APPENDIX G – WHANGANUI TOWN CENTRE DESIGN GUIDELINES; AND

WHANGANUI OUTER COMMERCIAL DESIGN GUIDELINES

APPENDIX G

WHANGANUI TOWN CENTRE DESIGN GUIDELINES

Contents

Whanganui Town Centre Design Guide

1.0 Introduction

Purpose

This document has been developed to provide direction to those planning, designing and reviewing development proposals in Whanganui's town centre. This guide primarily seeks to achieve high quality building design which:

- Responds to the context
- Is visually interesting and in keeping with streetscape values
- Addresses cultural and built heritage values and design elements
- Creates a vibrant, active pedestrian environment
- Incorporates new and innovative design
- Takes into account green building design, CPTED principles and Te Aranga principles.[1]

When does the Design Guide apply?

Under the District Plan rules, all new buildings and external alterations or additions to existing buildings located within the Town Centre Design Guide Overlay require a resource consent. The Council will use this guide to help it assess and make decisions on these consent applications. In regard to external alterations and additions, the Design Guide will apply to the new extension or part of the building being altered. Although consideration should be given to how the addition/alteration fits with the existing building, the design guidelines do not require the existing site/building to be modified to meet these design provisions.

Many sites and some buildings will be of archaeological significance, as defined by the Heritage New Zealand Pouhere Taonga Act 2014, having been in use or constructed prior to 1900. The area also contains a number of heritage items/buildings and groups of buildings which are protected within the Whanganui District Plan. Advice should be sought from the Council in the first instance.

Where any development is proposed in areas that are at risk of flooding (refer to District Plan Maps) advice should be sort from Horizons Regional Council with respect to flood depths and velocities, and finished floor level.

Why does Whanganui need design guidelines?

Building design is a key factor which impacts on the quality of the public environment. Whanganui's town centre has a special character due to its abundance of heritage buildings. Many of the buildings are of a very high quality and contribute substantially to the feel and beauty of the town centre. Whanganui's built heritage also adds considerable value to the districts economy in terms of visitor attraction and spending.[2] These guidelines aim to maintain and enhance the special qualities of our town centre that make it special while fostering creative, high-quality development.

[1] CPTED is an urban design principle which stands for Crime Prevention through Environmental Design. Te Aranga Principles are a set of protocols and guidelines to inform Maori urban planning. See Appendix 1 for more details.
[2] Acknowledged in report on "The Value of Built Heritage Assets in Whanganui" by Brent Wheeler Group (2013).

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, policies and performance standards (rules) of the District Plan. In particular, the following chapters should be referred to - Chapter 5 Commercial Environment and Chapter 9 Cultural Heritage.

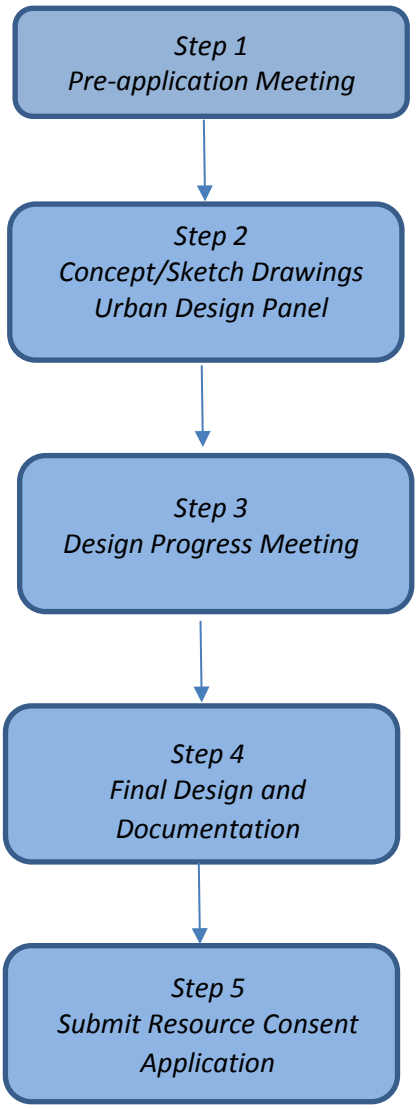
Section 2 of this guide describes the Whanganui town centre context, outlining important building design elements of existing heritage buildings. Sections 3-9 contain the guidelines themselves.

Encouraged guidelines

Some of the guidelines are noted as 'encouraged'. A resource consent application will not be required to meet or be assessed against these "encouraged guidelines" as they not considered critical design requirements, however, they are elements which are considered desirable. Where an application meets these criteria this can be acknowledged in the application.

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 on the following page.



Initial discussion about the site and proposed development to enable Council staff to understand proposal and identify key issues. An opportunity to discuss relevant design guide and District Plan provisions, as well as determining consent and information requirements.

Meet with Council officers to discuss concept drawings or, where appropriate, present concept plans to Urban Design Panel. The Panel's views and draft recommendations are discussed with applicant, and the Panel prepares a report for the applicant.

Meetings as required to review design progress, and seek clarification of Design Guide or District Plan provisions

Applicant prepares final design documentation and resource consent application including an Assessment of Effects on the Environment (AEE). The AEE should include a Design Statement that describes how the design meets the Design Guide requirements.

Applicant submits resource consent application for consideration by WDC.

