

**APPENDIX 17G: Architectural Design Guidelines**

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## **1.0 INTRODUCTION**

### **1.1 INTRODUCTION**

The purpose of the Architectural Design Guideline is to ensure the construction of buildings on Pararekau Island achieve the outcomes sought by the District Plan Rules and Concept Plan while promoting good design and reducing the impact on the environment.

The importance of good design and creation of a sense of place cannot be underestimated when endeavouring to create a feeling of community and belonging.

In the past, the use of materials immediately to hand created distinctive forms of architecture particular to specific places. The ready availability of all types of building materials today means that to achieve a distinctive form of architecture for Pararekau Island will require some form of assistance.

### **1.2 DESIGN GUIDELINES**

The Design Guidelines have been developed to fill that role and to guide the future development of Pararekau Island. The desire is that adherence to these Design Guidelines will provide clear guidance on the types of built form that are acceptable while allowing each future landowner flexibility to design and build structures which reflect their individual needs and personality.

The guideline seeks to integrate the existing cultural ties and foundation values to enhance and reinforce the Pararekau Island identity. The re-establishment on the island of a more natural state is to mitigate the visual impacts and to express recognised elements of New Zealand coastal and countryside vernacular. These are important underlying principles of the Design Guidelines.

An ultimate goal for the built development on Pararekau Island is that it blends with the Island landscape.

## 2.0 THE CONCEPT PLAN

### 2.1 CONCEPT PLAN

Previous in-depth studies have been carried out on the development of Pararekau Island that have informed the production of the Concept Plan. The Concept Plan and key text are shown below:



## 2.2 KEY ELEMENTS OF THE CONCEPT PLAN

The Key Elements of the Concept Plan are

1. Provision for extensive coastal edge planting
2. Clear identification of building platforms
3. Provision for the replanting of wetlands
4. Provision of planting between building platforms
5. Clear identification of the appropriate location for the access road and guidance for the type of materials likely to be acceptable for the construction of the road.
6. The retention and protection of existing features including the existing vegetation and landform.



## 2.3 THE CENTRAL DESIGN THEME

A core objective of the rezoning of the island is to provide an opportunity to facilitate the use of the island in a manner that is offset by the re-establishment of vegetation, returning it to a more natural state.

It is anticipated that the provision for revegetation of the island, together with guided built development will achieve a more natural coastal landscape which reduces the environmental impact of this development proposal and ensures the impact of development on surrounding viewpoints are minimised.

### **3.0 METHOD**

#### **3.1 METHOD**

All building development within the Pararekau Island Countryside Living Zone requires a resource consent. This Architectural Design Guideline provides criteria against which elements are considered. Criteria such as: Siting, Built Form, Massing, Materials, Colours, Fencing, Lighting, External Equipment and Existing Landforms.

The aim of the Architectural Design Guideline is to encourage new development which respects the distinctive characteristics of the area and avoids creating potentially adverse effects on that character. To achieve this goal, it is proposed to guide the key elements of architectural form, materials and finishes to ensure that each individual home within the proposal is discreet in terms of the wider visual effects.

Applicants are required to demonstrate (through the detailed design of new development) a commitment to maintaining and extending the present and intended character of the Pararekau Islands. Provided that this intention is supported and the design guidelines are followed, designers have a degree of flexibility in the preparation of development proposal.

No precise formula exists for ensuring the skilful and innovative design of buildings. The provisions of this Design Guide require that particular character elements are respected and the applicant will be expected to demonstrate that the provisions of this Design Guide have been acknowledged, interpreted and the objectives satisfied.

The illustrations in the Guide are intended to support the Text by explaining principles and are not intended to represent actual design solutions.



## 4.0 ARCHITECTURAL DESIGN GUIDELINE

### 4.1 GENERAL REQUIREMENTS

#### 4.1.1 Building Type

The architectural design of each new residential dwelling should reflect the use of a common vocabulary of forms, materials and details. The pattern and style of housing to be encouraged should reflect the New Zealand coastal and countryside living vernacular.

#### 4.1.2 Context

The construction of residential dwellings should respect the natural features, landform, existing scale and context of the development while allowing for a variety of architectural styles and expressions.

