



APPENDIX G

DRAFT WHANGANUI OUTER COMMERCIAL DESIGN GUIDELINES

(Maori name to be added)



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Draft Wanganui Outer Commercial Design Guidelines

1.0 Introduction

Purpose

This document has been developed to provide direction to those planning, designing and reviewing development proposals within the Outer Commercial Design Guide Overlay area. This guide primarily seeks to achieve quality building design which:

- Responds to the context
- Is visually interesting and in keeping with streetscape values
- Incorporates new and innovative design
- Takes into account green building design and CPTED principles.¹

These guidelines specifically relate to the appearance of new buildings and alterations and additions requiring resource consent.

Why does Wanganui need design guidelines for the identified area?

The Outer Commercial zone is the place where developers look to establish large format retail development, and these buildings are often criticised as being “box-like” buildings with little design appeal. These guidelines aim to ensure that new buildings contain design elements which add interest and break up their bulk, and provide better connection with the street.

The guidelines also aim to ensure new buildings fit in with their context and have some relationship with adjoining buildings. In particular, new buildings and alterations and additions should respect the scale and character of their surroundings.

Rather than apply to the whole of the Outer Commercial zone, the design guide area focuses on the main thoroughfares into the town centre and areas near the riverfront, as buildings in these locations will be more visible when entering the town centre and therefore a higher quality of design is expected.

Using this Guide

This guide will provide a framework for the Council to work with developers using these guidelines as a tool to aid the design of buildings. This guide should be read in conjunction with the relevant objectives and policies and performance standards (rules) of the District Plan. In particular, Chapter 5 Commercial should be referred to.

Section 2 of this guide describes the Whanganui Outer Commercial zone context. Sections 3-6 contain the guidelines themselves.

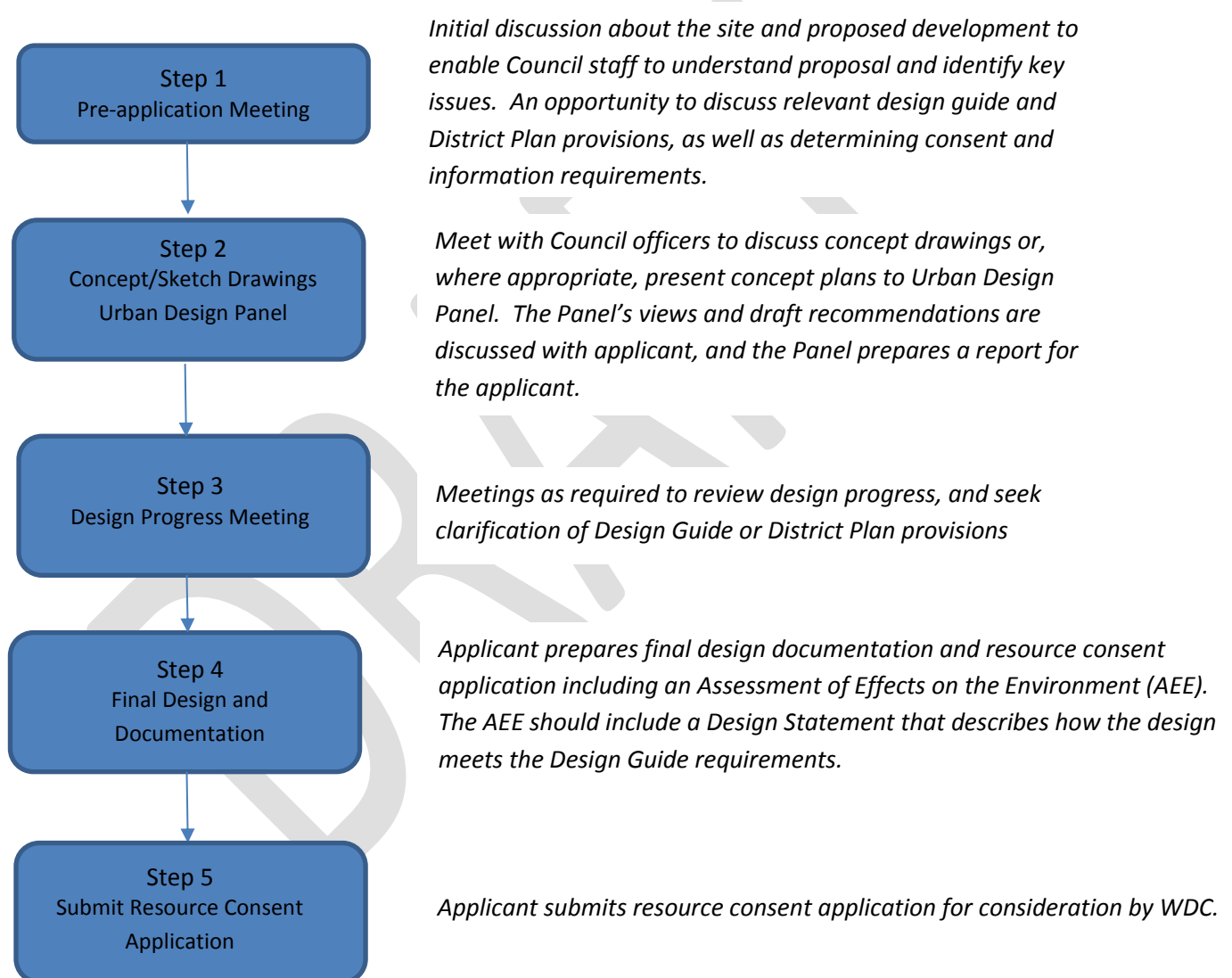
¹ CPTED is an urban design principle which stands for Crime Prevention through Environmental Design.

