

Appendix 6.2

Meadows Precinct Design Guidelines

MEADOWS PRECINCT DESIGN GUIDELINES

PURPOSE

1. All new development within the Meadows Precinct is a Controlled Activity in terms of the building appearance and associated landscaping.
2. The Design Guidelines are intended to achieve the design integrity, quality, economic and environmental sustainability desired for the Meadows Precinct. These guidelines form the criteria against which controlled elements will be assessed.

DESIGN STATEMENT

1. Resource Consent applicants for new development in the Meadows Precinct will be required to present a Design Statement demonstrating the extent to which the development is consistent with the Design Guidelines.
2. The Design Statement must:
 - Demonstrate how the development responds to Design Guidelines
 - Describe any significant features of the development site and its context
 - Explain how the development relates to its immediate surroundings and the contribution it makes to the site and wider context.
3. If aspects of a development are inconsistent with the Design Guidelines, the Design Statement must explain the design rationale and give reasons how the proposed design meets the objectives of the Design Guide and why variation is warranted.
4. The Design Statement must include:
 - Plans, elevations and sections
 - Perspectives and other illustrations as appropriate

DESIGN OBJECTIVES

1. Manage the visual impact of on-grade car parking areas within the Meadows Precinct, through landscape design and selected pavement finishes.
2. The new developments to reinforce an identity and be complementary to the Meadows Precinct's vision of creating a sense of place and enhancing economic, social, cultural and community character.
3. All buildings are to have an overall design cohesiveness in relation to building bulk, mass, height and architectural form, whilst still maintaining an individual presence.
4. Incorporate and provide public access into the site through open recreational spaces, cycle and pedestrian walk ways and through site links where appropriate.
5. Successful implementation of Crime Prevention through Environmental Design principles (CPTED).

BUILDING LOCATION + HEIGHT

1. All new buildings fronting Mazengarb Road and the Western Link Road Designation shall be generally aligned to the site boundary.

2. For commercial buildings located close to storm water retention ponds and/or are in close proximity to residential property, facades are to include building detail, to diminish building bulk and solid expansiveness.
3. The maximum building heights in the Meadows Precinct include the following:
 - Commercial/ Retail Buildings facing the Western Link Road designation - 2 storeys 8m max height.
 - Commercial I Retail Buildings facing Mazengarb Road - 1 storey 8m max height (recommended 6m) but no more than 50% of the building may exceed 6m in height.
 - Commercial I Retail Buildings central I within the Meadows Precinct – 1 storey 8m max height.
 - Auditorium up to 1,500 fixed seating located adjacent to the existing Meadow's Church building 12m max height
 - Residential developments – 8m max height

EXTERNAL DESIGN AND APPEARANCE

Building Aesthetics

1. Building facades facing Mazengarb Road shall encourage a pedestrianised active edge through building transparency, building openings and architectural forms, materials and details.
2. Architectural detailing, materials, forms and openings to building facades facing Realm Drive shall be considerate to the low level residential character on Realm Drive.
3. Buildings that follow identifiable architectural typologies (i.e. Mediterranean, Colonial etc) will not be acceptable. Exposed tile roofs are not acceptable.
4. All commercial buildings shall be of a contemporary modern design using high performance materials. Tenant's branding to be integral with the building design to ensure the building has a sense of Identity and compliance with the Design Guidelines relating to signage.
5. Main entrances to commercial buildings must express a business-like identity in the form of a canopy, recess, overhang or other architectural features.
6. Where possible, plumbing and drainage services are not to be exposed to the outside of the building. Down pipes must be concealed from the street, unless specifically incorporated into the building's overall design.
7. Expansive areas of large blank walls, such as exposed concrete tilt-slab and pre-cast panels facing Mazengarb Road, Realm Drive, the Western Link Road Designation, visually prominent areas and pedestrianised streets within the precinct, shall be managed in such a way to minimise impact and to complement the overall building design.
8. All retail buildings:
 - Architectural style of clean lines and simplicity.
 - Ground floor facades and shop fronts shall establish an open relationship with the perimeter and internal streets and encourage pedestrian activity.
 - Ground level floor to ceiling height shall be a minimum of 3.5m.
 - Pop-out shop fronts will not be permitted.

