

10 DESIGN GUIDELINES

Since its original design Naenae town centre has experienced relatively uncoordinated adjustment to its buildings and public open spaces. Many of these have diminished the quality and simple elegance of the buildings. There is a need to ensure that buildings and spaces are better managed and controlled. To this end the following Design Guidelines are intended to guide changes to existing buildings, and the design of new buildings and spaces.

NAENAE TOWN CENTRE DESIGN GUIDELINES

These Urban Design Guidelines form the basis for the minimum standard of urban design within the Naenae town centre.

The guidelines are grouped into **Elements** of the overall town centre and its development. These are:

1. **Urban Form**
2. **Public Realm**
3. **Building Controls**
4. **Architecture**
5. **Landscape**
6. **Access**
7. **Servicing**
8. **Signage**
9. **Retail**

Each of these elements is described in terms of:

Objectives	Setting the overarching design goals .
Requirements	Those aspects which must be achieved.
Design Guidance	Describing ways the objectives could be met.

ELEMENTS

1. URBAN FORM

OBJECTIVES

- O1** To develop buildings which contribute to the quality and good proportion of public streets and public spaces.
- O2** To orientate buildings, their entrances, and windows to maximise “*passive surveillance*” of the public realm and support a safer public environment.
- O3** To create a clear distinction and separation between the public “*fronts*” and private “*backs*” of buildings.
- O4** To reinforce and develop local identity and character.

REQUIREMENTS

- R1** Urban form is generally to be in the form of “*perimeter block*” development.
- R2** This form is created by locating buildings close to the street boundary with buildings facing and fronting streets, creating a clear separation between public “*fronts*” and private “*backs*”.
- R3** Buildings are to be entered from the street as a priority.
- R4** Buildings are to front all new and existing streets, including the possible future Hillary Court extension and Sladden Street extension.

GUIDANCE

- G1** Collectively, buildings in “*perimeter blocks*” should face public streets and spaces so that these enjoy a high level of passive surveillance and activity from buildings, leading to safer and more active streets and public spaces.

2. PUBLIC REALM

OBJECTIVES

- O1** Streets, parks and public spaces are to be designed to optimise pedestrian safety and amenity as a priority.
- O2** Streets are to be designed to optimise cycling safety, especially on key routes to the Naenae town centre.
- O3** Cover should be provided for pedestrians using the footpaths in the Naenae town centre,
- O4** There should be active building frontages facing all public spaces including streets, squares, and parks.

REQUIREMENTS

- R1** On-street parking is required wherever possible to reinforce pedestrian safety and support commercial and retail viability in the precincts.
- R2** Weather protection in the form of verandahs or permanent awnings over the footpath should be provided on both sides of streets. Where buildings are set back from the footpath, street tree planting should occur at close centres to provide weather protection, preferably at a maximum of 9m centres.
- R3** Street trees are to comply with the following performance criteria:
 - Street trees to be deciduous, preferably with an early drop of leaves to facilitate solar access to homes and footpaths in late autumn and winter.
 - Trees to be indigenous wherever possible and appropriate.
 - For public safety reasons species to be non-allergic, and not in the habit of dropping boughs, or producing fruit.
 - Trees to be “*architectural*” and regular in their form.

- Street trees to produce deep shade in summer.
- Trees to have clear trunks to 2m at maturity to maintain visibility at pedestrian level.
- Trees to have a non-invasive root system.
- Trees to have an urban scale, growing up to three storeys in height where appropriate.
- Street trees to be planted at centres to ensure good shade cover during summer.

- R4** Footpaths are to be provided on both sides of streets and against property boundaries.
- R5** There should be no corner truncations of sections at intersections unless sight lines warrant them. If berms are wide enough to maintain appropriate sight distances, section truncations are not required.
- R6** Lighting should be designed to maximise pedestrian safety and maintain the perception of safety in streets, especially along routes to and from the Naenae Railway Station. Lighting should be downward facing only, not up to the sky, and preferably centrally managed and dimmed.
- R7** Street cross sections should be designed to balance the needs of all potential users, especially pedestrians and cyclists who are potential public transport users.

GUIDANCE

- G1** Provision should be made for bicycle racks and for the securing of bicycles in streets, particularly near shops, bus stops and the Naenae Railway Station.
- G2** Trees or shading structures should be provided around public squares or parks to ensure shading during the summer months, and solar penetration during winter and late autumn.

