

Appendix D. Proposed Centres Design Guide

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CENTRES DESIGN GUIDE

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1 PURPOSE

The purpose of this design guide is to provide urban design guidance to inform the design of high quality residential, commercial and mixed-use development in the Kāpiti Coast District. To achieve this purpose, the design guide outlines a series of principles that promote high-quality design, and outlines the matters that need to be considered in order to meet these principles.

Successful residential, commercial and mixed-use development meets the needs of those who use or live within the development, while contributing positively to the surrounding environment and the environment of the District as a whole. This design guide is intended to help achieve this outcome.

Why is a design guide necessary?

There is a heightened emphasis on the need for higher density residential, commercial and mixed-use development in order to meet the demands of a growing district within a finite urban area. As the density of urban areas increases, high quality urban design becomes an important tool to ensure that the development of buildings, spaces and places provides for the demands of a growing population, while ensuring that the impacts of development on amenity and other environmental values within and around the development are appropriately managed through methods that are integrated into the design of the development.



Who is this design guide for?

This design guide is for anyone who has an interest in the design of multi-unit residential, commercial and mixed use development. This will include:

- » Land owners and developers looking to develop high quality residential, commercial and mixed-use developments;
- » Resource consent applicants looking to demonstrate that their application meets relevant objectives and policies within the District Plan;
- » Council consent officers considering resource consent applications;
- » Neighbours or other parties affected by development.

Where does this design guide apply?

This design guide applies to residential, commercial and mixed use development within the following zones

- » Metropolitan Centre
- » Town Centre,
- » Local Centre; and
- » Mixed Use.

2 DESIGN GUIDE STRUCTURE

This guide does not prescribe development requirements but instead supports and complements the design outcomes sought for commercial, mixed-use and residential development in the Kāpiti Coast District Plan. It outlines the key features that characterises intensive residential development and offers practical advice to guide such development using best practice principles and relevant examples.




Key design considerations which help achieve the design principles are divided into 15 contributory elements split across three themes as follows:

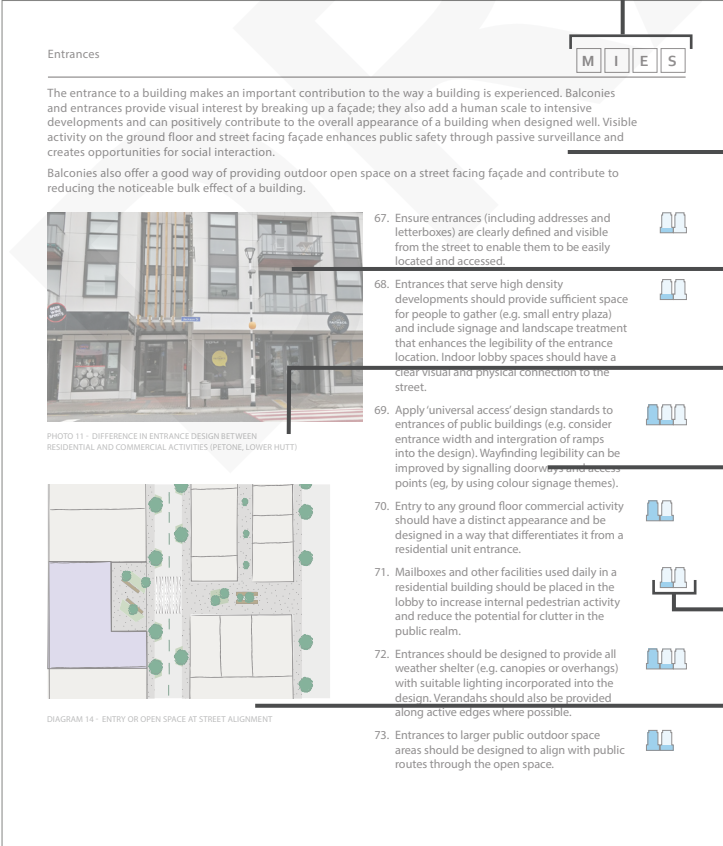
- » **Site Layout** covers the design elements that are related to effects of development at a site scale.
- » **Built Form & Character** covers elements related to the appropriateness of the building design.
- » **Amenity and sustainability** cover the elements that contribute to living comfort and environment




Photographic examples and indicative diagrammatic interpretations provide supporting examples throughout the document, which show how these considerations can be met.

The guidelines apply to any high density residential, commercial and mixed-use development in the Metropolitan Centre Zone, Town Centre Zone, parts of the Mixed Use Zone and Local Centre Zone. As the guidelines are based on a relatively universal set of urban design principles, most are applicable to residential development at a variety of scales.

BUILDING TYPES

-  Residential (residential ground and upper)
-  Mixed (commercial ground and residential upper)
-  Commercial (non-residential ground and upper)



- Reference to associated design principles*
- Context and purpose of the design element*
- Example photo*
- Captions highlighting guidelines in practice*
- Guidelines*
- Typology indicator*
 -  Residential
 -  Mixed
 -  Commercial
- Explanatory diagram*

3 USING THIS GUIDE AS A PART OF A RESOURCE CONSENT APPLICATION

The district plan contains a number of objectives and policies that will be relevant in the context of higher density residential, commercial and mixed-use development. This design guide is intended to assist with the consideration of whether a development is consistent with these objectives and policies. The design guide is also referred to as a Matter of Discretion within a number of District Plan rules.