- The total gross floor area of retail activities shall be restricted to 1,400m² and any single retail activity may not exceed 200m²
- Certain retail activities such as large format retail outlets, supermarkets, furniture and liquor stores are not permitted.

Building Bulk and Scale

1. With exclusion of the Auditorium and Building 5 illustrated in the Structure Plan (which maybe "stand alone" buildings) all other buildings are to have an overall design cohesiveness in relation to building bulk, mass and architectural form.
2. Facades to all individual buildings facing Mazengarb Road must be designed to diminish bulk and avoid long expansive solid facades by including design features such as building openings, setbacks, facade transparency and specific materials and details.
3. Large building bulk shall be broken down into smaller elements to reflect the surrounding scale, whilst still maintaining a coherent collective building image and an individual appearance.
4. All buildings within the Meadows Precinct located within 2m of the front boundary will have a minimum of 75% of the facade fronting the road to be clear glass, in accordance to standard D.3.2.1 – Frontage Development of the Commercial Zone.

Verandahs

1. For all buildings that are within 3m of Mazengarb Road, verandahs will be incorporated and integrated into the building design in accordance with the rules and standards in the District Plan.

Materials and Colours

1. The following materials are generally acceptable:
 - Glass
 - Brushed aluminium, stainless steel or similar materials are encouraged and grade type determined by its coastal proximity
 - Composite aluminium cladding
 - Block work
 - Ceramic or porcelain tile
 - Solid plaster work
 - Stone
 - Decorative finishes and solar control elements such as louvres etc
 - Concrete panel and fibre cement board cladding with careful attention to detailing and weatherproofing.
2. All buildings shall be only high quality durable materials. Exposed, unfinished edges must not be visible.
3. The colour of the bulk of the building facades and roof shall be relatively neutral in colour. Bold colours must be limited to selected minor elements that are consistent with the overall building design.
4. Roof cladding to be long run or membrane roofing.
5. Permeable paving where appropriate

Visibility

1. Building developments along Mazengarb Road and the Western Link Road Designation shall consider its visual impact in enhancing the public character.
2. All roof top mechanical plant, services and communications equipment shall be within the roof envelope, screened or behind parapet walls
3. All ancillary structures at the front of buildings, such as electrical transformers, substations, plant rooms, service areas and collection areas, shall be considered an integral part of the building design or well screened from street view.

Signage

1. Signage for individual corporate branding on buildings shall be limited to signs on portions of the street facade and not the whole building. The signage must enhance and compliment the building design and must not dominate the parapet or facade and must not project above facades, roof lines and parapets of buildings.
2. Signs shall not be painted directly onto screen walls, building facades, roofs, doors or windows, other than safety signage. Signage illumination must be wall mounted light fittings and/or ground mounted up-lights.
3. Shop front signage on main pedestrianised streets shall be within the length and height of the shopfront opening and be generally illuminated.
4. Principal signage per building will have a maximum area of 2.4m²• Secondary signage for retail shops and commercial offices will have a maximum area of 1.2m²• All signage sizes must be in accordance to Kapiti District Council's District Plan L. 1 *Sign Standards for All Zones*.
5. The following signage features and finishes will not be accepted:
 - Flashing or revolving signage
 - Neon, fluorescent or iridescent paint Internally lit signs (light box type)
 - Free-standing sandwich boards, ladder signs, banners and other similar signs and structures with an exception to temporary real estate signs of up to 1.0m² in area.
 - Any structure, vehicle, trailer, or container with signage or graphics parked or located as signage purposes.
 - Advertising signage In buffer precincts and storm water retention areas.

Lighting

1. At night all roads will be lit with general street lighting and lighting for building facades. Security lighting shall also be provided in car parks and service areas. Innovative lighting of building facades, existing specimen tree and landscape elements are encouraged.
2. Lighting provisions from buildings and ground lights are required to footpaths.
3. All light fittings shall consider minimising glare and light pollution to adjoining properties, buildings and streets
4. Metal halide (white) lighting is permitted. High pressure sodium (orange) or low pressure sodium (yellow) will not be permitted.

5. Exposed batten-type fluorescent fittings will not be permitted. If fluorescent lighting is to be used, it must be either recessed or of the track type in specific locations.
6. Flashing strobe lighting or exposed neon is not permitted.