Encouraged guidelines

Some of the guidelines are noted as ‘encouraged’. These guidelines are not considered critical design requirements, but are considered desirable.

Design Process

It is preferable that the design process for new development commence with an early discussion between the developer, the Council, local iwi and other interested parties. These early discussions will ensure that any opportunities or constraints are recognised from the outset, resulting in a more effective design and consenting process. To achieve the best outcome the applicant and/or their advisors should follow the process described below.



Urban Design Panel

The Council will appoint an Urban Design Panel to promote and facilitate best practice urban design. The Panel can provide free independent expert advice on key design elements of a project at an early stage, enabling a quicker, easier building and resource consent process. The Panel will work openly with the applicant and report its findings in a written form to the applicant and the Council's planning officer.

The Council may also use the Panel to assist them in assessing development proposals that have been lodged for resource consent that may (or may not) have previously been to the panel.

Panel members will be qualified and experienced professionals with specialist skills in the area of urban design, architecture, planning, landscape architecture, Maori cultural design and property. Other professionals may attend panel meetings where other issues arise, such as traffic engineering, ecology and heritage issues.

2.0 Context

This section of the design guidelines identifies characteristics of the design guide area.

Location – The design guide area sits on the outside of the central shopping heart of Wanganui and includes the main entrance routes to the town centre (Victoria Avenue, London Street, Guyton Street, Putiki Drive and Taupo Quay). Development along these routes is considered worthy of design guidance due to their visual prominence when entering Wanganui's town centre. Parts of Bell Street, Park Place and Bates Street have also been included as they are prominent when looking from Queens Park towards the river.

Character of the area – The area has a predominance of low density, vehicle-oriented commercial or light industrial activities, generally with off-street parking. Buildings are a mix of different architectural styles, however, many buildings do show a vertical emphasis (vertical columns, vertical detailing, long narrow windows). The mature Plane trees lining Victoria Avenue is a distinctive feature which contributes to the character of the area.

Mixture of activities – the area contains a mixture of activities, including the Trafalgar Square retail complex, large format retailers such as Briscoes and Rebel Sport, building suppliers, car dealerships, automotive repair and other light industrial activities. The area is largely surrounded by residential development.

Scale of development – the scale of buildings is a reflection of the subdivision pattern, with the majority of the sites containing small-scale development. Existing buildings are predominantly single or double-storey.

3.0 Relationship to Context

Relating to context is about considering what exists beyond the site and understanding and responding to that in the building's design. The objective of these guidelines are to ensure new buildings and alterations and additions to existing buildings relate to their surroundings.