3. BUILDING CONTROLS

OBJECTIVES

- O1** To ensure that the height and scale of buildings is appropriate relative to the lower density areas around the town centre.
- O2** To ensure that there is adequate sunlight in interior and exterior living spaces in winter and that buildings do not cause excessive over-shadowing.
- O3** To ensure that the ground floors of buildings are “*active*” and provide a high level of activity and passive surveillance of streets.
- O4** To ensure that building setbacks and uses support a high quality, active, safe, and vibrant Public Realm.

REQUIREMENTS

- R1** The ground floor of buildings which face Everest Avenue, Hillary Court, possible future extensions to Hillary Court and Sladden Street are to be designed to be “*commercial capable*” to ensure that over time a wide range of uses can be accommodated. Ground Floor slab to slab height should be at least 4m and preferably 4.5m.
- R2** Buildings which front Everest Avenue are to be built to the front boundary at ground floor with no setback.
- R3** Buildings which front Everest Avenue may be set back up to 4 metres above second floor level.
- R4** Building heights to be finalised through shadow studies which demonstrate solar access to living areas of apartments and courtyards.

GUIDANCE

- G1** Building heights may be increased on corners and at the termination of key vistas. These need to be tested through

shadow projections to ensure that courtyards and living spaces receive at least two hours of sunlight at the equinox.

4. ARCHITECTURE

OBJECTIVES

- O1** To ensure that buildings that are recognised as “*of high design quality*” are produced.
- O2** To ensure that buildings are designed to be appropriate to their location and setting, i.e. in an urban setting.
- O3** To ensure that buildings are easily understood and accessible for all potential users.
- O4** To ensure that building proportions, scale and materials contribute to a high quality Public Realm.
- O5** To protect and enhance high quality heritage architecture appropriate to the original design intent of Naenae town centre

REQUIREMENTS

- R1** The façades of mixed use buildings should be designed to clearly express a separate base, middle and top to the building. The design and materiality of the base, middle and top should reflect the structural role each component plays, e.g., the base should express its load-bearing role, and its connection to land, while the top of the building may be composed of lighter elements.
- R2** Shop front windows should be transparent with clear glass that is not obscured by excessive signage and advertising. Mirrored glass, painted glass, false display casements and the like are discouraged as the visibility and communication between inside and outside are reduced by these treatments.
- R3** Buildings fronting streets must have no more than 70% of the

length of the facade glazed at ground floor. (Continuous glazing is a shopping centre aesthetic and inappropriate for a town centre). The structure and materials of the building should be “*brought to the ground*” visually, so that the building does not appear to “*float*” on glass.

- R4** The primary entrance should be both architecturally and functionally designed on the front façade of the building facing a public street. These entrances should be prominent and easily understood as the entry to the building. Building massing, changes in roof line and architectural features could be used to emphasise the building entry.
- R5** If a building is long or large, more than one entrance may be needed on the front façade. In general, to support pedestrian amenity and safety at ground floor, building or shop entrances should occur frequently, at least every 12m, and preferably every 4.5m or less. No wall fronting a street should be blank or unbroken by a window or functioning doorway for general access for more than 3m.
- R6** Where garage or parking lot entrances are located, building elements should be designed to maintain continuity of the street wall. This may be achieved using beams, pergolas, and other architectural devices.

GUIDANCE

- G1** For human scale and visual interest the mass of the buildings should be broken down horizontally and vertically into a hierarchy of elements and volumes. These can be linked and visually connected by architectural devices such as string courses, pilasters, vertical and horizontal shelves, fins, frames, etc.
- G2** The design of unrelieved monolithic structures should be avoided. Within each volume there should be an orderly placement of windows and doors to reinforce the human scale. Windows and doors should be designed within a hierarchy which expresses their importance and location within the whole composition.

Excessive repetition of window and door types should be avoided.

- G3** Windows, bays, and door openings should be proportioned so that verticals dominate horizontals, except for ground floor shop fronts, which may be square or vertical in proportion. Large windows should be made up of smaller vertically proportioned elements grouped together to achieve the desired width.
- G4** Windows are encouraged on facades fronting public streets and spaces including walls built to boundaries.
- G5** Buildings at street corners should be designed to address the corner to engage the interest of motorists, pedestrians, and cyclists at the intersection. This can be achieved by providing an entry at the corner, or emphasising the building using design features, including towers, bay windows, roof features, etc.
- G6** Building facades should be varied to provide visual interest to pedestrians. It is important that the architecture facilitates a level of communication between the passer-by/observer and the internal occupants of buildings. This can be literal communication or implied through the way the building is designed. It is important that the buildings describe and reflect a social situation.

5. LANDSCAPE

OBJECTIVES

- O1** Landscaping should support the *urban* character of the precinct.
- O2** To ensure that high quality landscaped areas are delivered to provide visual screening of the railway line.
- O3** To provide high quality landscapes in streets and other public places.
- O4** To provide high quality landscaped areas for private use by residents.