#### 4.1.3 Height

The form of buildings will generally be one to two storeys to a maximum height of 9 m or split level utilising a variety of roof heights and verandas.

#### 4.1.4 Outdoor Living

The shape of the buildings should be broken and dissected to allow for the integration of outdoor living and screening into the dwelling design.

#### 4.1.5 Dominance

Where larger building forms and roofs are used, additional design elements should be used to minimise the dominating effect such as chimneys, balconies, bay windows and dormers.

#### 4.1.6 Detailing

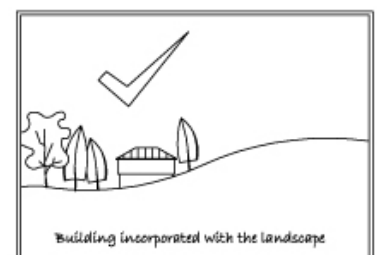
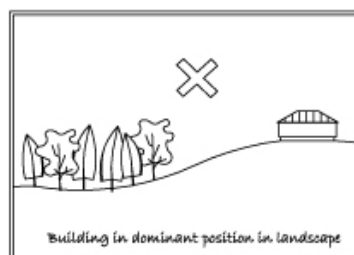
Details should reinforce and enhance the architectural form and style of the dwelling.



### 4.2 SITING OF BUILT FORM

#### 4.2.1 Position of Buildings within the Identified Building Platform

The building is to be integrated into the site so as not to be visually dominant. Visually sensitive areas include skylines, ridges and prominent slopes.



#### 4.2.2 Earthworks

Buildings to be designed and sited to minimise earthworks that may adversely affect the character of the landscape.

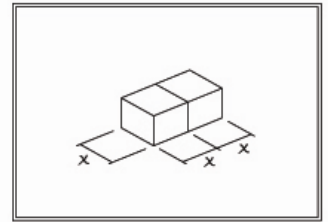
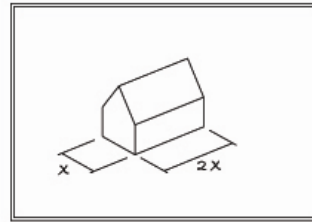
#### 4.2.3 Visual Effects

Siting of Built Form in a manner that ensures the smallest visual effect to the site and surrounding environment.

### 4.3 BUILT FORM

#### 4.3.1 Primary Form

Where buildings have one dominant form that is correctly proportioned they are generally also visually pleasing. This is the Primary Form.



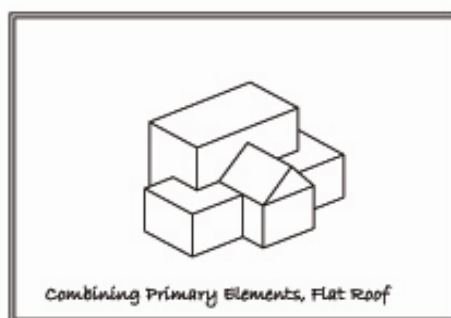
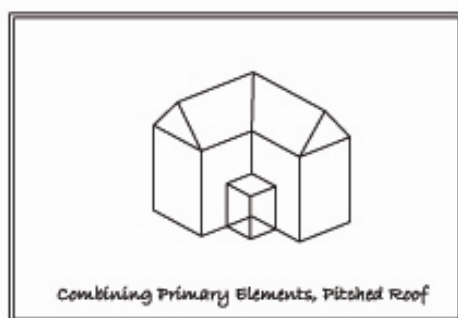
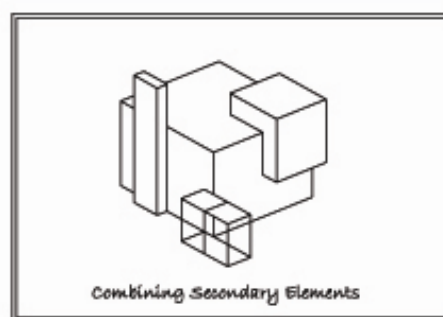
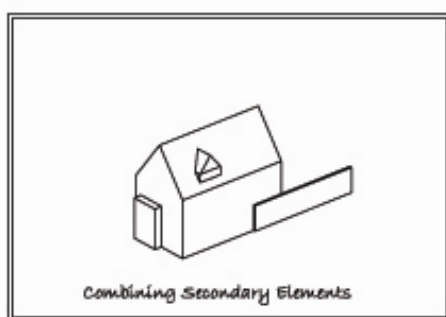
The primary form can be either a simple gable form or a simple flat roofed rectangular form.