New development should not occur in isolation. Consideration should be given to existing patterns such as building dimensions, form and proportions, colour and materials. However, which new buildings should recognise their context, it is not desirable or necessary to replicate existing buildings. Activities that have a district-wide significance or unique

function may justify a contrasting building treatment to differentiate them from the majority of buildings. An authentic sense of place may be achieved by references to the social and cultural history of the site.

Guidelines

- C1 Complement the existing built context with visual links through similarity of overall bulk and form. Reflect any common design elements in the building's design (e.g. similar roof form, materials, and architectural elements).
- C2 New buildings are to be innovative and reflect contemporary culture.
- C3 Take into account the wider surroundings, including natural features, such as views to other buildings, parks and the river.

4.0 Built Form

Built form refers to the principal shapes and positioning of buildings on their sites. These guidelines aim to ensure building form and size is in keeping with its surroundings.

Guidelines

- BF1 **Height** – Building height shall conform to the limits specified for the zone. One to two-storeys is the predominant height.
- BF2 **Mass/Scale** – New buildings shall relate to the scale of surrounding buildings. Where a proposed building is large compared to its neighbours its bulk width shall be reduced by dividing the façade up into several smaller modules so that they read as a series of smaller buildings. These smaller modules shall reflect the predominant width of existing building facades, if a pattern of similar width buildings exists. The differentiation between these modules shall be enhanced with variation of their height/width or roof form, contrast between projecting and recessive elements and/or by varying design detail and surface treatment (e.g. using contrasting materials, colours and textures).



The large size of 'The Warehouse' building in Queenstown has been broken up with variations in colour and materials, and changes in the roof line add interest.



This large building turns its back on the street and contains no windows or building detail to break up its bulk.



Vertical columns, projecting elements with a hatched pattern, and the use of colour break up this large building.

BF3 Roofs – Ensure the proposed roof form sits comfortably alongside neighbouring buildings. The use of pitched roofs and higher parapets can allow single storey and smaller height buildings to tie in with taller buildings.

BF4 Corner Buildings – Buildings on corners and main junctions are more visible which means that building design is important.

The following intersections are considered highly important in terms of maintaining the visual dominance of the corner buildings. Three-storey buildings are preferred on these corner sites:

- Ingestre Street and Victoria Avenue
- Guyton Street and St Hill Street.

Encouraged Guidelines

BF5 Mechanical equipment (including air conditioning units) should be screened from public view.

5.0 Facades

The façade is the face of a building which is exposed to the street. Streets are public spaces where the buildings are seen and interacted with. Accordingly, the qualities of these facades impact on the way people perceive and experience the space. These guidelines encourage building frontages with openings to provide a sense of occupancy and 'eyes to the street' (natural surveillance) and contribute visual interest.

Guidelines

F1 Openings – Street facades of new buildings shall be visually interesting and incorporate entries and frequent windows. Long blank walls and buildings which turn their backs on the street can destroy the continuity and appeal of the area and shall be avoided. Where a building faces a car park and a street, the building shall front the street rather than the car park.

Buildings that have more than one frontage (i.e. a corner site) are to include windows on both facades. The design of side and back elevations that are visible from a street or any other public space shall be consistent with the design of the main building frontage.

Windows should not be fully obscured, for example, by screens, blinds, paint or advertising, but 50% of the windows may be fixed unit display windows, giving the appearance of a view into the building.

F2 Modulation/Detail – Building facades are to have detail and depth – unmodulated square boxes and blank walls shall be avoided. Detail helps to add visual interest to the building and could be provided by the use of recessed or projecting elements/features, variation of textures/materials/colours.

F3 Verandah – Verandahs are not required, however, they can be incorporated into the design of buildings in the design guide area. The design shall complement the building style to which they are attached. Verandahs shall take cues from neighbouring verandahs in terms of height, proportion and style, whilst allowing for variation. They shall not obscure windows or architectural details.

The District Plan also contains specific requirements for verandahs which should be referred to.

F4 Materials – Building materials shall be consistent with the existing range of materials used for buildings in the vicinity. The materials chosen shall enhance the form of the building including its modulation and decorative elements. Materials used shall give an appearance of durability and robustness. Large expanses of glass are considered out of character and are not recommended unless there are vertical solid breaks at frequent intervals.