PEDESTRIAN ACCESS

1. The main pedestrian entrance to each building shall be clearly visible and lit.
2. Bicycle racks or enclosed bicycle parking for employees and visitors will be provided.

LANDSCAPE

1. The frontage along Mazengarb Road shall be planted with trees at spacings no greater than 10 metre centres. Tree species shall have an ability to attain a minimum of 5 metres in height.
2. Planting to the frontage of Realm Drive shall attain a dense vegetative screen to a minimum height of 5m. The extent of planting shall be full length except for the vehicle entry off Realm
3. Drive and between Building 1 and Realm Drive.
4. Planting on the site southwest boundary with no. 25 Realm Drive shall be restricted to a height of 3.5 metres height to avoid shading of the dwelling.
5. A minimum of 4 trees shall be planted between Building 1 and the Realm Drive boundary. Tree species shall have an ability to attain a minimum height of 5 metres.
6. The following planting provisions shall be implemented to ensure plantings achieve rapid and sustainable establishment and growth in order to attain effective mitigation and amenity for the precinct.
 - The installation of quality imported topsoil with fertiliser additives to all planters to a minimum depth of 400mm for shrub planting and 1.0m depth for tree planting.
 - Provision for irrigating planting areas during plant establishment phase shall include watering points within the tree pits for hand watering during dry periods.
 - Quality commercially grown nursery plant stock shall be used. Where locally endemic species are used, plants shall be eco-sourced from the local Ecological District
 - Street trees and trees within car park areas shall be advanced grown stock with a minimum height of 2.5m at Installation.
 - Shrub planting shall be P85 minimum and groundcovers P83 minimum.
 - Experienced and qualified horticultural trades people shall undertake Installation of planting.
 - Planting shall be maintained with guarantees not less than 12 months from installation.
 - Maintenance of all planted areas by qualified horticultural staff after the end of the contract maintenance/ defects period.
 - Plants shall consist of species that are known to thrive in the local environment.
 - Planting in Open Space zoned areas shall be planted in appropriate native species.
 - Plants shall be eco-sourced and minimum grade PB5 for trees and shrubs and Root trainer grade for wetland species.

- Plants shall be predominantly native within the commercial area though not exclusive of appropriate exotic species that provide a visual link to the surrounding residential neighbourhood. The following plant species though not exclusive, are indicative of those to be used:

(a) Street trees & trees within car park

<i>Metrosideros excelsa</i>	Pohutukawa
<i>Alectryon excelsus</i>	Titoki
<i>Cordyline australis</i>	Ti Kouka / Cabbage Tree
<i>Dodonaea viscosa</i>	Akeake
<i>Ofearia paniculata</i>	Akiraho

(b) Shrubs and Groundcovers within the Commercial zone

<i>Myrsine australis</i>	Mapou
<i>Brachyglottis greyii</i>	Cook strait groundsel
<i>Carex spp</i>	Sedges
<i>Corokiaspp</i>	Korokio
<i>Caprosma prostrata</i>	Coprosma
<i>Coprosma spp.</i>	Coprosma
<i>Carladeria fulvida</i>	Toi toi
<i>Griselinia littoralis</i>	NZ Broadleaf
<i>Hebe spp.</i>	Hebe
<i>Meuhlenbeckia complexa</i>	Small-leaf Pohuehue
<i>Pseudopanax spp</i>	Five Finger
<i>Melicope temata</i>	Wharangi

(c) Trees within the landscaped area south of the Commercial zone

<i>Cordyline australis</i>	Ti Kouka / Cabbage Tree
<i>Kunzea ericoides</i>	Kanuka
<i>Leptospermum scoparium</i>	Manuka
<i>Myoporum laetum</i>	Ngaio
<i>Corynocarpus laevigatus</i>	Karaka
<i>Entefea arborescens</i>	Whau
<i>Dacrycarpus dacrydiodes</i>	Kahikatea
<i>Pittosporum tenuifolium</i>	Kohuhu
<i>Sophora tetraptera</i>	Kowhai