The ratio of width to length of the Primary Element should not be less than 2 times the width.

#### 4.3.2 Secondary Form

The secondary building form includes those elements that are attached to or are inserted into the Primary Form. These secondary elements include elements such as dormers, bay windows, verandas and chimneys. In all cases they are smaller in scale than the Primary Form.

The use of secondary forms in buildings should be complementary to the Primary Form.





#### 4.3.3 Composition

New individual dwellings should have a coherent overall architectural design concept where roof forms, windows, doors and material use create a pleasing composition that is consistent across all facades.

#### 4.3.4 Roof Form

The predominant roof form in the Hingaia rural context is the pitched roof. The inclusion or partial inclusion of the upper floor within the roof space has the ability to reduce the visual impact of the dwelling.



#### 4.3.5 Building Height and Width

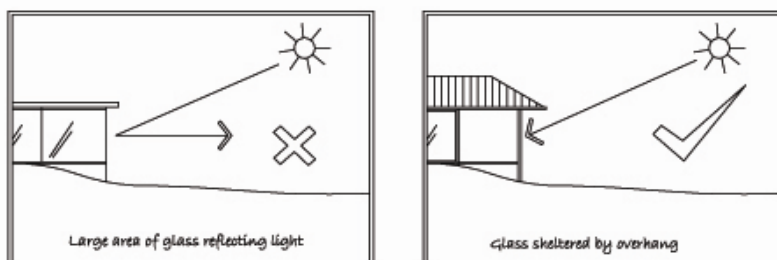
Within the Identified Building Platform the permitted height is 9m to allow for buildings to be scaled and well proportioned.

The width of a building should generally be broken in to sections or have secondary elements applied to reduce the visual impact of the built form.

### 4.4 MATERIALS AND DETAIL

#### 4.4.1 Surface material, finish and texture

Reflective surfaces and materials are to be generally avoided in preference for textured or matt finishes.



In general the following materials should be avoided

- Unpainted zincalume
- Any material with a reflectance greater than 35%
- Any shiny or highly reflective materials, even in small surfaces
- Large expanses of glass
- Large expanses of smooth surfaces.

#### 4.4.2 Glazing

Where necessary, glazing should be of a low reflectivity type or placed in shadow with the use of eaves or veranda.



This building would not comply because of the large areas of flat surface, the area of glazing and the highly reflective colour will make it visually intrusive in the landscape.

#### 4.4.3 Colour

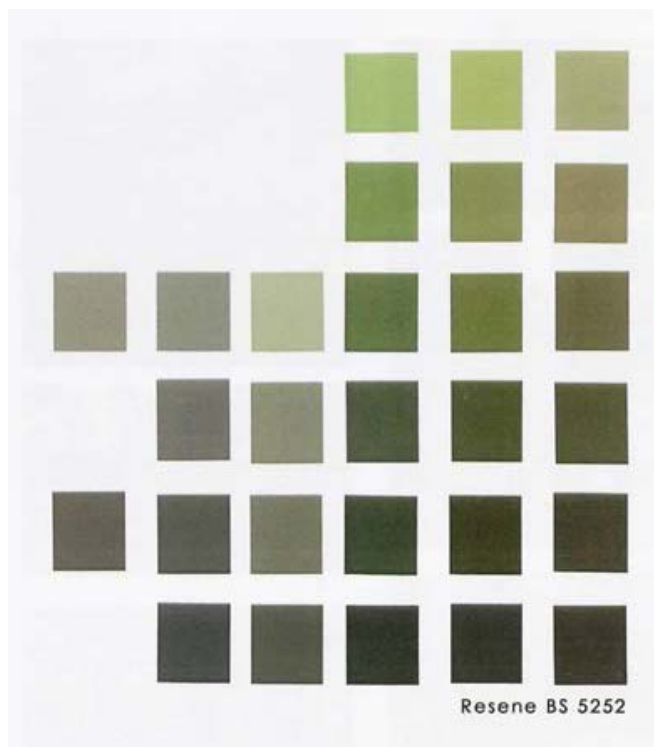
To ensure the built form does not appear visually dominant in the landscape it is essential to use natural materials and colours to visually integrate the built form into the landscape.

