

PAEKĀKĀRIKI VILLAGE CENTRE DESIGN GUIDE

Comment [SH1]: cl 16(2)

1 INTRODUCTION

1.1 Intention and Purpose of the Design Guide

The Paekākāriki Commercial/Retail Local Centre Zone (part of the Beach Road Precinct) functions as the 'main street' for the village, as its village centre. Under the Kapiti Coast District Plan, new buildings and additions and alterations to existing buildings in the Paekākāriki Village Centre are a Discretionary-Restricted Discretionary Activity. Council's discretion is limited to the design, external appearance and siting/massing of new buildings. This Design Guide provides the criteria against which the discretionary elements will be assessed. It is intended to be used by both architects, designers and developers to facilitate design ideas, and also by Council in evaluating development proposals.

Comment [SH2]: cl 16(2)

Comment [SH3]: cl 16(2) [correction of error]

Comment [SH4]: cl 16(2) [unnecessary]

Comment [SH5]: cl 16(2)

Comment [SH6]: cl 16(2) [consistency]



Paekākāriki Commercial/Retail Local Centre Zone -

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The ultimate aim is to ensure that new buildings complement the local character of the existing environment and contribute to the collective quality of the Village Centre.

The Design Guide promotes new buildings of high quality that:

- are coherently designed
- enhance the context of the Village Centre and its wider setting
- respond to heritage values
- help maintain and reinforce valued aspects of the area's local character
- contribute to an environment that is attractive to all users
- promote conditions of safety and accessibility
- strengthen existing activities and land use patterns.

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Paekākāriki Village Centre - Saturday activities

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The Design Guide is in two parts - description of key features/qualities that make up the existing character of the Village Centre (section 2) followed by objectives and guidelines for the design of new buildings (section 3).

The Design Guide is complementary to and should be read alongside the District Plan provisions for the Paekākāriki Commercial/Retail Local Centre Zone.

Comment [SH10]: cl 16(2)

1.2 Design References

There are no definite rules or universal solutions to ensure good and innovative building design. Good design is not about promoting a particular building type, architectural style or focusing on the individual quality of buildings per se. Rather, it is about responding to the context and issues of each particular setting by making connections between new and old, between people, places and activities, between public and private and between the social and economic purposes for which public space is used.

In this sense the quality of a building cannot be assessed in isolation, but only in relation to both its immediate surroundings and wider context. To this end, the collective form of a city, town or village is more important than the detailed character of its individual components. Understanding the overall context and the existing character of a place is therefore a primary reference point.

The guidelines that follow do not stipulate development of a particular type, scale or appearance. They are not prescriptive and do not offer specific design solutions. Instead, the guidelines provide general principles for the design of buildings that respect the character of the Paekākāriki Village Local Centre and enhance its identity. They promote design flexibility and site specific outcomes. This is based on clearly stated design objectives with reference to the context and issues of the Village Centre.

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The natural setting and landmarks such as the hills are an integral part of the local character

The illustrations in the Design Guide further clarify and explain the design principles and guidelines, but are not intended to represent actual design solutions.

2 EXISTING CHARACTER

2.2 CONTEXT

Location - Paekākāriki Village Local Centre Zone (the village centre) is a small and well defined area located along Beach Road, between State Highway 1 and Wellington Road. It functions as a 'main street' focused on a relatively short but wide stretch of Beach Road (approximately 100m x 30m).

Sense of place - the village centre has a strong sense of place determined by the enclosure of the escarpment to the east and the sand dunes rising to the coast in the west. The proximity to the beach, the heritage links to the adjacent railway tracks and station add further to the identity of the village centre. The east end of the village centre and particularly the corner sites, are visually prominent forming the first impressions of the village centre for those travelling along State Highway 1. The Holtom's Building is a long-standing landmark at the eastern entrance and an integral part of the area's history and streetscape identity. St Peter's Anglican Church, hall and grounds are notable features of the west entrance to the village centre.