Preparation of a Design Statement

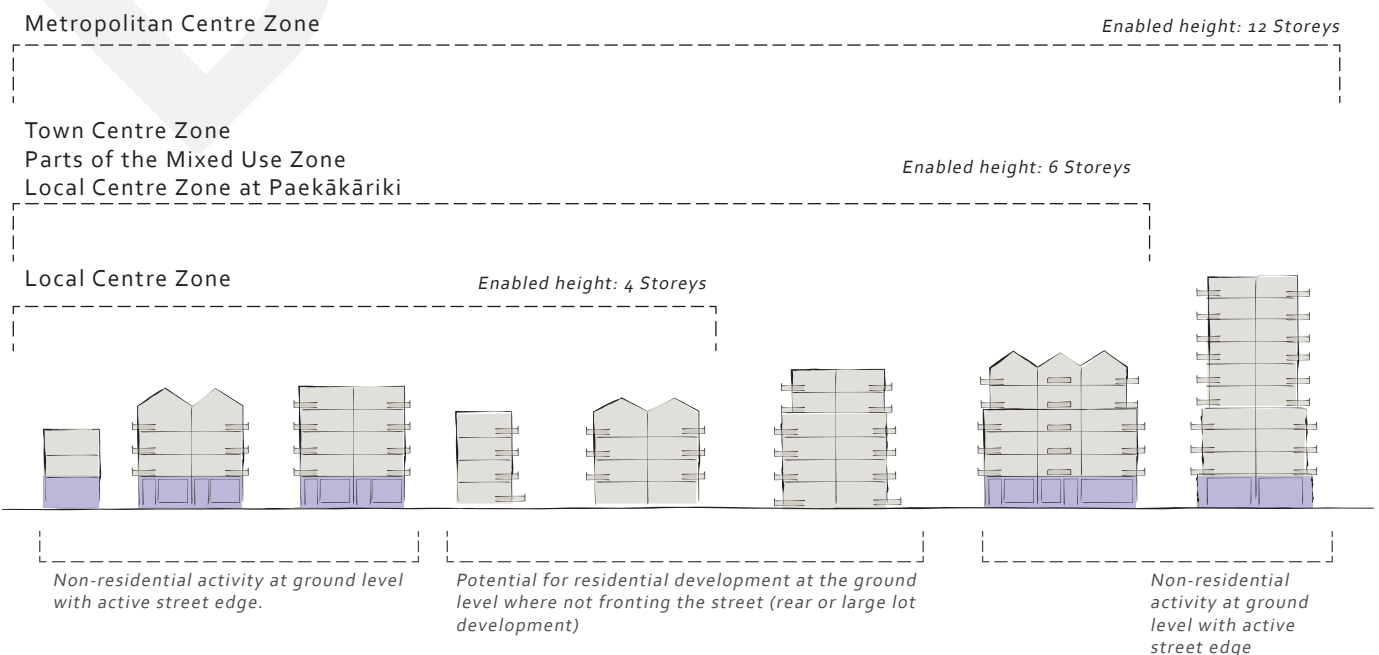
Where this design guide is relevant to a resource consent application, it is expected that a Design Statement will be included within the resource consent application to explain how the proposal meets the principles and guidelines contained within the design guide.

The design guide aims to recognise that all development proposals will be unique and that only those guidelines that are relevant to the site, activity or development proposal should be applied. The Design Statement provides applicants with the opportunity to explain which guidelines are relevant to the proposal, and how they have been applied.

A Design Statement will include:

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

4 DISTRICT PLAN ZONES



5 DESIGN PRINCIPLES

The way we design buildings and the relationship they have with the street and surrounding neighbourhood has an influence on the way we live, work and meet. Good design provides neighbourhoods that are attractive and comfortable living environments. The following principles have been developed to promote high quality design that contributes to the existing and future urban environment of the Kāpiti Coast. These principles describe the design outcomes that are sought to be achieved by the design guidelines.

V

PROVIDE FOR VARIETY AND CHOICE

- » Ground floor uses contribute positively to the street and public realm
- » Provide opportunities for residential activities which are successfully integrated with commercial use
- » Provide for a range of dwelling sizes and types
- » Provide clear definition between public and private spaces, and clear building entrances

I

INTEGRATE AND CONNECT WITH PUBLIC REALM AND SURROUNDINGS

- » Improve connectivity to town centres and local public spaces by creating through-site walking and cycling links where possible
- » Respond to the surrounding environment and open-up developments to front public spaces and amenities
- » Consider the existing environment (built and natural) when designing to the anticipated level of residential intensification
- » Consider the potential for development on neighbouring sites
- » Provide for passive surveillance of the public domain through windows and building orientation

A

PROVIDE APPROPRIATE BUILT FORM AND DESIGN

- » Achieve bulk, massing and scale appropriate to the anticipated design patterns of the surrounding neighbourhood
- » Use design features such as modulation, articulation, building materials and colour to integrate the built form into the surrounding area and provide visual interest
- » Ensure built form and design enables accessibility that provides for the day-to-day living and needs of future residents

E

PROVIDE FOR AN ACTIVE STREET EDGE

- » Locate buildings along the street boundary, or as close as the planned street frontage allows
- » Create lively street environments through locating cafes, shops, businesses and other community facilities along the ground floor with glazing that creates a safe and engaging streetscape
- » Provide balconies on upper storeys to provide passive surveillance and interest outside of business hours
- » Seek to avoid residential development at the ground floor, but where proposed, designed to provide adequate privacy for future residents

S

CREATE A COMFORTABLE AND SAFE ENVIRONMENT

- » Provide accessible external and internal design that caters for people of all ages and abilities
- » Provide amenity through a balance of green, private and communal spaces
- » Orientate outdoor living spaces and buildings to maximise solar benefits
- » Provide for housing that serves the needs of different communities, ages, budgets and lifestyles

DESIGN PRINCIPLES	PROVIDE FOR VARIETY AND CHOICE V	INTEGRATE AND CONNECT WITH PUBLIC REALM AND SURROUNDINGS I	PROVIDE APPROPRIATE BUILT FORM AND DESIGN A	PROVIDE FOR AN ACTIVE STREET EDGE F	CREATE A COMFORTABLE AND SAFE ENVIRONMENT S
SITE LAYOUT					
Siting and street frontage	•	•	•	•	•
Connectivity		•		•	•
Access and (bicycle) parking	•	•		•	•
Private and communal open space		•	•		•
Public open space	•	•	•	•	•
Storage, waste and service areas	•			•	•
BUILT FORM AND CHARACTER					
Building mass and height		•	•		•
Materials and façade articulation		•	•	•	
Entrances	•	•		•	•
Responding to context		•	•		•
AMENITY & SUSTAINABILITY					
Landscape treatment and design			•	•	•
Sunlight, daylight and wind		•	•		•
Energy efficiency			•		
Privacy and safety		•	•		•

6 DESIGN GUIDELINES

6.1 SITE LAYOUT

Siting and street frontage



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

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



PHOTO 1 - BUILDINGS TO STREET EDGE WITH CLEARLY DELINEATED MID-BLOCK CONNECTIONS, WEST END CHRISTCHURCH

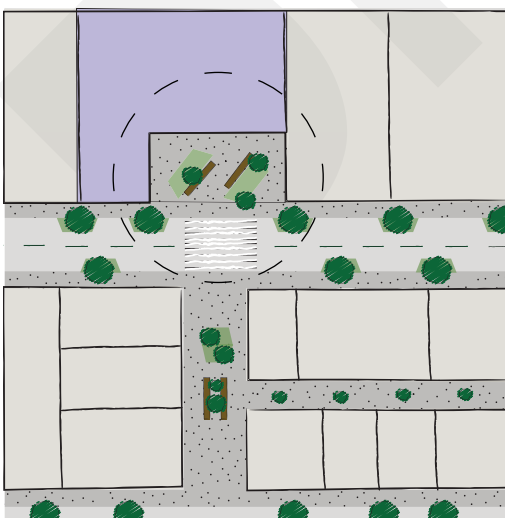






DIAGRAM 1 - A SETBACK CAN BE USED AS GATHERING SPACE IN FRONT OF THE ENTRANCE WHERE APPLICABLE (E.G. BUILDINGS WITH A CIVIC PURPOSE)

