Plan it is important that the layout and form of any new, larger scale development considers its context and its relationship with the surrounding environment.

25 Design building mass and height to create visual interest, minimise physical dominance, and minimise potential shading or privacy effects on neighbouring sites.

26 If a mix of building heights are provided on site, consider locating the tallest building elements on the street. Benefits include more eyes on the street and increased privacy for residents on site.

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

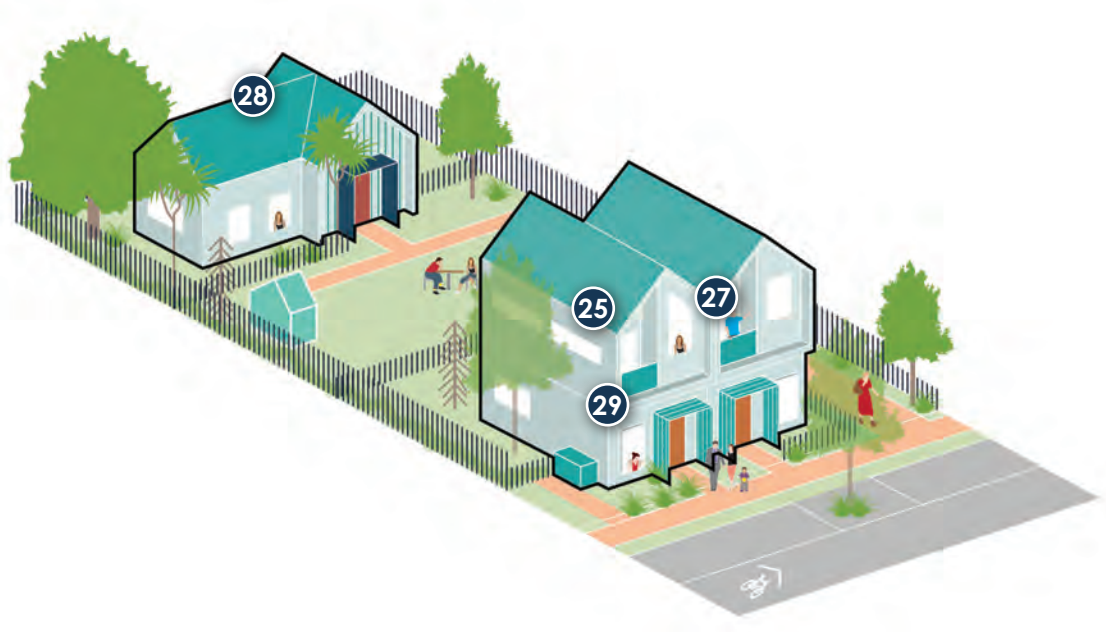
a. stepping the upper stories back from the street;
b. introducing variations in facade treatment (for example, through balconies, shading devices or porches);
c. create visual interest through modulation

28 Reduce the effects of building mass by introducing variation into the roof line.

29 Break up walls through well composed building elements that provide visual relief and interest, while serving important functions. For instance, porches, balconies, and screens can offer weather protection, sun shading, help identify front doors, provide private open space, enhance community safety, and protect privacy.

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

31 Varying forms, features and materials is not just limited to buildings. This could apply to other larger-scale features, such as fences, storage sheds and bin storage.



Materials

Building design and use of materials make an important contribution to the effective integration of higher density residential development into the street environment.

The main factors that influence the appearance of a building are scale, modulation and the articulation of its form and façade. The choice of materials used can also affect the appearance of a development, how well it performs and endures over time and its ongoing sustainability and resilience.

32 Consider increasing the visual prominence of buildings on corner sites through the use of different materials, colours or roofline.

33 Where possible, use robust materials that are easy to maintain and retain their long term appearance. This is particularly important in areas that are prone to increased wear such as communal spaces.

34 Where possible, use sympathetic or complementary colours and materials, including those that are locally sourced.

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 residential 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.

Balconies also offer a good way of providing outdoor living space on a street facing façade and contribute to reducing the effects of building mass.

35 Consider subtle variation to entrances (e.g. colour, design), or enable occupants to personalise in order to differentiate units and increase legibility.

36 Design entrances to provide weather shelter (e.g. canopies or overhangs) with suitable lighting incorporated into the design.

Landscape treatment and design

Landscape design can greatly improve the amenity, experience and integration of intensive residential 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 (driveways, parking, services areas), mitigate the effects of building bulk and offer amenity and 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 living space, traffic circulation routes, service locations and the interface between the public and private domain.