- O5** To ensure that landscaped areas are sustainable and support local ecology.
- O6** Landscaping should allow visibility in the public realm and allow “*natural surveillance*” of the public realm from private property to enhance community safety.
- O7** To reinforce and provide for indigenous flora and fauna.
- O8** To contribute to water quality improvement by managing storm water.

REQUIREMENTS

- R1** Landscaping should be contemporary in design.
- R2** Car park roofs should be landscaped with a combination of hard and soft landscaping.
- R3** Roofs and other horizontal surfaces should be used to collect rainwater for possible use to maintain parks and gardens.
- R4** Roof gardens should be designed and provided for social and environmental reasons. These should be accessible to apartment residents.
- R5** No plants or shrubs should be planted to block the field of vision between 700mm and 2000mm above ground level in public places.
- R6** Rainwater should be collected and reticulated to ensure the survival of landscape features and plants, as well as manage storm water.

6. ACCESS

OBJECTIVES

- O1** To ensure that the public realm is not dominated visually by car

parking entries, parking lots and driveways.

- O2** To ensure that building entries are clear for visitors and residents.
- O3** To ensure that streets are activated by frequent building and tenancy entrances.

REQUIREMENTS

- R1** Where rear access to buildings is provided, vehicle access to sites should be from the rear and not from the street.
- R2** Pedestrian access to buildings is to be primarily from the street.
- R3** To support pedestrian amenity and safety at ground floor, building or shop entrances should occur frequently.

7. SERVICING

OBJECTIVES

- O1** To ensure that buildings are adequately serviced by waste collection services and delivery services
- O2** To ensure that servicing areas are not visible from the Public Realm

REQUIREMENTS

- R1** Provision for waste collection and delivery of goods for retail and commercial uses is to be built into the design of basements and/or parking areas. Where there are opportunities to the back of buildings, delivery and waste collection must be from the back of the building, and not the front facing a street, plaza, or park.

8. SIGNS

OBJECTIVES

- O1** To ensure that signs are placed in a manner which is sympathetic to the architecture of buildings
- O2** to ensure that signs do not visually dominate buildings or streetscapes

REQUIREMENTS

- R1** The following signs may not be installed
- pylon signs
 - Flashing or moving signs
 - A-boards (except in association with sidewalk eating areas for the purpose of displaying menus)
 - Display of banners, canvas or fabric signs (except in association with one-off festivals and community events)
 - Roof signs.
 - Bunting and/or flag type signage typically used in car yards
 - Special promotional advertisements on footpaths
- R2** Signs should generally be contained within the shopfront and building 'frame' (main structuring elements) and be designed to fit within the architectural style of the building.
- R3** Street number should be positioned on the street alignment in highly visible locations.
- R4** *Under and Above-awning signs* (illuminated and non-illuminated) shall have:
- Maximum dimensions of 1800mm X 500mm.

- Be erected horizontally and at right angles to the building façade.
- Have a minimum clearance of 2650mm above the footpath

R5 Top hamper signs:

- May project up to 200mm from the building façade.
- Shall not exceed 600mm in height
- Shall be restricted to one sign per premises.

R6 Fascia Signs:

- Shall be part of the verandah.
- Should not project above or below the verandah fascia.
- Product identification is not supported.

R7 Building Identification Signs:

- Only one building identification sign may be displayed per building elevation
- Should be positioned at the focal point of the building façade
- Must not include general advertising of products, goods, and services

R8 Flush Wall Signs

Where opportunities exist for flush wall signs on the blank side or rear walls, the following shall apply:

- Not comprise more than 20% of the wall area on the given frontage of the building.
- One sign to be permitted per wall per side
- Services advertised are to be sold within the premises

R9 Freestanding advertisements:

- Only one freestanding advertisement per property or tenancy

- The above ground elevation is 3 metres or less

R10 Window Signs:

- Not comprise more than 20% of the window area on the given frontage of the building.

9. RETAIL

OBJECTIVES

- O1** Retail must be successful and vibrant (this might appear to be an outcome not a precondition but is necessary as an objective for the Naenae town centre).
- O2** Retail must address and activate public space.
- O3** Retail should deliver active frontages. Shops should therefore avoid obscuring shopfront glazing with advertising, storage or any other means.

REQUIREMENTS

- R1** Mixed use buildings that comprise retail and residential should be designed in a manner that delivers a “*bottom, middle and top*” and have strong vertical proportions that deliver a fine grain at ground level.
- R2** Residential buildings with retail on ground floor must be well proportioned and integrated in design.