- A** Upper storeys are set back to reduce the perceived density on street level
- B** Landscaping in between buildings increases an intimacy and creates a softer people oriented space

1. Consider the placement, orientation and form of the building to ensure it fits within the block pattern and network of the Zone and contributes to the legibility, permeability and functionality of the wider block structure. 
2. Buildings should align with, and be orientated towards, any street, footpath or public space and contribute to the general continuity of frontage along the street. 
3. Special consideration should be given to the appearance of the ground floor and its relationship with the street and pedestrian network. The façade should be visually interesting, preferably with a transparent appearance and contribute to encouraging activity along the street edge. 
4. Use setbacks to create open space where applicable, particularly adjacent to buildings that perform a civic purpose. 

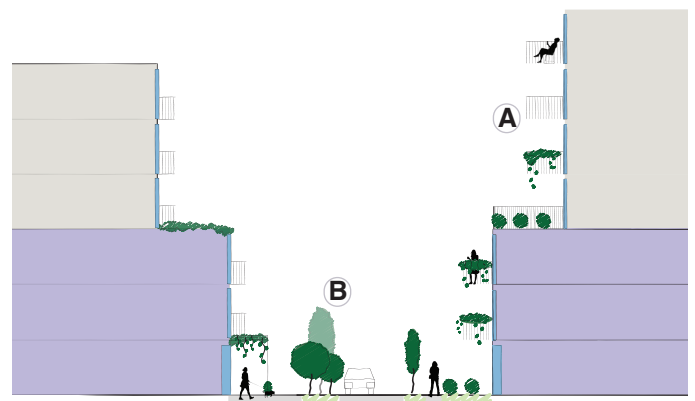


DIAGRAM 2 - GROUND FLOORS DESIGNED TO SUPPORT A HUMAN SCALE AT STREET LEVEL

A connected network can reduce travel times and contribute to attractive, safe and legible environments that cater for people of all ages and mobilities.

Considering a good pedestrian and cycling experience in the design process can help to create safe, attractive and healthy communities.

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

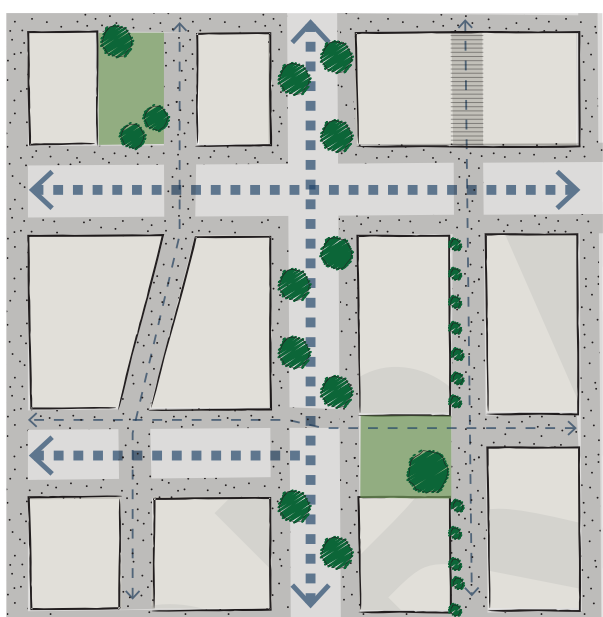


DIAGRAM 3 - ENABLE MID-BLOCK LINKS TO CONNECT WITH THE WIDER TRAFFIC AND OPEN SPACE NETWORK

5. Large developments with multiple street frontages should create pedestrian connections between streets where possible. A fine grained block pattern encourages more intensive pedestrian use and enables the development of comfortable and sheltered public open spaces or walking routes.



6. Reduce the scale of blocks where possible by providing new streets, mid-block connections, footpaths, courtyards, and plazas that connect with existing pedestrian networks, neighbouring streets and public or common open space areas.



7. Activate the frontages of mid-block connections with entrances and display windows to create safe and comfortable pedestrian environments.



8. Ensure that developments allow for sufficient space and seating around transit stops to encourage the use of public transport.



9. Internal streets or rear lanes should be designed to be safe for active modes of transport (e.g. pedestrians, cyclists) and contribute to the amenity and attractiveness of the site. This can be achieved by incorporating landscape elements, bollards and variation in paving treatment into the design.

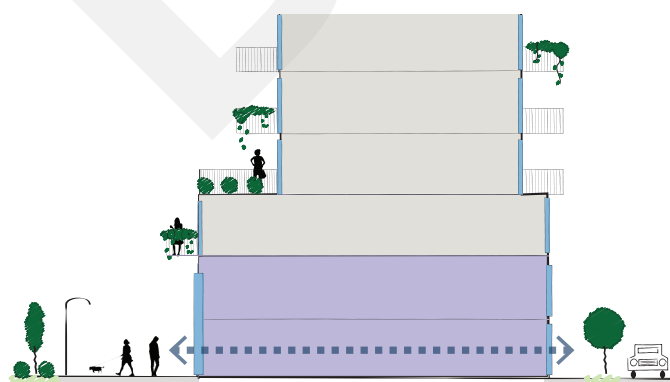


DIAGRAM 4 - PEDESTRIAN CONNECTIONS CAN CONNECT THE SHOPPING STREET WITH ADJACENT (PARKING) AREAS

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

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

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

Considering alternative modes of transport and maximising opportunities for cyclists (e.g. bicycle parking) can also help ease pressure on car parking. A lack of sufficient bicycle storage opportunities can result in clutter and inconvenience for residents, which can detract from the amenity and usability of the development.