Urban Design Panel

The Council will appoint an Urban Design Panel to promote and facilitate best practice urban design. Council will facilitate the Panel to provide some initial 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 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. Specific panel members will be selected according to the scale and complexity of the design issues of each proposal. Combinations of skills that may be required include urban design, architecture, landscape architecture, heritage and Maori cultural/design issues. Other professional expertise may be included as required.

2.0 Context

This section outlines the wider context to Whanganui's town centre, as buildings should not be designed in isolation. What lies beyond the boundaries of the site should influence building design.

Whanganui's town centre is relatively compact. It incorporates what is traditionally known as the CBD (Central Business District) and includes the densest development of our town on a grid-like pattern.

Connection with the Natural Environment

The Whanganui River provides a natural edge to the central city and a link to the district's cultural heritage. The reserve areas of Pakaitore/Moutoa Gardens, Pukenamu/Queens Park and Papatuhou/Cooks Gardens provide large areas of green space to the built environment and help contain and define the edge of the town centre. Maintaining access and visual connections with these green spaces is essential.

Whanganui's town centre also contains a number of vistas which help provide a sense of place. In particular, the view from Cooks Gardens/ Papatuhou looking along Maria Place to the Sargeant Gallery with Mount Ruapehu in the background, and the views from Queens Park overlooking the town centre to the river and surrounding hills beyond are special to Whanganui.

Existing Built Character

Whanganui's town centre retains a coherent collection of nineteenth and early twentieth century buildings and architecture/building methods of this period. Whanganui's concentration of significant heritage buildings is rare in New Zealand and represents an important part of the historic heritage resource of the District.

The built form of Whanganui's town centre has remained largely unaltered since the 1920s. The following design elements that contribute positively to the character of the town are identified as:

- **Building edge** – buildings are often built to the street boundary.
- **Continuous façade** – buildings tend to abut one another creating a sense of enclosure.
- **Human scale** – buildings give a sense of human scale at the publicly occupied edges. They contain proportions, textures, and physical elements which fit with the size of people, including the speed with which they walk.
- **Building width and height** – buildings are generally taller than they are wide, reflecting the historic narrow width of sites; the general height is two storeys.
- **Prominent corner buildings** - corner buildings are usually taller than the adjoining buildings, typically 2-3 storeys in height. This additional height helps define the edge of a block and create a visual anchor point. Some corner buildings also feature unique corner design features, such as the turret on the Rutland building.
- **Verandahs** – key feature in the display frontage streets which provide shelter for pedestrians. Display frontage streets are:

    - Guyton Street – both sides – St Hill Street to Wicksteed Street
    - Maria Place – both sides – St Hill Street to Watt Street
    - Ridgway Street – both sides – St Hill Street to Drews Avenue
    - Victoria Avenue – both sides – Taupo Quay to Ingestre Street.
- **Vertical emphasis** – existing heritage buildings show a vertical emphasis to their design e.g. vertical columns, tall narrow windows.
- **Four distinct parts of building** – traditional buildings show four distinct parts - base, verandah, upper area and parapet.
- **Rhythm and repetition** – windows are often at regular intervals, symmetry of façade features, and repetition of vertical columns.
- **Visual interest** – although commonalities exist between buildings, each building expresses an individual character.
- **Active frontage** – windows exist on all floor levels of a building's façade.
- **Ornamentation** – traditional buildings show decorative elements in their design e.g. ornate parapets, detailing around windows.
- **Colour and materials** – buildings show a similar colour palette. Generally four colours are used on traditional façade (base, columns, windows, decorative elements). Murals painted by local artists feature on several side and rear walls of buildings adding another dimension to the streetscape and reinforcing Whanganui's strong art sector. Traditional materials are predominantly timber, brick and plaster (over brickwork).

Iwi Cultural Landscapes

Many buildings within the town centre reflect Whanganui's colonial and settler history, however, there is limited representation of a much longer iwi history. Whanganui Iwi/Whanganuitanga Māori culture and identity highlight New Zealand's point of difference in the world and offer design opportunities for the future.

The guidelines in section 4.0 are based on the Te Aranga Māori Design Principles, which are a set of Māori urban design principles founded on core Māori cultural values and designed to provide practical guidance for enhancing outcomes for the design environment. These principles have arisen to enable greater iwi/hapū presence, visibility and participation in the design of the physical environment.

The use of iwi design guidelines is predicated on the development of high quality durable relationships being developed between iwi/hapū, their mandated design professionals, developers, and the Council. Robust relationships between these groups provide opportunities for unlocking a rich store of design potential.

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, while 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. New development shall attempt to complete, improve and enhance the setting of individual buildings or groups of buildings listed as heritage items in the District Plan. New buildings/structures shall complement and support, rather than dominate these listed buildings.

C2 New facades are to be innovative and reflect contemporary culture. New buildings shall avoid reproducing the appearance of existing building frontages.

C3 Take into account the wider surroundings, including natural features, such as views to other buildings, parks and the river.

Example of a contemporary building which fits its context. The tower feature links to the Durie Hill tower and vertical elements on the building link well to neighbouring heritage buildings.

This building does not fit well with the context. There is no relationship to the neighbouring building – the roof line, windows, and style are all different. This is a missed opportunity to create a landmark building on this street corner.

4.0 Iwi Cultural Landscapes

Engaging with cultural landscapes is about protecting and enhancing iwi cultural heritage, and ensuring that iwi narratives are embedded in the Whanganui urban fabric through urban design and architecture.

The objective of these guidelines is to enhance the protection, reinstatement, development and articulation of mana whenua cultural landscapes enabling all of us (mana whenua, tangata whenua, mataawaka, tauiwi and manuhiri) to connect to and deepen our 'sense of place'.