(d) Wetland planting to pond margins

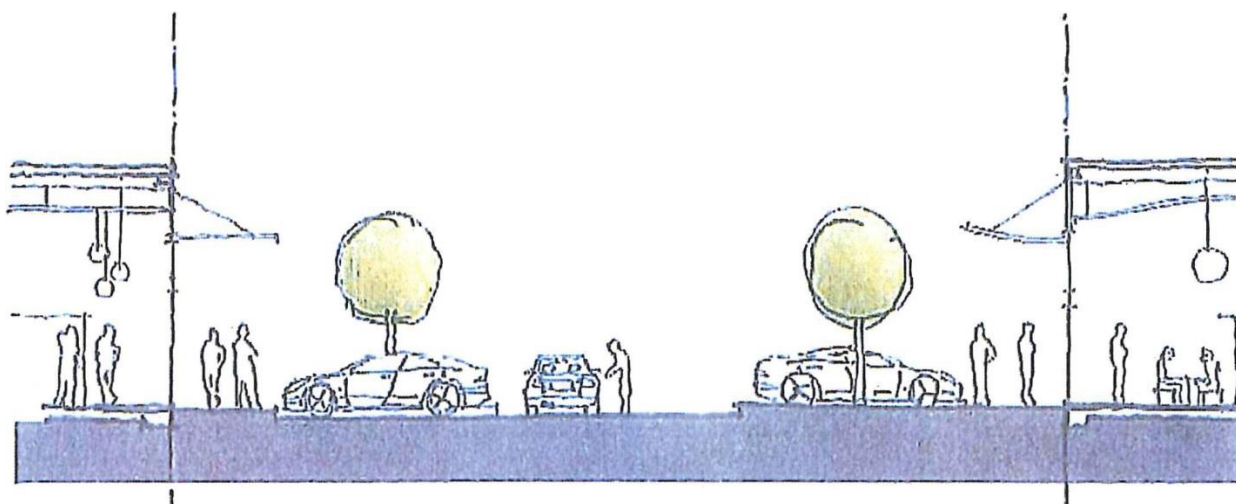
<i>Carex secta</i>	Sedge
<i>Carex virgata</i>	Sedge
<i>Carex geminata</i>	Sedge
<i>Juncus pauciflorus</i>	Rush
<i>Juncus effusus</i>	Rush
<i>Juncus gregiflorus</i>	Rush
<i>Schoenoplectus validus</i>	Rush
<i>Cortaderia toetoe</i>	Toetoe
<i>Phormium tenax</i>	Swamp Flax

7. Any plant materials or trees that do not survive must be replaced.
8. Irrigation or provision of a nearby hose connection are to be provided along building frontages.

VEHICLE ENTRANCES, SERVICE AREAS AND CAR PARKING

Car Parking

1. On-grade car parking areas and service lanes shall be managed and concealed as much as possible from street view, reducing its Impact along Mazengarb, Realm Drive and the Western Link Road Designation.
2. Large expansive areas of car parking shall be broken clown by incorporating selected planting and hard landscaping. Its design will be compatible with the public landscape open spaces.
3. Car parking areas must be safe and convenient within an efficient internal circulation pattern and landscaping to relieve large areas of sealed parking .
4. Below is an artist's impression of a typical cross section through precinct:



Servicing

1. Building's loading and unloading service, and bus drop off/pick Up zones must not dominate the public frontage of Mazengarb Road; ideally they shall be located at the side or rear of buildings.
2. Exterior storage and rubbish areas shall be hidden from street view and suitably screened. Rubbish collection will be managed as required.

ARTWORK

1. If art work is used It shall be a component in the site layout and building design. Locating and show casing art work to prominent pedestrian areas, amenities and open public spaces within and to the perimeter of the Meadows Precinct.

ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT (ESD)

1. Building and site design shall incorporate environmentally sustainable design initiatives and these will be an accepted feature of the external design and appearance of buildings e.g. utilising roof runoff water for landscape irrigation.

2. Demonstrate low impact urban design methods such as permeable paving and treatment and/or reuse of grey water are incorporated.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

1. Building and landscaping design shall incorporate CPTED principles such as:
 - Providing clear visibility and sight lines of building entrances / exits and to public open spaces and areas within the Meadows Precinct
 - Windows and doors must overlook or interact with public open spaces, pedestrian walkways and car parks
 - Suitable lighting provided to all public spaces, walkways and building entries.
 - Walls and fences at the street edge have sufficient transparency to allow informal surveillance
 - No entrapment spots / areas that may isolate users of public areas from public view.