DIAGRAM 5 - CREATE ACTIVE EDGES ALONG STREETS AND (NEW) MID-BLOCK CONNECTIONS TO ENCOURAGE VIBRANCY AND SAFETY

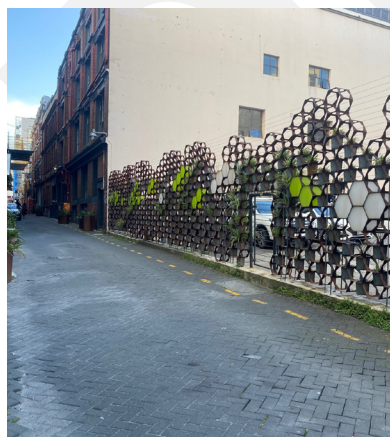


PHOTO 2 - CAR PARKING SCREENED FROM LANEWAY TO ENHANCE PEDESTRIAN AMENITY, EGMONT STREET, WELLINGTON

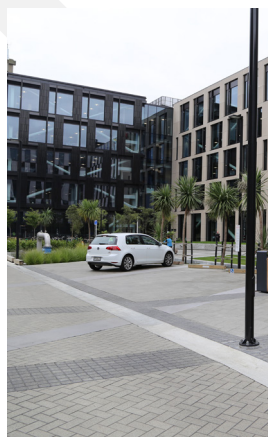











PHOTO 3 - CAR PARKING INTEGRATED INTO THE LANDSCAPE DESIGN OF THE PUBLIC REALM, WEST END CHRISTCHURCH

10. Locate bicycle parking close to building entrances and open space at grade, especially when combined with amenities like bike repair/sales or other complementary commercial activities. 
11. Bicycle storage should be secure and covered, and integrated as part of the building design. 
12. If bicycle storage is provided as an accessory building, it should not affect the use and/or accessibility of outdoor amenity space. 
13. If on street parking is provided, care should be taken to ensure it does not conflict with active mode infrastructure (e.g. walking, cycling). 
14. Minimise the number of additional vehicle crossings provided for any new development. 
15. Locating off street parking between buildings and the street is discouraged. 
16. At-grade parking should be landscaped or screened to provide amenity, reduce visual dominance, and be designed to offer safe and comfortable pedestrian routes and to prevent car or bicycle parking dominating views from the street. 
17. Pedestrian access routes should be designed to be universally accessible to people of all ages and abilities. 
18. Pedestrian access routes should be designed to be universally accessible to people of all ages and abilities. 

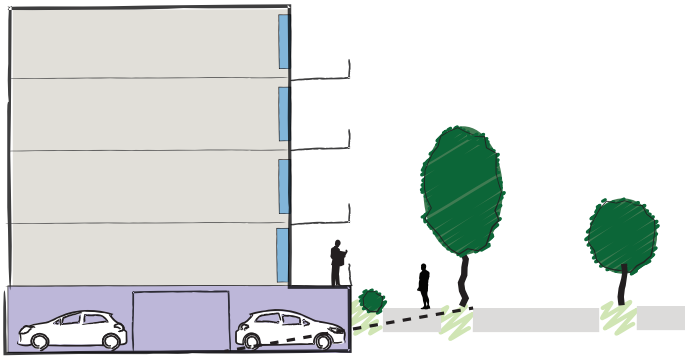


DIAGRAM 6 - UNDERGROUND CAR PARKING MAXIMISES POSITIVE STREET INTERFACE

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



20. Multi-unit developments on large or deep sites should be accessed from new streets and lanes with multiple access points, rather than long driveways with a single access point. The frontage of dwellings along internal streets should be treated in a similar fashion to frontage onto a public street.



Private and communal outdoor space



Higher densities often result in a reduction in the amount of outdoor space available to residents and other users, influencing the sense of privacy and level of individual amenity experienced.

Outdoor living space is an important consideration when designing intensive developments and should be integrated into the design at an early stage in the design process. Private outdoor space for residential purposes can be provided by balconies, rooftops and communal open space on the ground floor.

Balconies also contribute to reducing the effects of building mass.



PHOTO 4 - STRATEGICALLY INTEGRATING BALCONIES INTO THE DESIGN CAN ENHANCE THE SENSE OF PRIVACY

21. Provide balconies as outdoor living space where access to ground floor private open space is not possible.



22. Higher density developments are encouraged to consider use of the roof as communal outdoor living space, enabling increased access to available sunlight and views.



23. Outdoor living space should offer privacy to users, and be orientated to maximise sunlight access.



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



25. Provide strategically placed screening where unit balconies adjoin to increase the sense of privacy.



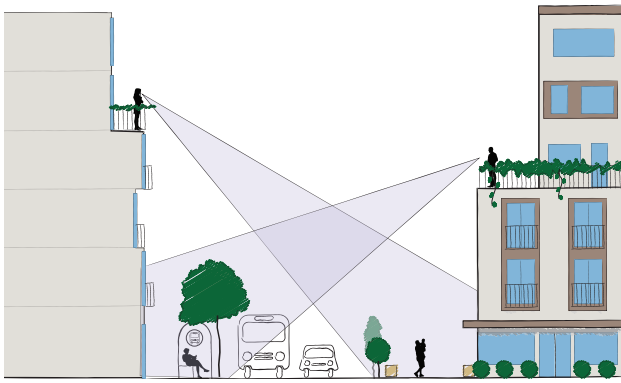


DIAGRAM 7 - OUTLOOK FROM BALCONIES CAN PROVIDE PASSIVE SURVEILLANCE AND INCREASE SAFETY ON THE STREET

26. Solid screening should be considered for larger balconies that can be used for the storage of cycles and/or large items.



27. The size of any communal space should correspond to the number of residents it is intended to serve. It should also encourage opportunities for social interactions between users by incorporating seating, barbecue, sporting or play equipment into the design.



28. Ensure privacy and weather protection are considered in providing for any outdoor balcony space.



Public open space



When integrated into the built environment, common open spaces, such as front setbacks, plazas, courtyards, and roof decks, enhance the quality of urban life.

Public open spaces are most welcoming when they act as an accessible extension of footpaths and adjacent buildings. Open space provides relief and rhythm to the urban experience when thoughtfully incorporated with neighbouring uses.

Generally, the quality and design of an open space is more important than size.



PHOTO 5 - COURTYARDS AWAY FROM VEHICLE ROUTES CAN CREATE COMFORTABLE INTIMATE AND SHELTERED SPACES, MARTINBOROUGH

29. Public open spaces should be designed to be universally accessible to people of all ages and abilities.



30. Locate and orient open space to maximise direct solar exposure during parts of the day when the space is anticipated to be mostly used and to protect from the predominant wind direction.



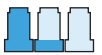
31. Ensure that open space receives sufficient daylight throughout the day, particularly in circumstances where it is the result of a building setback or recess.



32. Open space should be visible and accessible from the footpath for all users and support the ground floor use of adjacent buildings wherever possible.



33. When designing outdoor public space, use design elements (e.g. shapes, patterns, structures) that are compatible with the design of adjacent buildings to create spaces that are unique and respond to their local context.