Many building within the town centre strongly reflect Whanganui colonial and settler history, however there is limited representation of a much longer iwi history. Māori culture and identity is Aotearoa New Zealand's point of difference in the world and offers up significant design opportunities that can benefit us all.

Guidelines

IW1 **Mana/authority** – The development of high level Treaty based relationships with iwi is essential prior to commencing design approaches which will maximise the opportunities for design outcomes.

IW2 **Te Reo, whakapapa/naming** – Iwi consultation and research on the use of correct ancestral names, including macrons, and the recognition of traditional place names in keeping with the mita of Whanganuitanga through signage and wayfinding.

IW3 **Tohu/landmarks** – Significant wider cultural landmarks (including wāhi tapu, maunga, awa, puna, mahinga kai and ancestral kainga) and associated narratives are acknowledged in the spatial orientation and layout of any new development, allowing visual connection to significant sites to be created, preserved and enhanced.

IW4 **Taiao/environment** – Landscape design includes a selection of indigenous plant and tree species where possible.

IW5 **Mauri Tū/environmental health** - Rainwater collection systems, grey-water recycling systems, passive solar design, and hard landscape and building materials which are locally sourced and of high cultural value to iwi are explored in the design process.

IW6 **Mahi Toi/creative expression** – Iwi/hapū narratives are creatively reinscribed through architectural design and building-integrated artwork, and iwi / hapū mandated design professionals and artists are appropriately engaged in such processes.

IW7 **Ahi kā/a living presence** – Opportunities are explored through partnership engagement with iwi to ensure a physical presence (ahi kā) within environments is retained or re-established. “Ko au te awa, Ko te awa Ko au” (“I am the river, and the river is me”).

A rare example of a Whanganui building with Maori elements in the design.

5.0 Built Form

Built form refers to the principal shapes and positioning of buildings on their sites. Whanganui’s town centre buildings are typically taller than they are wide (reflecting historic small plot width), and provide a sense of enclosure by having continuous frontages provided predominantly by two storey buildings which line up on the footpath boundary.

Guidelines

BF1 **Shape** – Buildings are to be rectangular shaped, generally taller than they are wide. Large scale buildings shall be broken up into a collection of smaller forms rather than a single large box form.

This long low building shape should be avoided. Two storey rather than one storey buildings give better containment to the streetscape. This building also lacks windows and has limited design features and detail to add interest to the building. The building’s colours are also very dominant and out of character with other buildings in the vicinity.

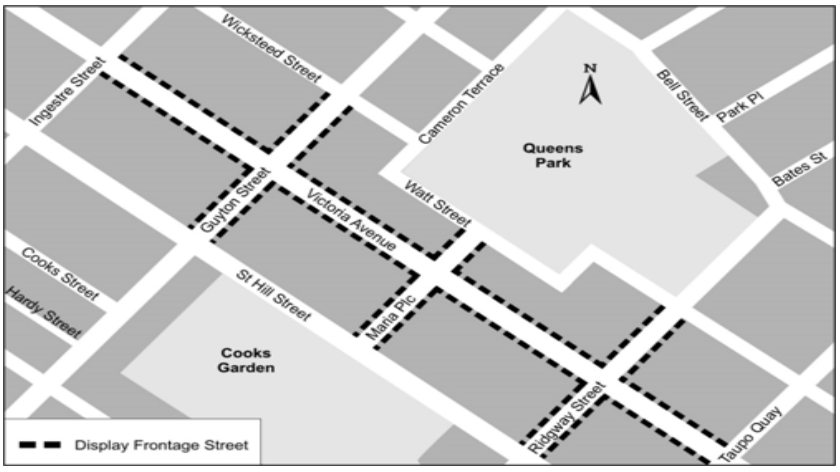
These buildings show the traditional rectangular shape of buildings, being taller than they are wide. There is a clear frequency or rhythm of tenancies along the street that generates diversity and interest.

BF2 **Mass/Scale** - New buildings shall relate to the scale of adjacent buildings. Where very wide buildings are proposed, their bulk and width shall be reduced by dividing the façade up by vertical divisions into several, smaller "storefronts." Windows, doors and other architectural details shall be used to reduce the mass of large structures. Where a building over three-storeys in height is proposed, the section above three-stories shall be stepped back from the line of view from the street.

An example of a wide building with vertical divisions, and the use of colour and different materials to break up the façade.

BF3 **Location to front** – Buildings are to be positioned so their front walls abut the front (footpath) boundary.

BF4 **Continuity** – On display frontage streets (shown in the map below) buildings are to extend across the full width of the site frontage to ensure that the street's 'built' edge is continuous. Exceptions to the continuous frontage are for walking access connections as noted in BF8, 'pocket parks' or gardens, and outdoor dining areas/courtyards. The façade will be indicative of the bulk of the building behind (i.e. not just be a façade).



Beyond display frontage streets, maintaining a continuous frontage is still encouraged to maintain a sense of enclosure, however, it is not essential.

Pocket parks and outdoor dining areas are encouraged to provide a more diverse and attractive street environment.

BF5 **Height** – Building height shall conform to the limits set out in the relevant zone in which the site is located. New buildings shall be at least two-storeys in height, but more importantly, shall appear similar in height to the existing neighbouring buildings.

Any upper floor areas visible in the layout of the façade are to be potentially useable space rather than a false facade.