Mixture of activities - the area contains a mixture of activities typical for village centres of this scale. General retail tends to be concentrated on the northern side of Beach Road. Food outlets and community services are typical for the southern side. A larger scale apartment style development at the north/east end adds an emerging residential component to the village centre and reinforces existing housing on some rear sections.

Fine grain of development - the grain (mix of use and building mass) and scale of the buildings in the village centre reflect the underlying subdivision pattern of variable (in shape and size) but relatively narrow lots.

Street definition/enclosure - Beach Road is a relatively wide street. Closely spaced buildings (with no or minimal side yards) define the street edge and provide a sense of street enclosure for the larger part of the village centre. St Peter's Anglican Church, set back from the street frontage, and its elevated grounds, give the south/west part of Beach Road a more open character. This is further enhanced by a number of notable large trees on the Church grounds.

Streetscape treatment - the southern side of the street is more pronounced with a wider footpath and special design treatment. The street lights on the southern side of the road are the only prominent vertical features in the streetscape. There is continuous angled parking along both sides of Beach Road, interrupted at places on the southern side by some low planting. Street trees are not typical for the village centre.

2.2 BUILDING CHARACTER: Predominant patterns & characteristics

Paekākāriki Village Local Centre Zone is not a 'special character' area with a pronounced consistency of development patterns. Rather, its character is diverse, featuring buildings of variable age, type, scale and architectural style. Despite this building diversity however, there are a number of predominant patterns and common features that collectively make up its present character. These include:

Building location

- all buildings are aligned with the street
- most buildings are built to the street boundary and face the street with their narrow frontage
- most buildings are separated from each other by small side yards

Building bulk, form and scale

- existing buildings are low-rise with height varying between one and two storeys. Minimal side yards and/or variation in building height or roof form accentuate the individual scale of each building
- most buildings have relatively narrow frontages (varying between 10-18m) and small footprints. The apartment style development at the north/east corner of Beach Road is the only significant departure from this pattern

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The Village Centre and its wider setting



Proximity to the beach and the heritage links to the adjacent railway tracks are strong identity features



St Peter's Anglican Church and grounds are notable heritage/streetscape elements

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Low rise buildings and mixture of activities are characteristic features of the Village Centre



Most buildings are separated from each other by small side yards

- the area is dominated by gabled and hipped roof forms. Some buildings have parapets

Façade treatment

- the area is characterised by a variety of building types and architectural styles - these include a mixture of old and new buildings with design features typical for the age and type of the respective building
- typical materials include weatherboards and plaster finish for exterior walls and corrugated iron for the roofs

Building frontages

- the village centre is characterised by interactive building frontages and street edge activity - the majority of buildings have shop fronts with personalised display windows and entrances facing the street
- many of the buildings have verandahs. Pronounced continuity of verandahs is typical in the south/east part of the street

3 DESIGN GUIDELINES

3.1 RELATIONSHIP TO CONTEXT

A successful relationship to context arises where the typical patterns and key characteristics of the context are well understood and responded to in a considered way. These patterns and characteristics are always location specific but generally include street cross-sectional dimensions, typical building dimensions, orientations and alignments, and building form and proportions. The nature of movement and activity in public space at the edge of the site is also important. An authentic sense of place may be developed by references to the social and cultural history of the site or to the underlying landscape.

Objectives

O1.1 *To encourage new development that enhances valued qualities of the present character, promotes diversity of activities and supports the quality of the public environment.*

O1.2 *To ensure that new buildings relate to the character of their surroundings and contribute to a cohesive streetscape.*

Guidelines

G1.1 New buildings should enhance the diverse character of the village centre, support the existing mixture of activities, take into account the wider natural setting and recognise the railway heritage of the area.

G1.2 New buildings should provide visual links to adjacent building frontages and complement established streetscape features such as - predominant building height (1-2 storeys); generally narrow street frontages (average width 12m); ground levels with “active edges” that open to the street; enhanced entrance areas; typical roof forms (gabled/hipped/parapets) and characteristic materials such as weatherboards, corrugated iron and plaster finish.