34. Use opportunities to reference local landmarks and distinctive features (e.g. historical and cultural references).



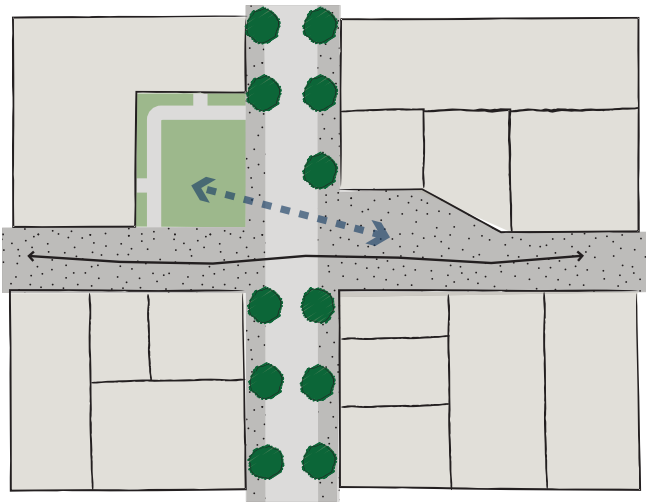


DIAGRAM 8 - HIGHLY VISIBLE AND ACCESSIBLE OPEN SPACE DUE TO ITS LOCATION AND DESIGN RESPONSE OF ADJACENT BUILDINGS

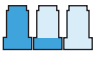
35. Create human scaled spaces through the strategic use and location of trees, planting, paving and furniture.



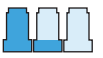
36. Provide seating and/or play elements that promote the activation of the space and cater for a variety of users (young and old). Ensure associated seating has backs, arm rests and is not located too close to the ground.



37. Only provide lighting in public spaces that are appropriate to be used or passed through at night.



38. Use robust materials that are easy to maintain and retain their long term appearance. This is particularly important in public spaces that are prone to increased wear.



39. Provide opportunities in public spaces that reinforce the relationship between people and the landscape and contribute to a sense of place and belonging (e.g. art installations that reflect or relate to the (cultural) history of a place).



PHOTO 6 - SEATS AND LANDSCAPING CAN BE USED TO FRAME AND DEFINE ATTRACTIVE HUMAN-SCALE SPACES, CHRISTCHURCH

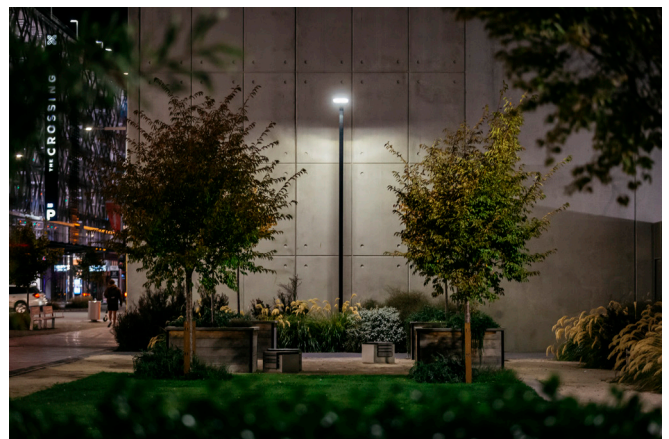


PHOTO 7 - ONLY PROVIDE LIGHTING IN OPEN SPACE WHERE NIGHT TIME ACTIVITY IS SAFE AND ACCEPTABLE, CHRISTCHURCH

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

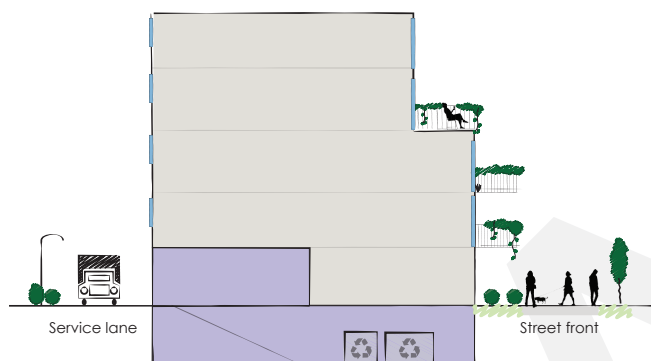








DIAGRAM 9 - SERVICE AREAS INCLUDED IN THE DESIGN, AWAY FROM PEOPLE-FOCUSSED SPACES



PHOTO 8 - SCREENED COMMUNAL RUBBISH STORAGE

40. Loading or service areas should not impede access to adjacent buildings or compromise the quality and continuity of the street edge. 
41. Consider providing outdoor space for the storage of recreational or maintenance equipment, or other large household items. Outdoor storage space should be proportionate to the size of the dwelling. 
42. Delivery and rubbish collection areas should preferably be located at the rear or side of the building and away from pedestrian environments or residential activities and do not create potential health and safety hazards, or create nuisances for adjacent dwellings or outdoor living spaces. 
43. Waste areas should be able to accommodate all waste bins and have a clear connection to the collection area. 
44. Areas set aside for wheelie bins or rubbish storage and collection should be integrated into the development in a way that is visually discrete and be located away from commonly used areas to prevent the impact of odour or leakage. On sites where access to the side or rear of a dwelling is limited, locating the rubbish storage area to the front of the site may be appropriate where visibility from the street is mitigated by appropriate landscaping or screening. 
45. Where loading docks or similar utilitarian built features are required, consider making provision for them to be adapted for alternative purposes (e.g. for seating or events, or as outdoor workspace). 

6.2 BUILT FORM AND APPEARANCE

Building mass and height



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

Façades composed of long expanses of monotonous surfaces create streetscapes that lack the sense of scale, visual interest, and character. Façades designed as three-dimensional ensembles create frontages that can be engaging and can enhance the experience of the pedestrian and road users.

Balconies and entrances provide visual interest by breaking up a façade and add a human scale to more intensive development - this positively contributes to the overall appearance of a building when designed well. Visible activity on the ground floor and street facing façade enhances public safety through passive surveillance and creates opportunities for social interaction.

As the roofline of a building has a significant impact on its composition, when viewed across a number of buildings they collectively make a noticeable contribution to the variety and sense of identity of an area.

The shape that building roofs make with the sky can positively shape the city's skyline and reinforce the building's design intent. Roofs may also provide amenities such as common or private open space.