Careful consideration shall be given to the height of a building when it is adjacent to a listed heritage building. Listed heritage buildings need to remain prominent and not diminished by much taller or larger buildings which draw attention away from them.

BF6 **Corner Buildings** – Buildings on corners and main junctions are highly visible which means that building design is especially important. Buildings on corners are to be visually emphasised with architectural elements such as taller forms, or parapets, cornice, pediment or similar features that wrap around the building.

This corner of this building is expressed well with a tall turret feature.

This building does not include any corner features to emphasize its position.

Corner buildings shall have active frontages on both road frontages, i.e. lots of visual interest and connection with the street by use of entrances and windows. Corner buildings are to be two to three-storeys high. It is important for the height of the building to look balanced when viewing all four corners.

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

- Ridgway Street and Victoria Avenue
- Guyton Street and Victoria Avenue.

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:

- Taupo Quay and Victoria Avenue
- Maria Place and Victoria Avenue
- Ingestre Street and Victoria Avenue
- Guyton Street and St Hill Street.

BF8 **Pedestrian Access Lanes** – Existing pedestrian access lanes shall be retained and enhanced. The creation of new pedestrian access lanes shall be considered as part of a site redevelopment where the lane would enhance walkability for pedestrians, and strengthen connections, particularly between:

Victoria Avenue and:

- Parallel streets and other off-street parking areas
- Trafalgar Square
- Papatuhou/Cooks Gardens
- Pukenamu/Queens Park;

the Old Town and:

- Pukenamu/Queens Park
- Pakaitore/Moutoa Gardens
- the Riverfront and the Whanganui River.

Where a pedestrian access lane is required to connect street to street, or street to parking, the following requirements shall be followed:

- Lanes are to be straight.
- The minimum width for safety and visibility shall be 2.5m.
- The maximum width shall be 5 metres.
- If the walkway is covered the covered space needs to give a sense of human scale.
- Lanes shall be well lit, attractive and safe. Pedestrian routes shall be lit at a minimum of 10 lux, measured in accordance with NZS CP22: 1962 and amendments.
- Buildings facing the lane shall have ground level openings (windows or doors) to provide connection with the public space, and allow natural surveillance of the walkway.

Pedestrian lanes provides a different experience than streets, offering an opportunity for a more sheltered, intimate space. This lane is very inviting with businesses opening their doors out onto the space, outdoor dining, landscaping and ornate canopies.

Encouraged Guidelines

BF8 **Roofs/Down pipes** – Roofs are encouraged to sit below the height of the building's parapet and not be visible from the street. Where a number of other roofs in the vicinity are visible, then it will be more appropriate for the roof to be visible. For example, in Moutoa Quay several roof tops are visible as they differ from the standard gable style present in much of the town centre.

Drainpipes should be designed so they are a discrete part of the building which is not visually intrusive.

6.0 Facades

The façade is the face of a building which is exposed to the street. Streets are public spaces where the town centre's buildings are seen and connected with. Accordingly, the qualities of these facades has a major impact on the way people perceive and experience the town centre.

Guidelines

F1 **Openings** – Buildings are to have windows on all street facades. Symmetrically located windows are required above ground level, and main doors at ground level are to be orientated to the street (i.e. not the side or back). Entrances shall be wide enough to accommodate wheelchairs and pushchairs. Buildings that have more than one frontage (i.e. corner) are to include windows and doors on both facades if there is sufficient length of frontage. The design of side and back elevations that are visible from the street or any other public space should be consistent with the design of the main building frontage.

To help prevent crime, avoid the building having places of concealment or entrapment, such as hidden recesses. Staff entrances shall face the street or be overlooked from occupied public space or adjacent buildings.

The façade of this building shows an example of symmetrical windows and as a corner building has openings on both frontages.

F2 **Visual permeability** – The ground floor window area of buildings (which can include glazed doors) in display frontage streets (see map on page 11) is to be no less than 70% of the total ground floor wall area. On all facades, fully glazed facades will not be permitted unless there are vertical solid breaks at frequent intervals. The glazing is not to be blocked out with opaque or reflective film, or other treatment that obscures the visual connection from the outside into the building.

F3 **Office/Commercial Activity** – Where the ground floor is used for offices/commercial activity in display frontage streets, the display area immediately behind the street windows should be designed as reception and waiting areas.

F4 **Shop fronts and entries** – Building entries and shop fronts in display frontage streets are to be glazed and entries recessed. The recess allows pedestrians to stop and view the display area and gives depth to the entrance.

Glazed recessed entrances are a special feature of display frontage streets that create depth and interest to the façade.

F5 **Vertical expression and modulation** – Building facades are to show a vertical emphasis in their design. For example, the use of long narrow windows, vertical columns, detailing and vertical mouldings around doors.

This building shows the traditional vertical form modulation which is a common feature of many of Whanganui's town centre buildings.

F6 **Four elements** - Building facades are to show the following distinct elements:
Base (ground) – in display frontage streets this is to be predominantly a clear glass shopfront with vertical division and columns, and a recessed entrance.
Verandah/Canopy/Balcony – style of verandah/canopy/balcony to be consistent with building (more detail provided in F8).
Upper area – symmetrical placement of windows. Windows to be taller than they are wide.
Parapet – the top outline of the façade extended or modulated by elements, reflecting the building structure and roof form, and generally masking the roof shape.

Top

Middle

Verandah

Base

The vertical hierarchy of a traditional building – base, verandah, middle and top.