Colours with a reflectance value between 0 – 20% are generally acceptable.

Colours with a reflectance value between 21 – 35% with careful selection of natural colours can be acceptable.

Colours with a reflectance value in excess of 36% in general will not be acceptable.

The Resene colour selection is included for guidance. Bright garish colours and colours such as terracottas and pastels are to be avoided.



#### 4.5 ACCESSORY BUILDINGS

Roof forms and pitch should be consistent across all buildings

Accessory Buildings are to be consistent in architectural form to the dwelling.

Accessory Buildings are to be smaller in scale and form than the dwelling.

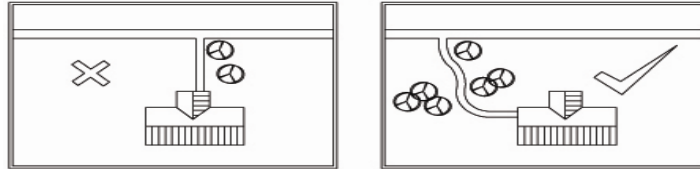
Accessory buildings generally to be lower and have a lesser visual appearance.

The accessory elements such as stairways, fences, and screened enclosures to be included in overall dwelling design concept.

## 4.6 LANDSCAPING AND SITEWORKS

### 4.6.1 Driveways, car parking and garages

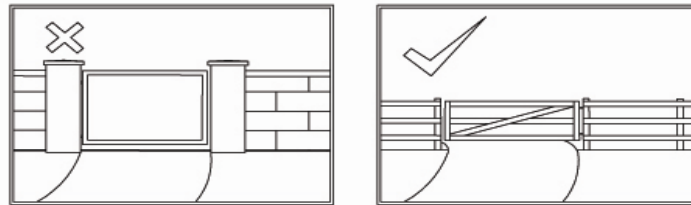
Planting and curved driveways can minimise the visual impact of the built form by enabling the establishment of plant screens.



The road surface material can assist with minimising visual effects. If the surface treatment contrasts with the surrounding landscape then its visibility will increase.

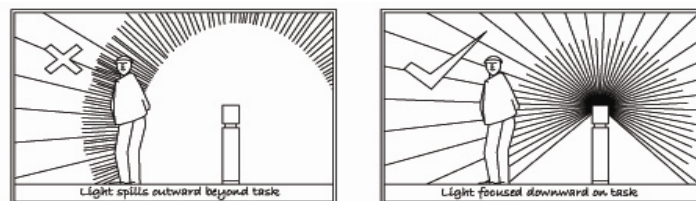
### 4.6.2 Fencing

Fencing should use forms that are normally found in the rural context. The materials used should not be bright or painted in dominant colours to avoid being visually intrusive.



### 4.6.3 Lighting

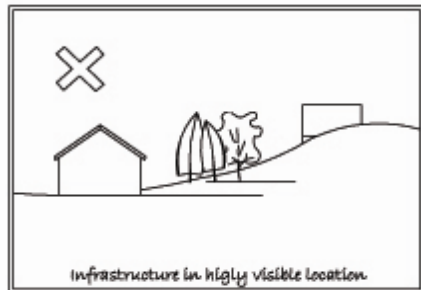
The use of lighting should be design to light the task only and the type of fitting selected to avoid unnecessary spillage.



#### 4.6.4 Infrastructure & Services

All services to any building to be located underground.

Water Storage to be located within the Building Platform, either below ground or incorporated into the building envelope.



#### Satellite Dishes and Antenna

Large satellite dishes and antennae are not permitted unless they are screened from view.

External Heating and Cooling equipment to be incorporated into the building design or otherwise screened from view.