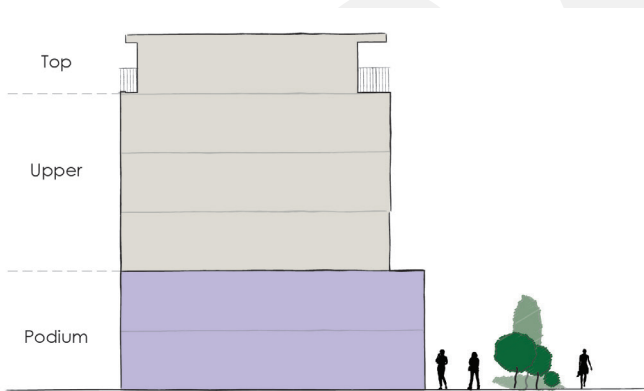
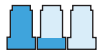


DIAGRAM 10 - BUILDING MASS FOR TALL BUILDINGS BROKEN DOWN INTO A 'PODIUM' AND 'UPPER STOREY'



PHOTO 9 - BULK OF THE BUILDINGS BROKEN DOWN BY LAYERS (BOTTOM, MIDDLE, TOP), CHRISTCHURCH.

46. To minimise the effects of physical dominance, consider:



- a. breaking the form of the building up into a 'podium' and 'upper stories';
- b. stepping the upper stories back from the street;
- c. introducing variations in facade treatment (for example, through balconies, shading devices or porches);
- d. the effective use of landscaping.

47. Building mass can also be visually reduced by introducing variation in façade treatment (e.g. by balconies, shading devices or porches) or the effective use of landscaping.



48. Building mass and height should be designed to:



- a. create visual interest;
- b. minimise the effects of physical dominance; and
- c. minimise potential shading or privacy effects on neighbouring sites.

49. Positively reinforce the shape of the street or public space with the building through designing it in a way that helps to define the street and frame views.



50. Reduce the effects of building mass by integrating the roof form with the design of the upper storey.



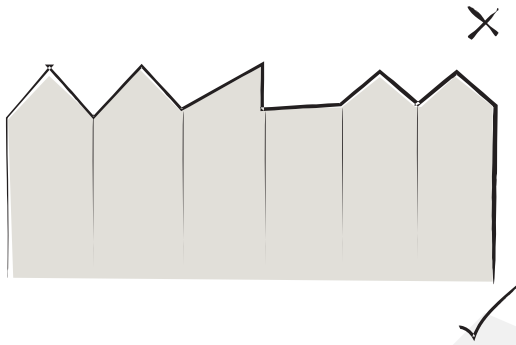
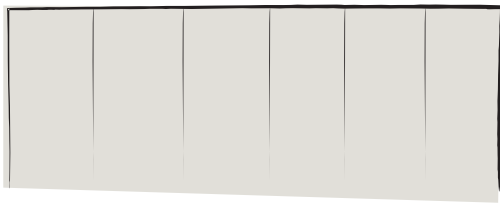
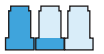


DIAGRAM 12 - REDUCE BULK BY ADDING VARIETY TO THE ROOFLINE OF TERRACED HOUSING

51. To reduce visual monotony long linear or blank walls without windows, doors or associated design features should be avoided.



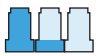
52. Consider increasing building height on corner sites, where this would create a focal point that supports visual interest, legibility and wayfinding.



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



54. The roofline, as well as any rooftop maintenance systems and services spaces, should be integrated as part of a single, coherent design.



Materials and façade articulation



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

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

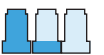
The choice of materials used can affect the appearance of a development and how it contributes to the public realm. It can also affect how it performs and endures over time as well as its ongoing sustainability and resilience.

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



DIAGRAM 11 - VARIATION IN FAÇADE TREATMENT CAN VISUALLY BREAK DOWN BULK

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

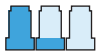


- setback from the street / continuity of along the street edge;
- scale and bulk;
- roofline;
- placement of windows, entrances and other articulation in the façade;
- presence of distinct character or built heritage in the surrounding environment.



DIAGRAM 13 - VIEWS OF ALL SIDES OF THE BUILDING NEED TO BE CONSIDERED. WINDOWS AT BOUNDARIES ADJACENT TO OTHER BUILDINGS CAN BE USED FOR LIGHT SHAFTS BUT NOT TO RELY ON OUTLOOK.

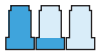
56. Building features and elements should be integrated and considered as part of a single, coherent design.



57. Consider lighting and signage elements as an integral part of the design. Lighting should reinforce pedestrian comfort at ground level but, in any residential context, should be designed to ensure neighbours are not disturbed.



58. Consider views of the rear and side façades of the building, particularly where there is a transition to a lower density environment.



59. The design of all visible façades should be given a similar degree of considerations as that applied to the primary façade.



60. Solid, blank walls facing any public open space or pedestrian pathways should be avoided.



61. Use robust materials that are easy to maintain and retain their long term appearance. This is particularly important in areas that are prone to increased wear such as communal spaces.



62. Buildings should be designed to accommodate a range of uses and to enable change in use over time (e.g. by providing generous ceiling heights).



63. Use design opportunities to create distinctive points of identity along the street front to enhance wayfinding and promote the uniqueness of the Kāpiti Coast centres.



PHOTO 10 - SIGNAGE SHOULD BE INTEGRATED AS PART OF A COHERENT DESIGN, HAWERA & PICTON

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








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



PHOTO 11 - DIFFERENCE IN ENTRANCE DESIGN BETWEEN RESIDENTIAL AND COMMERCIAL ACTIVITIES (PETONE, LOWER HUTT)



DIAGRAM 14 - ENTRY OR OPEN SPACE AT STREET ALIGNMENT

- 64. Ensure entrances (including addresses and letterboxes) are clearly defined and visible from the street to enable them to be easily located and accessed. 
- 65. Entrances that serve high density developments should provide sufficient space for people to gather (e.g. entry plaza) and include signage and landscape treatment that enhances the legibility of the entrance location. Indoor lobby spaces should have a clear visual and physical connection to the street. 
- 66. Use wayfinding devices such as colour, materiality or signage to improve the legibility of building access points. 
- 67. Entry to any ground floor commercial activity should have a distinct appearance and be designed in a way that differentiates it from a residential unit entrance. 
- 68. Mailboxes and other facilities used daily in a residential building should be placed in the lobby to increase internal pedestrian activity and reduce the potential for clutter in the public realm. 
- 69. Entrances should be designed to provide all weather shelter (e.g. canopies or overhangs) with suitable lighting incorporated into the design. Verandahs should also be provided along active edges where possible. 
- 70. Entrances to larger public outdoor space areas should be designed to align with public routes through the open space. 

Good design is not only about height and/or building type but also focuses on creating connections between new and old, between people, places and activities. This is why the quality of design also needs to be assessed in relation to its immediate surroundings and the wider context.