37 Where possible, retain indigenous and mature and healthy vegetation and trees and integrate these into the site development.

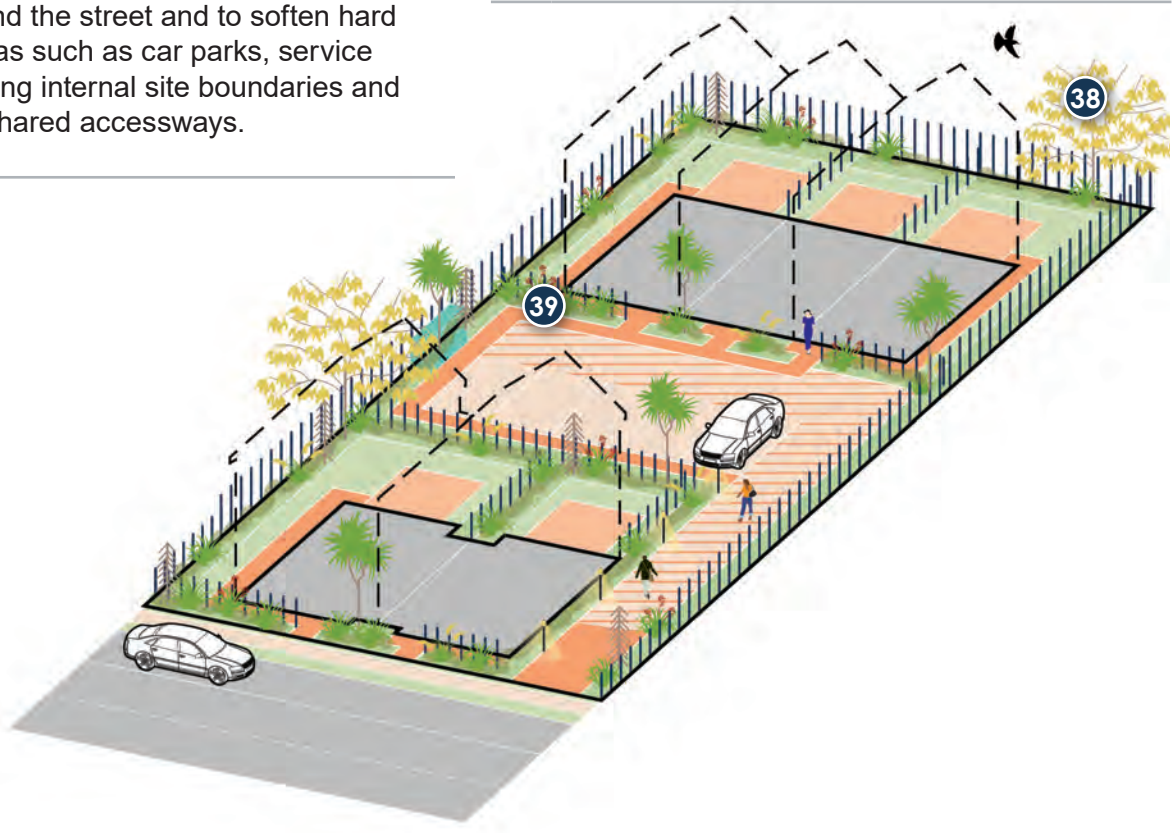
38 Use planting to improve the outlook from dwellings and the street and to soften hard surface areas such as car parks, service areas or along internal site boundaries and driveways/shared accessways.

39 Where possible, 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.

40 Where possible, choose plants that are indigenous and appropriate to the climatic conditions and character of the area; planting species that require low maintenance and attract local bird life is also encouraged.

41 Where possible, use hard landscape elements such as low walls, kerbs or raised beds within the design as these can provide protection to plants and, where integrated into the site design, can add to the visual amenity of outdoor spaces.

42 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. The use of permeable paving in locations such as parking spaces/areas is encouraged.



Sunlight, daylight and energy efficiency

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. 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.

An energy efficient home promotes sustainable living, limits the impact on the environment by relying on sustainable energy sources and can produce long term cost savings to residents.

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).

43 Orient the house and key rooms for sunlight and warmth to improve energy efficiency. This is best achieved by aligning longer façades to maximise the benefits of the sun, placing main living areas on the north or west side, and providing generous ceiling heights.