F7 **Rhythm and repetition** – Building facades are to show repetition of columns and windows at regular intervals. Repetition is based on the structural bay, generally about 6 metres.

Provide variation to the repeated elements to retain interest, for example, as was done with traditional brickwork.

The building on the left shows modulation created by a series of structural bays – highlighted by white columns.

F8 **Verandah/Canopy/Balcony** – Verandahs are a requirement in display frontage streets, and are subject to Performance Standards (Section 10.7 of the District Plan). Verandahs/ balconies should complement the building style to which they are attached.

As well as the Performance Standards referred to above, verandahs shall also meet the following requirements:

- Extend over the footpath and the full width of the building frontage.
- Take cues from neighbouring verandahs in terms of height, proportion and style, whilst allowing for variation in design features.
- Not obscure windows or architectural details.

Verandahs on corner buildings should wrap around the building and extend the full width of both frontages (even if only one frontage is classed as a display frontage street).

Balconies shall be designed to be in keeping with the overall architectural form and detail of the building. Balustrades shall allow for views and natural surveillance of the street.

Balconies add another dimension to street facades, and can activate and increase vibrancy to a street, creating additional spill-out space for commercial uses. They can also provide a safer street environment by providing additional eyes on the street.

F9 **Parapets/skyline** – Buildings are to incorporate skyline features such as parapets, cornices, classical gable elements and column caps or similar features to create visual interest on the skyline.

Modern and traditional examples of parapet detailing. Both are good examples, although the traditional buildings show greater depth and solidness.

The shape of this parapet adds interest to the building but there is no detail and the materials used lack quality. The use of projecting elements would also provide some depth to the building.

F10 **Articulation, detail and ornamentation** – Building facades shall include articulation, ornamentation and detailing. Façade articulation may include setbacks, projected bays, balconies, etc. Building facades are to have detail and depth – not be a flat plane. Detailing/ornamentation shall complement the building style. It offers the chance for the building to express individuality and visual interest. It could be provided by the use of recessed or projecting elements/features, variation of textures/materials/ colours.

The examples above show detailing on the building's façade. Historically detailing has included a name and date. Good detailing contains some depth to it which creates shadow lines and visual interest. Colour helps to give detailing definition.

F11 **Materials** – Materials shall be consistent with the existing range of materials in the vicinity. The materials shall be used to enhance the form of the building including its modulation, four parts, and decorative elements. Ensure the materials are appropriate for their location on the building (e.g. use roofing material on roof areas or areas not publicly visible). The restoration of building facades is encouraged, including the removal of tiles and other material which covers original façade features.

The building on the left uses a traditional material (brick) providing a link to existing buildings in the town centre. The building on the right uses roofing material on the building's façade which is considered inappropriate in this location.

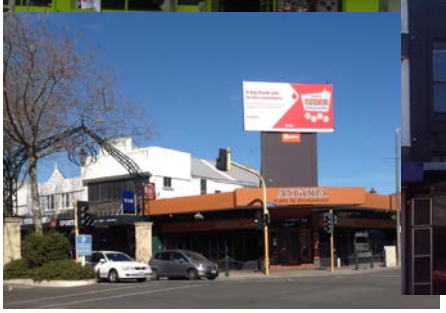
F12 **Colour** – Building colours, whether a painted finish or natural materials, are to highlight features such as joinery, decoration or repetition of the building form.

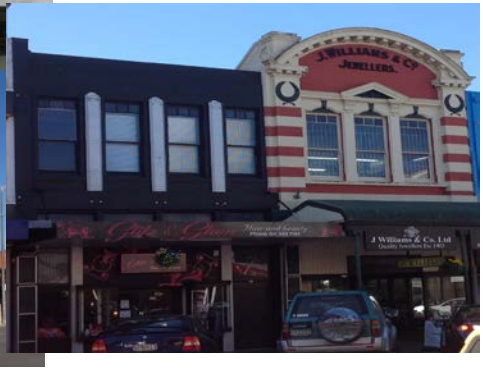
- Use colours which are consistent with the existing range of colours in the town centre. Listed heritage buildings and those located in the Old Town Conservation Overlay zone are to be painted in colours from the Resene heritage colour chart.
- Side and rear walls should be painted in the same colours as the building's main façade. Side and rear walls also provide an opportunity for murals to be painted. In these cases colours can deviate from the building's main façade.
- Bright colours designed to call attention to the building are not permitted.
- Painting the whole building one block colour as a 'sign' to brand the building is not acceptable.
- Four colours are generally used on the traditional façade:
  - Base colour (walls/body of building)
  - Structure (columns, possibly a variation on the wall colour with contrasting highlighting)
  - Major trim (windows, facings)
  - Minor trim (cornice edge, filigree, small repeated elements).

Colour has been used successfully on this building to highlight windows, the entrance and detailed lines on the building. The colours used are in keeping with the colour palette of other buildings in the town centre.

F13 **Building Signage** – Signage shall not project above the roofline, obscure windows or architectural features. Signage shall be in accordance with Performance Standards (Rules) within Chapter 16 Advertising of the District Plan. In particular, Rule 16.5.1(d) has specific rules relating to signage in Display Frontage Streets and on heritage buildings listing in the Plan.

The colours used on this building on the left are very bold and not consistent with other building colours in the vicinity. Previous signage was also placed above the verandah obscuring windows and other elements of the building's façade.





Signage above the roof of the building on the left is poor as its large size dominates the building and it is inappropriate as it is not advertising products available on the site. Building signage on the right is discreet and does not detract from the façade details.