3.2 BUILDING CHARACTER

Building Location

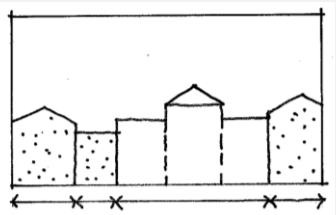
The siting of buildings should allow for the intended use of the building but also acknowledge neighbouring buildings, reinforce valued patterns of public space and create positive public spaces.

Objective

O2.1 *To complement existing patterns of building alignment and location and ensure that new development enhances street corners.*



The Village Centre is characterised by a variety of building types and architectural styles



Façade subdivision of new buildings that are larger than their neighbours should reflect the predominant pattern of frontage width



To maintain existing patterns new buildings should enhance street corners

Guidelines

- G2.1** New buildings should be aligned with and built to their street boundary to reinforce the existing pattern of street edge definition. This is particularly relevant for the sites fronting Beach Road.
- G2.2** In cases where buildings, for some justifiable reason (e.g. open space courtyards) are setback from the street boundary, the street edge definition should be maintained through other means such as planting and/or low fencing of appropriate scale, design and materials.
- G2.3** New buildings at corner sites should emphasise the shape of the street corner and enhance their special location with buildings of appropriate scale, form and design.

Building Bulk, Form & Scale

Bulk relates to both the vertical (height) and horizontal (footprint) dimensions of a building and refers to the size of a building relative to its surroundings. A building may be of modest height but still appear bulky. Where the length, width and/or height of a new development conflicts with the physical scale and texture of its surroundings this could create a building which is visually dominating and overwhelms its surroundings. In such cases various design techniques may be employed to modify and mitigate any visual impacts.

Objective

- O3.1** To achieve a positive scale relationship with adjoining buildings and public spaces and respect heritage buildings and their setting.
- O3.2** To manage the visual impact of bulk of new development, particularly that on larger and/or amalgamated sites.

Guidelines

- G3.1** The form and façade treatment of new buildings should relate to the form, scale and façade treatment of adjacent buildings. Visual subdivision of building facades can be used to relate the scale of a large building to much smaller neighbours, as well as to achieve visual interest and a sense of human scale.
- G3.2** Mitigate the visual impact of building bulk, where a building appears large relative to its neighbours or other nearby buildings. This should aim to reduce its visual impact and assist the scale relationship to the surrounding buildings and spaces.

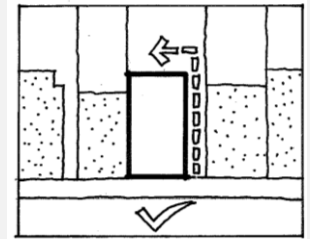
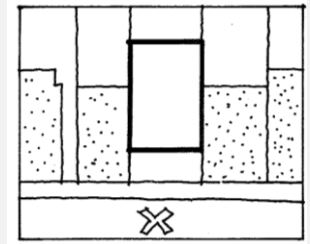
This can be achieved by applying some of the following design techniques:

- 'break down' larger buildings into distinctive façade modules. These modules should relate to the scale of the neighbouring buildings and the predominant width of existing building frontages.
- the differentiation between these modules can be enhanced via physical gaps, 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. by using contrasting materials, colours & textures).

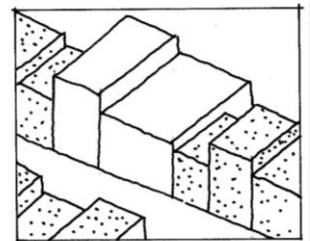
Building Frontages & Façade Treatment

The buildings that line the edges of streets and other public spaces affect their character, quality and attractiveness. They collectively define the setting or the activities that take place there. Building frontages should have active edges to provide a sense of occupancy and 'eyes to the street' (natural surveillance) and contribute interest and safety to users. In this sense the location and design of entrances and windows and arrangement of activities at ground level are key considerations.