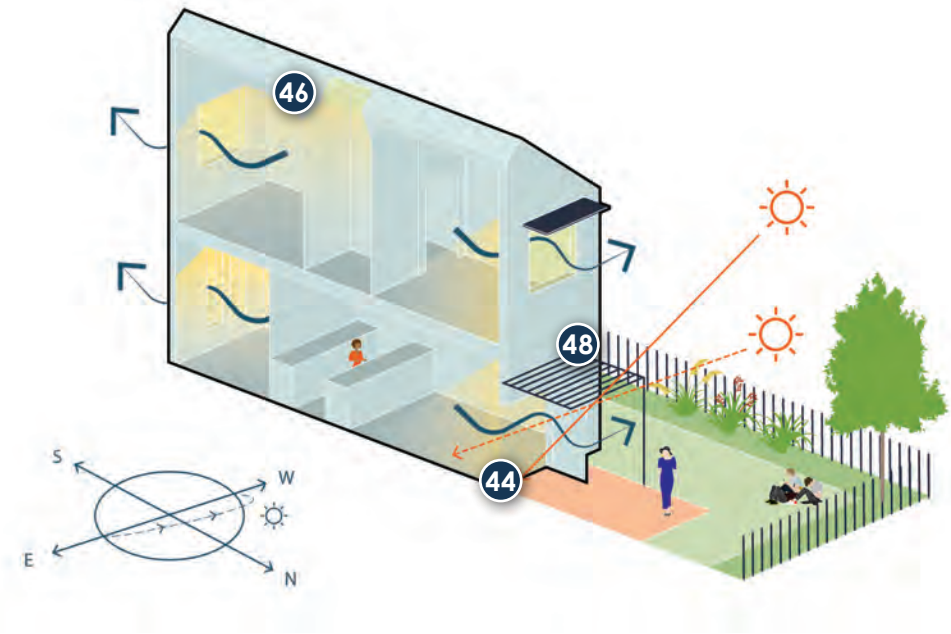
44 If buildings are relatively deep and narrow, consider using larger floor to ceiling windows to allow for deeper sunlight penetration.

45 Consider the use of skylights, atriums or light wells to provide sunlight access to internal spaces with no external walls.

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

47 Consider shading devices, such as deeper eaves, louvres, and balconies, help maintain indoor comfort in the summer, while still allowing sunlight to heat rooms in the winter.

48 Where appropriate, limit the total window surface on south facing façades to prevent heat loss in winter.



Privacy and safety

The orientation of dwellings and their interface with public and communal open spaces are important safety and privacy considerations. In designing for safety and privacy, adequate account needs to be taken of the relationship of new and adjoining buildings to ensure a successful balance is achieved between protecting private amenity and providing opportunities for passive surveillance.

49 Orientate outlook to the street and internal spaces within the development. This is a good way to redirect or extend views, manage privacy and provide access to more sunlight.