F14 **Lighting** – Buildings can have lighting to highlight building façade features and provide under verandah light to the footpath. Choose lighting fixtures in a style that is appropriate to the building and not suscep

The Rutland building on the left shows good under verandah lighting and internal lighting which reflects light onto the street. Above verandah lighting also strengthens the building's presence at night.

Photo sourced from www.Davidwallphoto.com.

Encouraged Guidelines

F15 **Building entries (non-display frontage streets) -** Beyond Display Frontage Streets building entries are encouraged to have a canopy or verandah to provide protection from the weather and emphasize the entry point.

F16 **Outdoor Dining Areas** – Outdoor dining areas are encouraged on footpaths adjoining buildings within the town centre to give vitality and encourage occupation of the street. The location, size or layout needs to take into account public access, pedestrian circulation and the safety of patrons and motorists.

F17 **Mechanical equipment** - Maintain the integrity of the general form of the building and the emphasis on the traditional façade elements by avoiding detracting secondary features such as air conditioning plants or other mechanical equipment above or in front of the façade, and visible from the street. Many roofs within the town centre are visible from higher viewpoints (such as Queens Park/Pukenamu and Cooks Gardens/Papatuhou) and the units may be seen from these locations. Where the equipment cannot be positioned in a location that is not visible from public areas, design features could be added to the units so they are screened in some way.

The air conditioning units on this building are highly visible and unattractive. This building is also out of character as it has a horizontal emphasis rather than vertical.

7.0 Strengthening and Restoration

Changes to buildings to provide the required restoration and strengthening benefits need to take into account the impacts the changes have on the visual appearance of the building from the streetscape.

Guidelines

SR1 **Internal strengthening** – The preference for building strengthening is for it to be internalised. Strengthening beams or floors are to be designed so as not to cut across windows and internal space proportions are to be maintained.

SR2 **External strengthening** – If external strengthening has to be used, either avoid the street façade or design strengthening structures as a visible and explicit design feature of the elevation. Do not obscure features such as windows or modulation.

SR3 **Façade retention** – Retaining a building's street façade is preferable to its complete demolition. Where only the façade is retained, the new structure behind is to fit the façade features – window and door opening are to be reused and not blocked in. The new structure is to remain below the façade height, and original floor heights are to be repeated, or at least give the visual appearance of retained floors.

SR4 **Materials** – Consider how contemporary methods or interpretations of original materials and forms of construction may be used, particularly to ensure they are less prone to earthquake damage.

An example of a building which has been earthquake strengthened without having any negative impact on the building's façade.

8.0 Green Building Design

Green building design is about creating buildings in our town centre 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.[1]

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 Enhance walkability by providing pedestrian links between sites where possible.

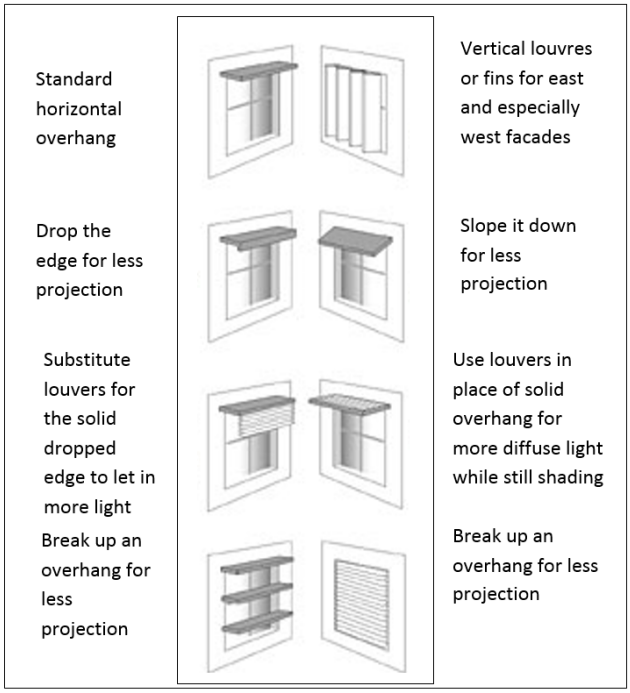
GB4 Use energy efficient and sensor controlled lighting to reduce energy usage.

GB5 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.

[1] New Zealand Green Building Council website.

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

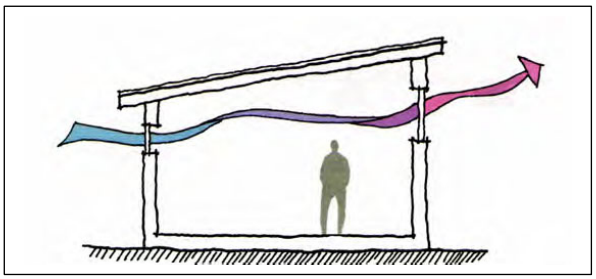
GB6 Horizontal shading devices are encouraged on north-facing windows (awnings or overhangs).



Sourced: HK Green Building Technology Net

GB7 Provide opportunities to store and reuse rainwater for bathroom flushing and irrigation of plants.

GB8 Placement of windows that maximise natural cross ventilation is encouraged to reduce the need for air conditioning during summertime.



Sourced: arch3230samanthaweiser.wordpress.com website

GB9 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.