F5 Colour – The painting of large areas of a building in a strong colour or bold pattern (such as stripes) shall be avoided. Building colours can be used to highlight features such as joinery, decoration or repetition of the building form.



The bold red of the Warehouse and its large bulk dominates the street.

F6 Signage – Signs shall not project above the roofline, or obscure windows or architectural features. Signage should be limited to no more than 25% of any

building elevation. Corporate branding on buildings shall be limited to signs on portions of the street façade and not the whole building.

- F7 **CPTED²** - To help prevent crime, avoid building design that creates places of concealment or entrapment, such as hidden recesses. Buildings shall also be designed to allow for observation over public space areas.

Encouraged Guidelines

- F8 **Mechanical equipment** - Mechanical equipment (including air conditioning units) should not be visible on the building façades or roofs where they will be visible from public view.
- F9 **Lighting** – Security lighting is recommended for car parks and service areas. Innovative lighting of building facades, specimen trees and landscape elements is encouraged.

6.0 Car Parking

The Outer Commercial zone is vehicle dominated, therefore, the provision of on-site car parking is an important component. The District Plan outlines specific car parking requirements. These guidelines identify additional considerations which aim to reduce the visual impact of car parking, ensure pedestrian safety, and reduce storm water runoff.

Guidelines

- CP1 **Pedestrian safety** – Safe and convenient pedestrian routes shall be provided across car parks to lead to building entrances or connect to off-site pedestrian pathways. These routes shall be at least 1.8m wide and have clear sightlines to destination points. Ensure pedestrian routes are well lit to allow clear visibility if used at night.

Safety measures for pedestrian routes may include, but are not limited to:

- painted access routes;
- the use of material different from the car park surface material;
- a raised surface;
- signs:
 - warning drivers about pedestrians;
 - directing pedestrians to preferred access routes;
- the use of kerbs, wheel stops, bollards, or landscaping to prevent encroachment by cars.

² Crime Prevention Through Environmental Design

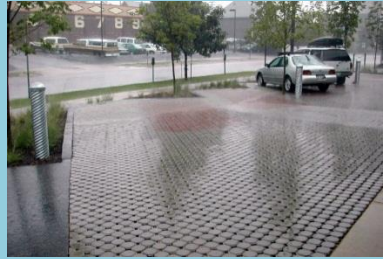
The photographs below show examples of safe pedestrian routes through car parks.



- CP2 **Entrances** – Parking entrances shall be designed to minimise interruptions in street tree patterns and the number of curb cuts.
- CP3 **Landscaping** – Planting shall be considered as a way to reduce storm water flow from the site. Where car parks are adjacent to the street, landscape planting shall be used to improve the visual appearance of the site. Planting shall be selected to be hardy and low maintenance. The Parks Department can assist with the selection of suitable species. Refer to Chapter 12 of the District Plan for more detailed landscaping requirements.

Encouraged Guidelines

- CP4 **Location** - Aim to locate vehicle entries, service areas and car parking at the rear or side of the development site so they do not dominate the street frontage. Try to ensure there is a clear view of the car park from a public area, for instance from the side, to allow people to see the car park from the road. Where the site backs on to residential areas, it will be more preferable to locate the car park to the side of the development so amenity for residents is not reduced.
- CP5 **Shared Parking** – Shared parking between neighbouring premises is encouraged as it is more efficient use of the land, can make finding a park easier, and reduces the visual impacts of parking lots.
- CP6 **Surface Treatment** – The appearance of a car park can be improved through changes in surface treatment (texture or colour), and changes in surface treatments also help to delineate different areas. Consider the use of permeable paving in areas (as shown on the next page) to reduce storm water.