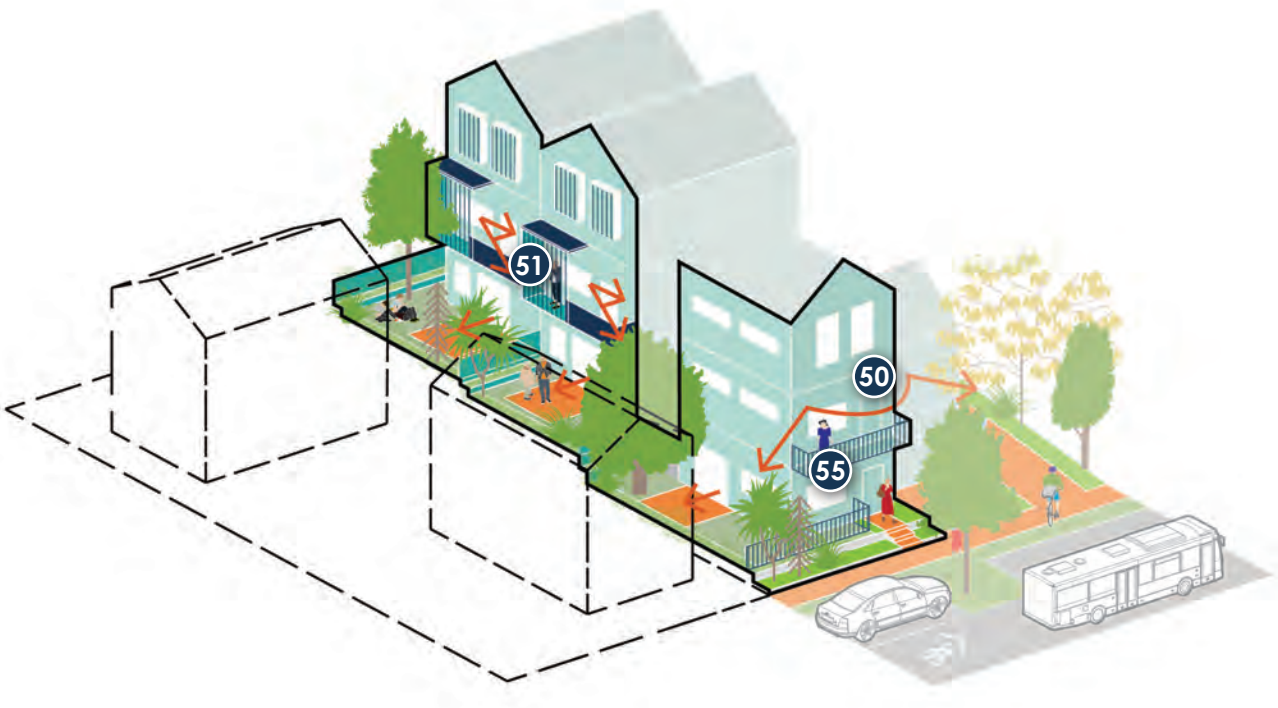
50 Consider staggering window locations in buildings that face each other, to limit direct views into adjacent habitable rooms.

51 Clearly delineate boundaries between private, communal and public spaces as this increases user perceptions of safety and helps to identify intruders.

52 Strategically locate communal open space to encourage passive surveillance within the development and of adjoining public realm.

53 Design external lighting to enhance wayfinding and community safety.

54 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.



Heritage

Introduction

Intent

This guideline applies to the labelled heritage precincts in Wairarapa. These are

- **Masters Crescent Heritage Precinct**
- **Victoria Street Heritage Precinct**
- **Greytown Heritage Precinct** *(areas zoned for residential purposes only)*

The aim of the guideline is to provide advice for those wishing to undertake additions, alterations, or major maintenance projects to existing buildings or new developments within these precinct.

Getting Started

Before working on any design or building project, gather what information you can about the original building (materials, type, style, siting) to guide the character of alterations and additions. Any work to your property beyond minor maintenance, will require resource consent from the Council, however there is no charge for this. Council can also provide one hour of free consultation with a conservation architect and help with some of the maintenance costs ($50/year is put aside for each house).

For more than minor alterations, it is advisable to consult an architect with the skills and experience of working with older buildings. Consider the character and form of adjacent buildings and the effect that the proposed building work will have on them.

Masters Crescent Heritage Precinct

This guideline applies to the heritage precinct of Masters Crescent in Masterton. The aim of the guideline is to provide advice for those wishing to undertake additions, alterations, or major maintenance projects to existing buildings or new developments within this precinct.

The value of heritage precincts

The heritage precinct of Masters Crescent in Masterton is valued as a significant, intact example of the first Labour Government's innovative model state housing programme of the 1940s. The state house is a valued and iconic feature of the New Zealand landscape and an important element of our national identity. Built from the best materials of the day and designed by architects, state houses embody simple and robust design. The overall layout and design of the area takes its cue from the garden city movement of the early twentieth century. The garden city ideals are expressed in the fenceless front gardens and the sense of open space. The maintenance and restoration of heritage houses, as well as alterations/new developments in this area, should be carried out in ways consistent with the uniqueness and long-term value of the area. These guidelines are designed to protect the unique qualities of the area without stifling people's desire to make their own place.

Housing Types

The house designs of Masters Crescent are derived from popular architectural styles of the times.