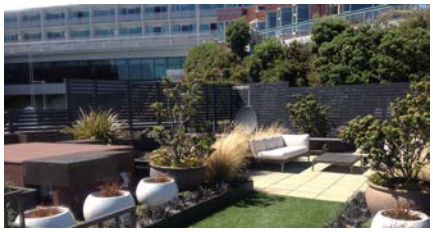
GB10 Use low-flow water fittings to reduce water consumption.

GB11 Provide recycling waste storage facilities.

GB12 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.

GB13 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 roof top garden in Wellington.

GB14 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.

GB15 Provide cyclist parking to encourage cycle use.

Bike rack at Waikanae Station.

9.0 Flood Hazard Mitigation

Some sites within the town centre area at risk of flooding (as identified on District Plan maps). This section draws attention to matters which require consideration when development is proposed in these locations.

Guidelines

FH1 Where any development is proposed in areas that are at risk of flooding (refer to District Plan maps and Chapter 11 of the District Plan (Natural Hazards)) advice should be sought from Horizons Regional Council with respect to 0.5% AEP (1 in 200 year) flood water depths, velocities, and flood level.

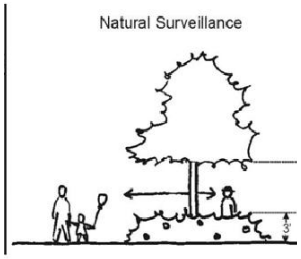
FH2 To reduce the impacts of floodwater inundation in flood prone areas buildings and structures may adopt resilient building methods or emergency management systems. Resilient building methods could include limiting ground floor use to parking, storage or building access, raising floor or foundations levels, surrounding a building with flood proof materials, elevating electrical systems, and providing flood passage. Advice should be sought from the Building Control Team of the District Council for further information on resilient building methods.

Appendix 1

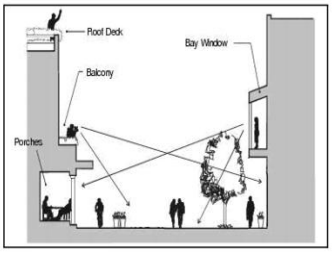
Crime Prevention through Environmental Design

The CPTED National Guidelines look at how urban planning, design and place management strategies can reduce the likelihood of crime and deliver numerous social and economic benefits. There are four CPTED principles:

1. Surveillance – people are present and can see what is going on.



Sourced from Pinterest



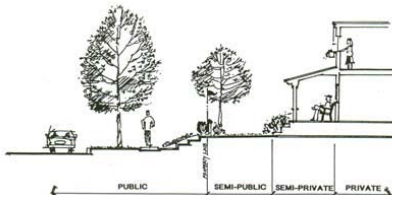
Source: Tony Lake, Fundamentals of CPTED, www.cpnz.org.nz

2. Access Management – methods are used to attract people and vehicles to some places and restrict them from others. Elements like doors, shrubs, lighting, fences and gates can help to direct people to the proper entrance and away from private areas. Use signs to direct people to the appropriate buildings, entrances and car parks.

This gate provides security but its open design still allows visibility.

Sourced: www.seattle.gov

3. Territorial reinforcement – clear boundaries encourage community 'ownership' of the space which challenges intruders and the sense of ownership creates an environment where intruders stand out and can be easily identified. This can be done by using buildings, signs, pavement, lighting and landscaping to express ownership and define public, semi-public and private space.



Sourced: cpnz.org.nz

4. Quality environments – good quality, well maintained places attract people and support surveillance.

Garden Place, Hamilton. Sourced: Aucklanddesignmanual.co.nz

The New Zealand Urban Design Protocol (UDP) was published by the Ministry for the Environment in March 2005. It was recognised that a clear Māori voice and meaningful involvement in the creation of the UDP had been absent, and that the process undertaken in the development of the protocol did not adequately engage with Māori interests.

In response to this lack of consultation, and with the support of the Ministry for the Environment and Te Puni Kōkiri, a hui of Māori professionals working across the design disciplines, the resource management sector and representatives of iwi/hapū organisations from across Aotearoa/New Zealand gathered in 2006 to discuss and formulate a draft National Māori Cultural Landscape Strategy. The resultant Te Aranga Cultural Landscape Strategy (2006) represented the first concerted and cohesive effort by Māori to articulate Māori interests and design aspirations in the built environment.

Since the release of the Te Aranga strategy a number of follow-up hui have been held to discuss the development of a more complex set of specific protocols and guidelines to inform Māori urban planning. The principles have since been tested and refined through a series of projects. It is anticipated that Iwi and councils around the Motu will develop their own versions of the principles to reflect their own unique cultural landscapes, aspirations and development processes.

APPENDIX G

WHANGANUI OUTER COMMERCIAL DESIGN GUIDELINES

Contents

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 with the intent to foster creative, quality development. It will be used by the Council to assess and make decisions on applications for new buildings visible from a public space or Residential zone, alterations and additions to facades, and additions to buildings in the design guide area visible from a Residential zone where the addition is greater than 20% of the gross floor area of the existing building. 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.

In regard to external alterations and additions the Design Guide will apply to the new extension or part of the building being altered. Although consideration should be given to

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

how the addition/ alteration fits with the existing building, the design guidelines do not require the existing site/building to be modified to meet the design provisions.