A building that relates to the planned form and function of a centre, as well as its context, will help to provide for the cohesive development of the centre. The relationship between lower density areas and those with higher, large-scaled buildings can be more harmonious if the transition in building height and mass between these areas is intentionally managed in a sensitive manner.

New development should aim to respond to the unique characteristics that exists in the surrounding environment and contribute to the collective quality of the urban areas of the Kāpiti Coast. The Kāpiti Coast is a diverse district that whose urban environments exhibit a range of unique characteristics that contribute to a local sense of place. These unique characteristics include:

- » the positioning of Kāpiti’s urban environments between the Tararua Ranges and the sea;
- » the relationship between urban areas and the coastal environment;
- » views to Kāpiti Island;
- » the underlying dune landscape;
- » areas of remnant indigenous vegetation;
- » areas of significant established vegetation;
- » an extensive network of waterways and waterbodies, including the Ōtaki and Waikanae rivers, streams, tributaries and wetlands;
- » historical beach settlement patterns;
- » the presence of heritage buildings and sites;
- » the presence of sites and areas of significance to the iwi and hapū of the district.

The presence of these and other unique characteristics will vary depending on location, and any development will need to consider the range of unique characteristics that contribute to the local context within which the development is situated. This will contribute to an environment that is attractive to all users and enhances the identity and legibility of the Kāpiti Coast.

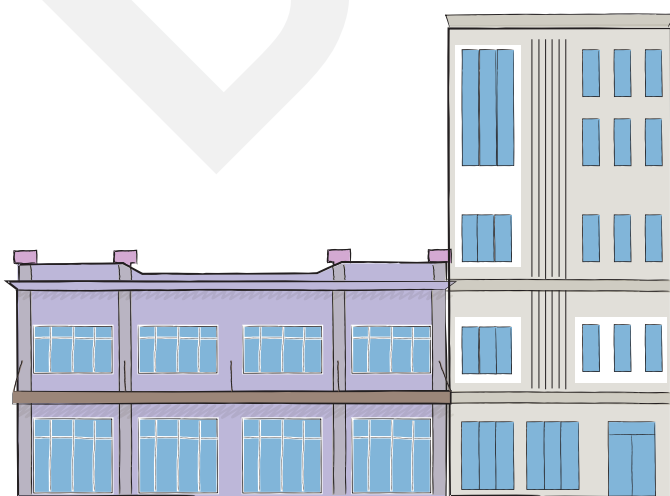






DIAGRAM 15 - RESPONDING TO HERITAGE BUILDING IN THE DESIGN OF NEW BUILDINGS

71. Identify the range of unique characteristics that contribute to the local context of the development 
72. The design of any new development should respond to the unique characteristics in its surroundings and contribute to a cohesive streetscape. 
73. New buildings should ensure that any visual links to unique and/or prominent features in the surrounding environment will be retained where practical. 
74. If developing adjacent to a heritage building, consideration should be given to: 
 - a. aligning the setback from the street with the adjacent building;
 - b. relating the scale of the development to the scale of the adjacent building;
 - c. relating the form and facade treatment to those of the adjacent building; and
 - d. placement and size of windows.

6.3 AMENITY & SUSTAINABILITY

Landscape treatment and design



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

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



PHOTO 12 - LANDSCAPE DESIGN IN AN OPEN SPACE SHOULD BE CONSIDERED AS AN INTEGRAL PART OF THE BUILDING DESIGN, CHRISTCHURCH

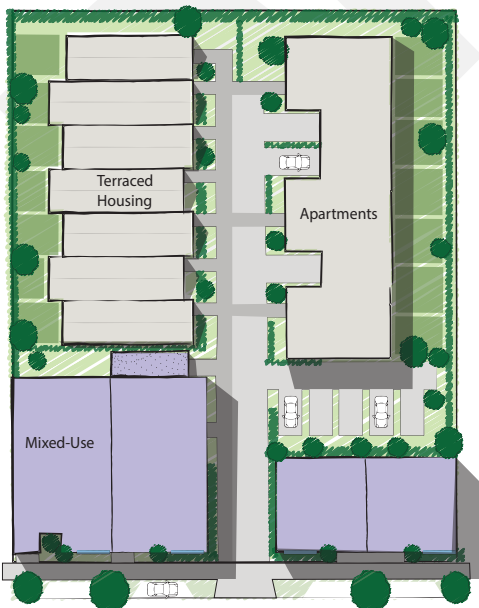










DIAGRAM 16 - LANDSCAPING USED TO SOFTEN HARD EDGES AND IMPROVE OUTLOOK, DIFFERENT CONCRETE MATERIAL DELINEATES PEDESTRIAN AND VEHICULAR SPACES

75. Where possible, retain existing mature and healthy vegetation and integrate into the site development. 
76. Choose plants that are appropriate to the climatic conditions, scale and character of the area; planting species that require low maintenance and attract local bird life is also encouraged. 
77. Deciduous trees provide shade in summer and light in winter, but careful consideration should be given to species selection in heavily shaded areas to ensure survivability. 
78. Incorporate compatible landscape architecture that complements the building design in terms of concept, form, and materials. 
79. Integrate landscaping, screening, and physical barriers to lessen conflicts between pedestrians and motorists. 
80. Maximise opportunities for sustainable plantings and permeable surfaces in footpaths, roofs, courtyards, and rear yards. 
81. Use hedges or climbing plants where space is constrained and larger vegetation where sufficient space and access to rainwater is available. 
82. Minimise the use of impermeable surfaces to manage and dispose of on-site stormwater. The use of permeable paving in locations such as parking spaces/areas is encouraged. 

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

Significant differences in building heights can create wind effects that can compromise the safety and comfort of the public realm.

It is also a key consideration in siting and designing the internal layout of associated dwellings as it not only provides a warm and pleasant internal living environment but helps to increase energy efficiency.