English Domestic Revival

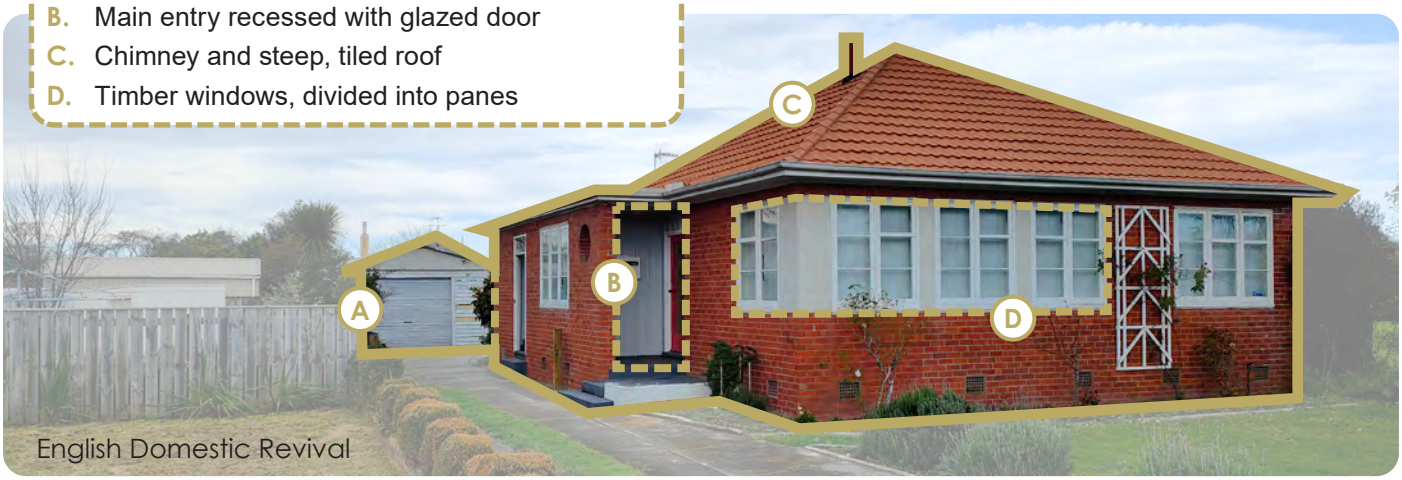
The majority of the houses are designed in this style. This style developed from the farmhouses and cottages of rural England with contributions from the Arts and Crafts Movement.

Key Elements of English Domestic Revival

- asymmetrical
- steep pitched gable or hipped tiled roofs
- detached and semi-detached house type
- painted weatherboard, brick or cement render
- use of 'lean-to' additions at side or rear
- main entry at the front or side of house
- entry doors glazed
- windows are timber and divided into panes
- chimneys
- plastered foundation walls (plinth)

Design Elements

A. Garage set back from street
B. Main entry recessed with glazed door
C. Chimney and steep, tiled roof
D. Timber windows, divided into panes



English Domestic Revival

Moderne Style

There are some examples of the Moderne Style. The Moderne style originates from the Modern Movement in Europe and was sleek and streamlined and characterised by rounded corners, horizontal lines, parapet walls concealing flat roofs and smooth wall surfaces.

Key Elements of Moderne Style

- asymmetrical
- flat roof behind parapet wall
- face brick or plastered external walls
- use of 'add on' forms, which reduce in height towards the rear of the section
- main entry at the front or side of house and located in a recessed porch
- entry doors glazed
- windows are timber and divided into panes
- some windows wrap around external corners
- some windows are circular
- horizontal banding
- plastered foundation walls (plinth)
- chimneys

Alterations to Houses in the Precincts

Alterations to properties in the precinct should be in keeping with the existing character of the area.

Alterations Checklist

Alterations or additions to an existing property should consider the following:

Houses

- whether the addition is in keeping with the original style
- the impact that the addition will have on its surroundings
- extending to the rear of the house to minimise impact to the streetscape
- ensure that as much of the original facade is maintained with front alterations
- use materials and finishes that complement the existing house rather than alter it.
- avoid plastering on face brickwork

Garages and gardens

- avoid additions or garages at the front of the section so that the open aspect of the house to the street may be retained.
- garages or carports at the side of houses should be set behind the front wall of the house
- gardens should fit with the open feel of existing
- properties and high front fences should be avoided.

Design Elements

A. Parapet conceals roof line
B. Add-on reduces in height
C. Plastered plinth
D. Recessed porch with entry at front
E. Timber windows divided into panes

New Houses in the Precinct

In the Masters Crescent area each of the existing houses contributes to the overall heritage values of the area. A new house should not attempt to replicate the existing houses in Masters Crescent but should respond and be sympathetic to its older neighbours.

New houses should fit the existing rhythm of street setbacks and enclosure. Existing setbacks from the road and side boundaries as well as orientation should be maintained. High front boundary walls or fences should be avoided.