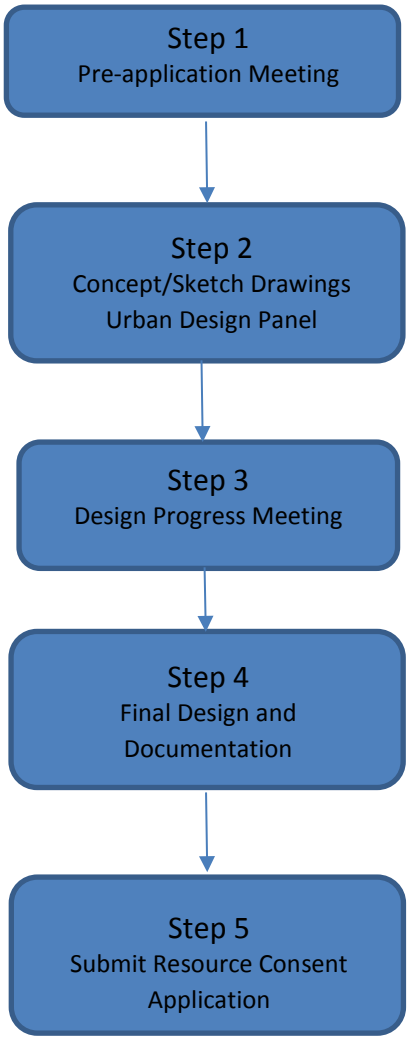
Section 2 of this guide describes the Whanganui Outer Commercial zone context. Sections 3-6 contain the guidelines themselves.

Encouraged guidelines

Some of the guidelines are noted as 'encouraged'. A resource consent application will not be required to meet or be assessed against these "encouraged guidelines" as they are not considered critical design requirements, however, they are elements which are considered desirable. Where an application meets these criteria this can be acknowledged in the application.

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.



Initial discussion about the site and proposed development to enable Council staff to understand proposal and identify key issues. An opportunity to discuss relevant design guide and District Plan provisions, as well as determining consent and information requirements.

Meet with Council officers to discuss concept drawings or, where appropriate, present concept plans to Urban Design Panel. The Panel's views and draft recommendations are discussed with applicant, and the Panel prepares a report for the applicant.

Meetings as required to review design progress, and seek clarification of Design Guide or District Plan provisions

Applicant prepares final design documentation and resource consent application including an Assessment of Effects on the Environment (AEE). The AEE should include a Design Statement that describes how the design meets the Design Guide requirements.

Applicant submits resource consent application for consideration by WDC.

Urban Design Panel

The Council will appoint an Urban Design Panel to promote and facilitate best practice urban design. Council will facilitate the Panel to provide some initial 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 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. Specific panel members will be selected according to the scale and complexity of the design issues of each proposal. Combinations of skills that may be required include urban design, architecture, landscape architecture, heritage and Maori cultural/design issues. Other professional expertise may be included as required.

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 it 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 **CPTED**[1] - 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

[1] Crime Prevention Through Environmental Design

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.

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.

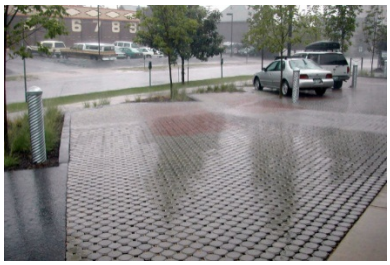
CP3 **Landscaping** – Planting shall be considered as a way to reduce storm water flow from the site. Where car parks are adjacent to the street, landscape planting shall be used to improve the visual appearance of the site. Planting shall be selected to be hardy and low maintenance. The Parks Department 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.[1]

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).

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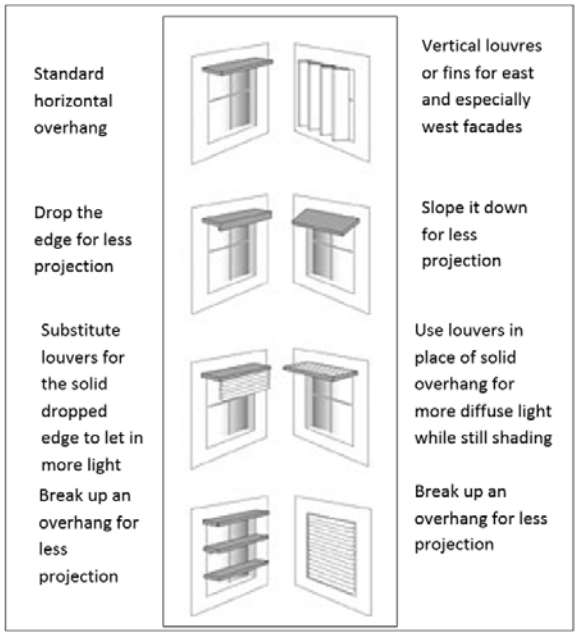

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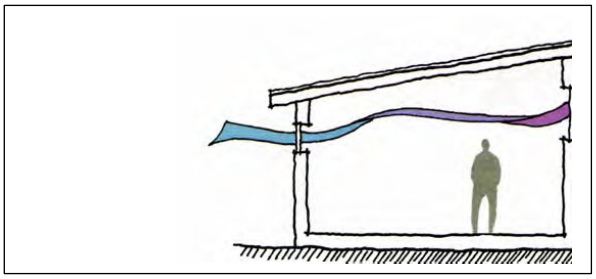

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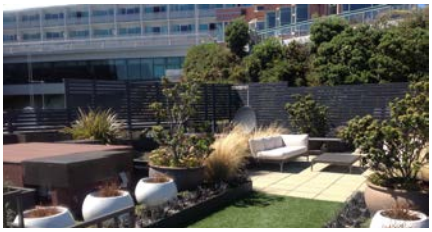

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Bike rack at Waikanae Station.