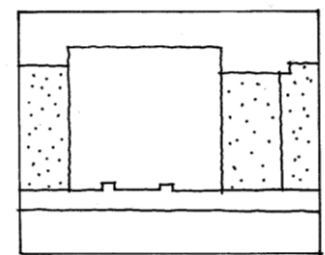
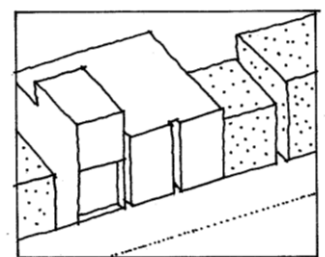
Side and rear elevations are sometimes visible from the street and surrounding public space. Accordingly, it is important to give attention to the design treatment of all building facades.



New buildings should be built to their street boundary with servicing and carparking at the rear of the site



Mitigating the impact of bulk by breaking it into distinctive façade modules with a different height



Mitigating building bulk by creating projecting transitional façade modules that reflect the scale of neighbouring buildings

Objective

O4 To create building frontages that present a positive “public face” to the street, support pedestrian activity and enhance the visual interest, safety and comfort of the village centre.

Guidelines

G4.2 Street facades of new buildings should be visually interesting and integrate human scale elements such as windows, display windows, innovative signage and building entries emphasised with canopies and/or verandahs. The existing pattern of large windows and pronounced entrances along the street should be maintained. This is to both enhance the individual presence of each building and up-lift the collective image of the village centre.

G4.3 The design of side and back elevations that are visible from the street or any other public spaces should be consistent with the design of the main building frontage. Large portions of ‘blank walls’ particularly along the street frontage of a building or around its corners are inappropriate and should be avoided.

In cases where some ‘blank wall’ surface might be required for the internal operation of a building its treatment should incorporate a sufficient level of design detail (e.g. recessed or projecting elements/features, variation of textures/materials/colours) to effectively mitigate any adverse visual impact.

G4.4 New buildings should incorporate materials that are typical for the area (e.g. weatherboards, plaster finish and corrugated iron). Highly reflective cladding materials are not encouraged. This is to avoid creating glare conditions in surrounding streets and public spaces.

G4.4 New buildings should provide verandahs along the full length of their street frontage. The height of a new verandah should relate to the level of one of the verandahs on adjacent buildings. New verandahs should incorporate under-verandah lighting.

G4.5 Integrate servicing and car parking functions in a way that does not compromise the quality of the street edge. Aim to locate vehicle entries, service areas and carparking at the rear of the development site, or be integrated into the building without dominating its street frontage.



Street facades should be visually interesting with human scale elements and design detail



New buildings should provide verandahs along the full length of their street frontage

Signage

Signs are accepted as an essential part of the commercial character and activity of a place. They communicate information, add vitality and provide a sense of direction. But while they can enhance the streetscape they can also diminish it. If they are poorly designed, too large or inappropriately located signs can detract from the surrounding architecture, overwhelm public spaces and undermine streetscape quality. Similarly, too many signs can create visual clutter that reduces their effectiveness. To this end it is important to promote and encourage signage that fits in with and makes a positive contribution to its local setting.

Objective

O5 To ensure that signage on building facades relates well to the scale and character of the building it is attached to and complements the surrounding streetscape.

Guidelines

G5.1 Signage should not dominate the appearance of a building’s street frontage. The form and scale of new signs should respect the scale of the building facade and its main elements. Signs should be positioned in way that does not obscure architectural features on the building façade.



Signage of appropriate scale and design can enhance the identity of individual buildings and add vitality to the streetscape

G5.2 Where a number of signs are to be arranged along the length of the same verandah fascia, these should be approached in an integrated manner. This is to avoid visual clutter and add to the coherence of the collective streetscape.