Garages should be integrated with houses and setback from the house front.

The size and scale of new houses should be similar to the existing houses. If a larger house is desired, it should be articulated to reduce its bulk with smaller forms towards the front of the site to fit the streetscape.

Trees and landscaping can help integrate a new house with its neighbours. Existing trees should be retained if possible.

Victoria Street Heritage Precinct

This guideline applies to the heritage precinct of Victoria Street in Masterton. The aim of the guideline is to provide advice for those wishing to undertake additions, alterations, or major maintenance projects to existing buildings or new developments within this precinct.

The value of heritage precincts

The heritage precinct of Victoria Street in Masterton is valued for its high quality housing from a cross section of eras, representative of early and developing Masterton. The subdivision of James Wrigley's farm to create Victoria and Albert Streets in 1878 was the first major subdivision of suburban land outside the town, which was laid out in 1954. Victoria Street was considered a very desirable address in the period 1880-1910 - the quality of many of the houses reflects this. This precinct has value for its link to Masterton's history, as well as for its distinct, high quality character, adding to Masterton's sense of place.

The maintenance and restoration of heritage buildings, as well as alterations/new developments should be sympathetic to this heritage character so that they add to the value of the streetscape and preserve this important part of Masterton's heritage.

Streetscape character

The character of streetscape comes from a combination of elements: a predominance of original cottages and villas, a consistency of one or two storey houses with common setbacks from the street edge, and a limited range of materials, detailing and colours reflecting the times in which the houses were built.

Housing types

The house designs of Victoria Street were based on overseas domestic building styles and were modified to suit local conditions such as climate, and the supply and cost of building materials.

Design Elements

- **A.** Corrugated iron roof
- **B.** Front verandah
- **C.** Low picket front fence
- **D.** Projecting room with bay window

Cottages

Early dwellings on Victoria Street (1879-1881) were workers' houses or small cottages. Cottages had two or four small rooms under a hip or gable roof with a lean-to kitchen at the rear.

Key Elements of Victorian Cottages

- symmetry
- central corridor with one room on each side
- front verandah
- painted timber walls and corrugated iron roof
- a low stud (wall) height of 2.4m (8ft)
- house close to, or right on street boundary
- low picket front fence

Villas

Villas were larger,more complex houses than cottages. They gradually evolved to became more decorative in late Victorian and Edwardian eras. The most notable examples of villas in Victoria Street were built by the Byford brothers, who were renowned for their fine carpentry and craftsmanship.

Key Elements of Villas

- projecting front room(s) with bay windows
- stud height of up to 3.6m (12ft)
- greater complexity to roof forms than cottages
- decorative timber work

Cottages

Villas

Bungalows

Victoria Street contains some examples of the 'Arts and Crafts' bungalow style built in the 1920s. These houses have low pitched, sweeping roofs with deep verandah porches and large front gardens.

House additions and alterations

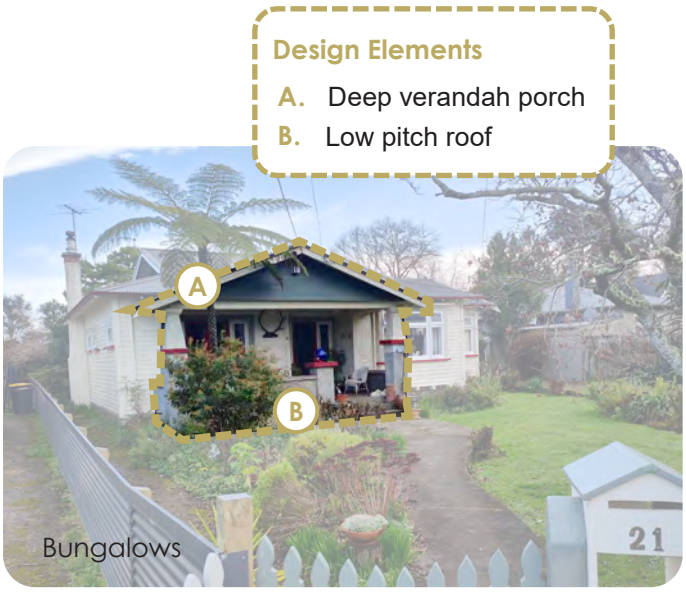
Alterations or additions to an existing house should consider the following:

- whether the addition is in keeping with the type, style, materials, and details of the original.
- minimising changes to the original house.
- changes at the front of the house have perhaps
- the greatest potential to adversely affect the
- character of the precinct, therefore consider
- extending to the rear of the house.
- ensure that as much of the original facade is maintained with front alterations

Materials and Details

The materials and details of houses reflects the era in which they were built. Consider the following:

- use materials, features and forms that are appropriate for the age and style of the house. (This should be considered even for minor repairs and maintenance to the exterior of the house).
- avoid mixing features from different periods.
- avoid using modern materials such as aluminium windows and doors, which are incompatible with the original style.