PHOTO 13 - VERANDAHS TO PROVIDE SHELTER, CHRISTCHURCH

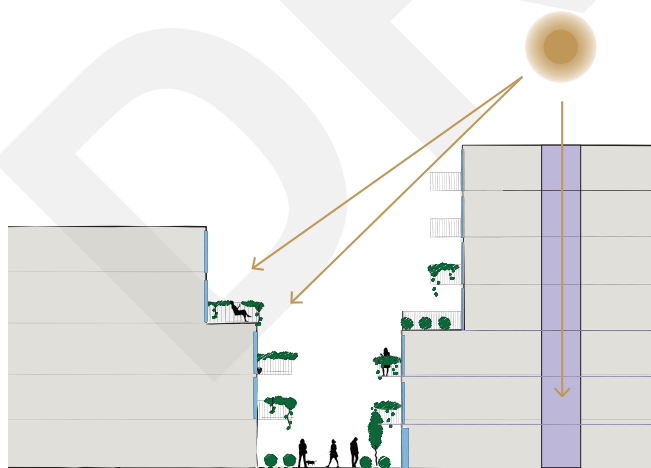


DIAGRAM 17 - HIGH LEVEL WINDOWS, SKYLIGHTS AND/OR ATRIUMS CAN IMPROVE SUNLIGHT PENETRATIONS

83. Design tall buildings to minimise wind impacts at the street levels or provide strategic shelter as an integrated part of the design to mitigate adverse wind effects at street level.



84. Design the mass of buildings to mitigate shading effects on adjoining lower density residential areas, parks, and open space.



85. Consider the use of eaves or strategic screening to help limit the duration of sunlight penetration in summer, thus preventing indoor spaces (particularly those with a northern aspect) from overheating.



86. Design dwellings with habitable spaces facing north, west or east to maximise sunlight access.



87. Buildings that are relatively deep and narrow, or that have limited north facing frontage, benefit from larger floor-to-ceiling heights; where this occurs consider the use of taller windows to ensure deeper sunlight penetration.



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



89. Ensure living and working environments receive sufficient sunlight to connect people to the natural cycle of day and night and promote reduction in energy use.



Using natural resources like wind and sunlight can enhance the energy efficiency of a building and limits its impact on the environment through increased reliance on sustainable energy sources. This can also produce long term cost savings to occupants.

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

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

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

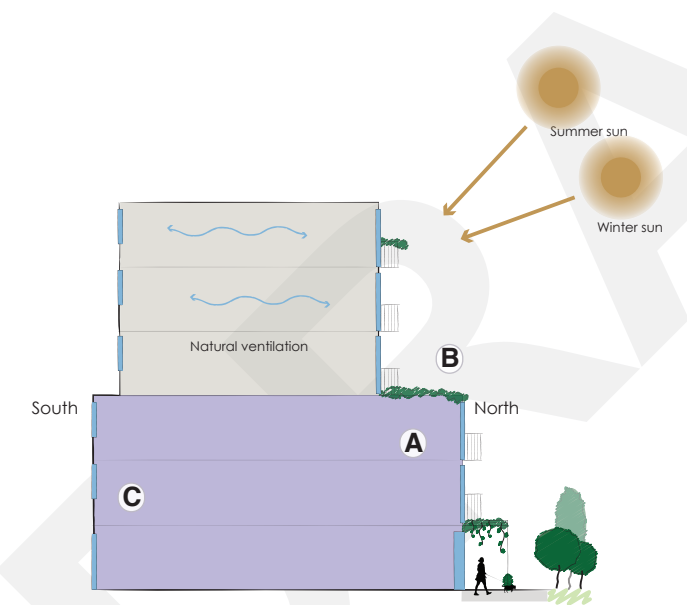


DIAGRAM 18 - SUNLIGHT ACCESS, EAVES AND INTERNAL VENTILATION

- A** Large windows on the sunny side, smaller windows on the side that gets the least sun hours
- B** Eaves or balconies blocking sunlight in the summer while allowing sunlight access in winter months
- C** Windows in opposite sides of the building allow for natural ventilation

90. Use solar exposure and local wind patterns to capitalise on natural forms of heating and ventilation and reduce the need for mechanical systems.



91. Consider locating opening windows on opposite sides of a dwelling to enable natural cross ventilation.



92. The total window surface on south facing façades should be limited to prevent heat loss in winter.



93. When designing large scale developments, consider installing a communal (solar) hot water heating facility as it has the potential to offer greater efficiencies compared to heating sources in individual buildings.



94. Encourage the use of roofs and walls to generate renewable energy (e.g. solar panels) and/or provide habitat-supportive vegetation.



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



PHOTO 14 - STAGGERED BALCONIES MAXIMISE PRIVACY WHILE RETAINING OUTLOOK AND SUNLIGHT ACCESS (WELLINGTON)

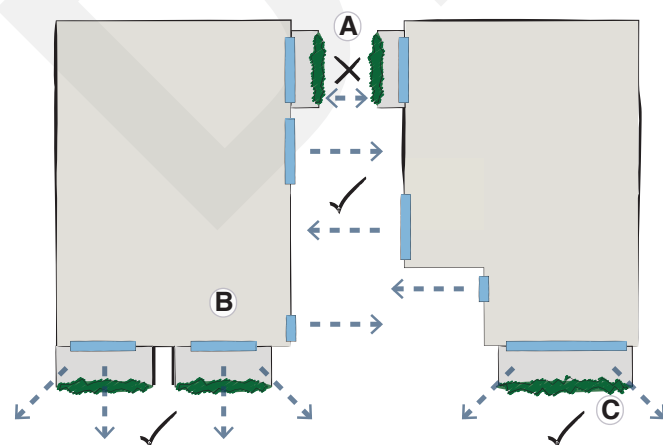












DIAGRAM 19 - BALANCE PRIVACY AND NATURAL SURVEILLANCE

- A** Prevent placing windows immediately opposite windows in a neighbouring property
- B** Living areas with large windows in the front of the building to provide for natural surveillance
- C** Soft landscaping or porous balustrade fencing to create natural surveillance while retaining privacy

- 95. Where possible, orientate windows of active indoor space to face the street or an adjoining open space as this will enable passive surveillance of these areas. 
- 96. Strategically locate communal open space to encourage passive surveillance within the development and of adjoining sites. 
- 97. Maintain privacy between upper storey units by screening upper level windows or balconies to limit opportunities for residents to directly overlook adjacent properties. 
- 98. Consider staggering window locations in buildings that face each other, to limit direct views into adjacent habitable rooms. 
- 99. Where residential units are provided on the ground floor, elevate dwelling floors, patios and decks slightly above the street level to provide privacy to residents while maintaining outlook onto the street. 
- 100. Ensure living and working environments receive sufficient sunlight to connect people to the natural cycle of day and night and promote reduction in energy use. 
- 101. Solid, blank walls facing any public open space or pedestrian pathways should be avoided. 
- 102. Consider a larger setback between taller buildings to improve privacy for residents (and also to contribute to daylight access and outlook). 
- 103. Clearly delineate boundaries between private, communal and public spaces as this increases user perceptions of safety and helps to identify intruders. 
- 104. Where dwellings are located close to the street, elevate the ground floor of the dwelling slightly above the street level to provide outlook into the street while maintaining privacy for residents. 

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