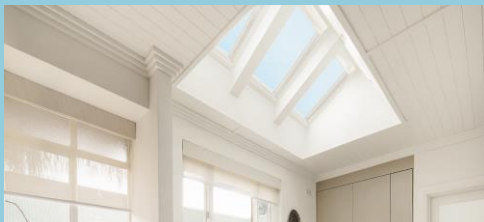


7.0 Green Building Design

Green building design is about creating buildings which are healthier, more energy efficient and more sustainable. Green buildings, as well as being more environmentally sustainable, can result in greater productivity of workers, reduced sickness, and higher retention of staff.³

Encouraged Guidelines

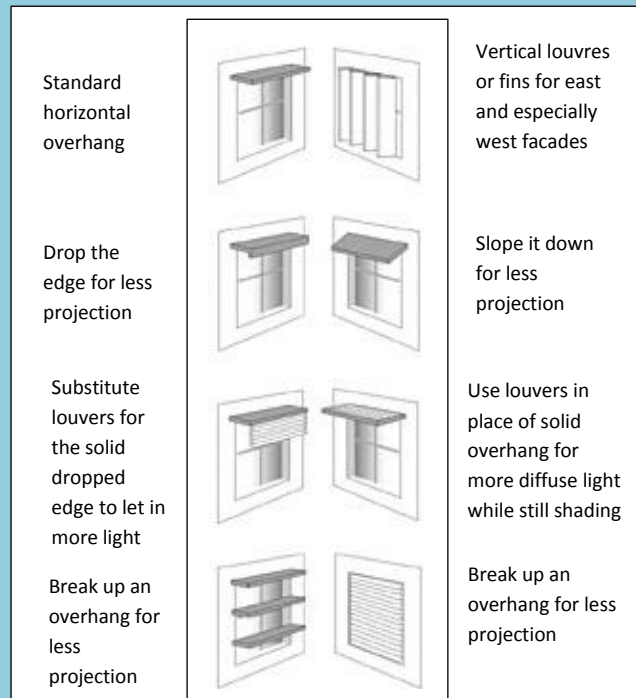
- GB1 Local materials should be used where possible in all developments.
- GB2 Buildings should be designed so they can readily adapt to changing uses (e.g. façade imagery that is not exclusive to a single use, multiple entrances at the street edge, proportions that readily allow for internal subdivision to accommodate different uses).
- GB3 Use energy efficient and sensor controlled lighting to reduce energy usage.
- GB4 Use windows, skylights, atria or light wells to achieve ongoing natural light and ventilation. Sunlight access through the roof is encouraged when north-facing windows are not possible.



Example of a skylight window used to increase indoor light levels.

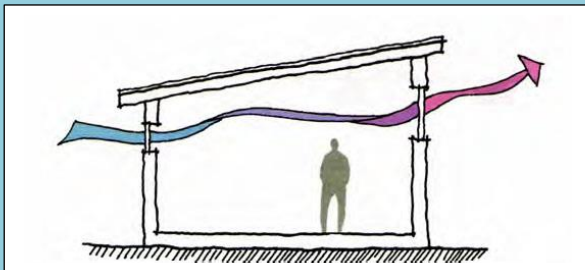
³ New Zealand Green Building Council website.

- GB5 Horizontal shading devices are encouraged on north-facing windows (awnings or overhangs).



Sourced: HK Green Building Technology Net website

- GB6 Provide opportunities to store and reuse rainwater for bathroom flushing and irrigation of plants.
- GB7 Placement of windows that maximise natural cross ventilation is encouraged to reduce the need for air conditioning during summertime.



Sourced: arch3230samanthawelser.wordpress.com website

- GB8 Install solar hot water systems and/or photovoltaic panels that capture sunlight and transform it into energy. Consider their orientation to maximise sunlight absorption, but also to minimise visual impact.
- BG9 Use low-flow water fittings to reduce water consumption.
- GB10 Provide recycling waste storage facilities.
- GB11 Provide communal gardens and other communal spaces so people have a chance for greater social interaction and feel a greater sense of community.



Example of a communal garden in a city setting in Detroit.

- GB12 Plantings should be used to soften the built form and enhance biodiversity. Innovative ideas include provision of rooftop gardens, and green walls where plants are designed to cover walls.



The picture on the left is a green wall at Auckland's Britomart. The picture on the right shows a rooftop garden in Wellington.

- GB13 Shared car parking between neighbouring sites is encouraged to make more efficient use of land and reduce the visual impact of parking areas. The use of permeable paving can help reduce storm water runoff.

- GB14 Provide cyclist parking to encourage cycle use.



Bike rack at Waikanae Station.