Parking

As a general rule, try to 'hide' parking or make it as unobtrusive as possible to minimise effects to the streetscape. Consider the following:

- new garages or carports should be located to avoid impact on the streetscape (preferably at side or rear of the house). If located at the side of houses, place behind the front wall of the house.
- garages, carports and accessory buildings should use materials and colours that match the house.
- when on-site parking is required and it is not possible to fit this at the side or rear, an open parking space is preferable to a structure in front of the house. Planting and paving can be used to 'soften' the appearance and make the most of limited space.

Fences and Planting

Traditionally front gardens were designed for public display with low fences and decorative planting.

Consider the following:

- choose front fences that match the era of the house
- front fences should be low and no more than 1m high. Side fences (behind the rear of the house) and rear fences may be higher.
- gates for driveways and paths from the street should maintain the fence line.
- planting should be designed with consideration to enhancing the streetscape.
- decorative planting will generally suit in the front yard.

Greytown Heritage Precinct

This Design Guide applies to properties in the residential areas of Main Street Greytown that extend north and south of the town centre. In these residential areas there are nearly 300 residential properties and some public or semi-public facilities. In addition to private properties on each side of Main Street, the road itself, plus footpaths and services, are important to the overall character and experience of Greytown.

The purpose of the Guide is to provide assistance to property owners to maintain and develop the distinctive heritage character of Greytown's Main Street.

The value of heritage precincts

The town centre is characterised by a clearly defined concentration of closely spaced heritage buildings at the street edge, encouraging public access and a lively range of commercial and retail activity.

In contrast, the adjacent residential properties are characterised, at their best, by mature gardens that provide private settings for relatively modest detached timber dwellings that are only partly seen from the street through a screen of foliage. Main Street is distinguished from State Highway 2 by the existence of wide asphaltic footpaths both sides of the road, roadside parking spaces, and (in the town centre) new street lights that resemble gas-fired lamps. In the remainder of the street there are the usual overhead cable services and underground piped services. Apart from some Photinia shrubs at the northern end of the residential extension, there are no street trees, although mature trees on some of the private properties overhang the footpath, giving an avenue-like impression in parts of Main Street.

Main buildings (house)

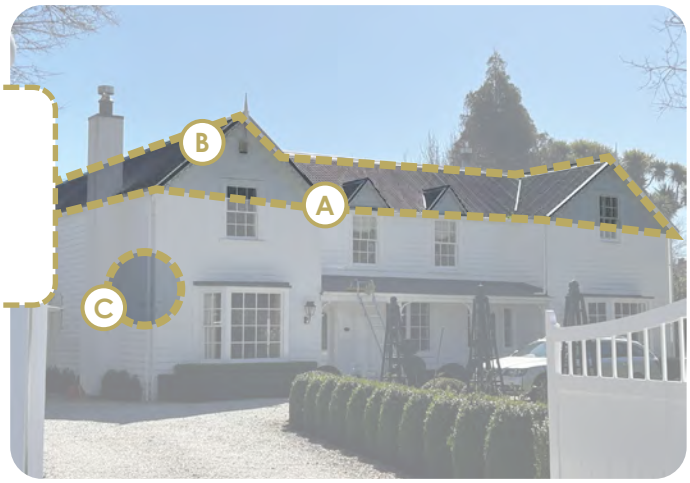
- Seen from the street, the main buildings have a simple plan and roof form – e.g. single-fronted with veranda or central porch and hip or gable roof, or double-fronted (bay villa type); roof pitch is steep, about 30 degrees or more with the roof surface facing the street and visible from the street.
- The main buildings are modest in size and overall proportions, e.g. single storied with a hip or gable roof, or single-storied with attic rooms and dormer windows.
- Elements and arrangement of elements in the design (roof, veranda, porch, windows, doors, symmetry, rhythm etc.) follow historic precedent, or are a harmonious contemporary adaptation of these elements, their composition and proportions.

Secondary buildings (garage, etc)

- Garages are separate from the main building, or is an inconspicuous lean-to carport at the side of the main building, or is out of view behind the main building.
- If seen from the street, the garage structures and door are inconspicuous, e.g. painted in a mid to dark tone and 'cool' hue so that it 'recedes' visually, and/or in shadow from nearby trees.

Building materials and colours

- Materials follow historic precedent (painted weatherboards, corrugated iron roof, timber windows brick chimney, etc.) or are modern materials that are in harmony with heritage craft tradition.
- Painted surfaces are in traditional colours characteristic of older houses in the street.

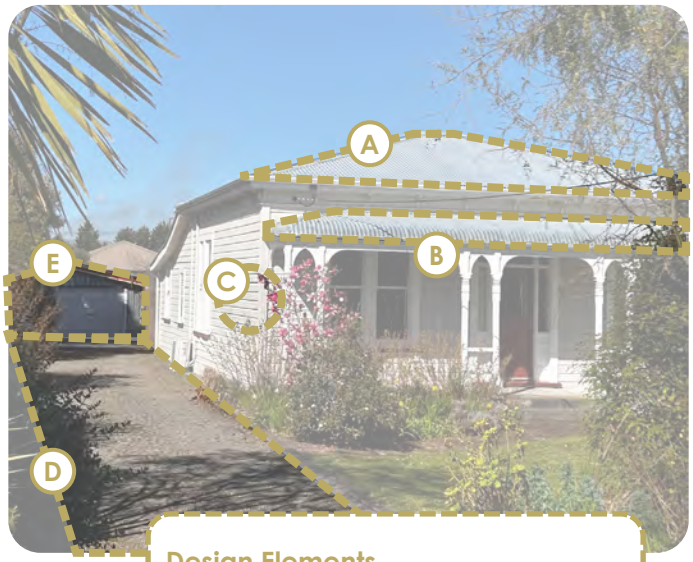


Design Elements

A. Simple roof form (gabled)
B. Steep roof pitch
C. Painted weatherboard

Driveway and parking area

- Driveway surface is inconspicuous and modest in scale, e.g. drive is narrow (one vehicle width) dark surfaced (asphalt or gravel or other surface/ material that tends to visually merge with nearby ground and absorbs light).
- Driveway does not draw attention to the garage or garage door(s).
- On-site parking and turning areas are inconspicuous or not visible from the street.
- Footpath crossing is single lane (less than 3m), asphalt to match the footpath.



Design Elements

A. Simple roof form (hipped)
B. Front verandah
C. Painted weatherboard
D. Driveway is narrow and contains gravel surface
E. Garage is separate

Garden trees

- Front and side garden areas contain mature trees that soften the profile of buildings and fencelines; trees frame entrance ways and driveways; trees place ancillary buildings and fences in shadow, reducing their visual impact
- Back garden areas have mature trees that appear above the roof outline when viewed from the street, forming a backdrop to the building
- Recently planted gardens have trees that will mature to have the positive attributes outlined above

Front and side boundaries

- Front fence is about a metre high, made of painted timber pickets or wire mesh, through and over which plants protrude, softening the outline and reducing the visual 'solidity' of the fence; colours follow colonial traditions, avoiding strong or primary hues.
- Front boundary is clearly defined by a combination of fencing and mature, well-maintained plants, creating a formal or semi-formal continuous edge between the street and private property, for the width of the property (except for driveway and/or front path); the overall impression is of a screen of planting, through and/or over which it is possible to catch glimpses of the front garden and building, e.g. roof, and front façade or front entry.
- Where properties feature unavoidable elements that are inconsistent with heritage design attributes, they aremore or less densely screened with hedge-like boundary planting; plants are mostly evergreen species, providing year-round screening of the property.
- Where side boundaries are visible from the street, e.g. along driveways, there are mature trees and shrubs that disguise the fenceline and partly block views of neighbouring buildings.

Design Elements

A. Front fence is about 1m high, made of painted pickets.

WCDP

MASTERTON DISTRICT COUNCIL
TE KAUNIHERA Ā-ROHE O WHAKAORIORI

Te Kaunihera-ā-Rohe o Taratahi
CARTERTON DISTRICT COUNCIL

SOUTH WAIRARAPA DISTRICT COUNCIL
Kia Reretahi Tātau