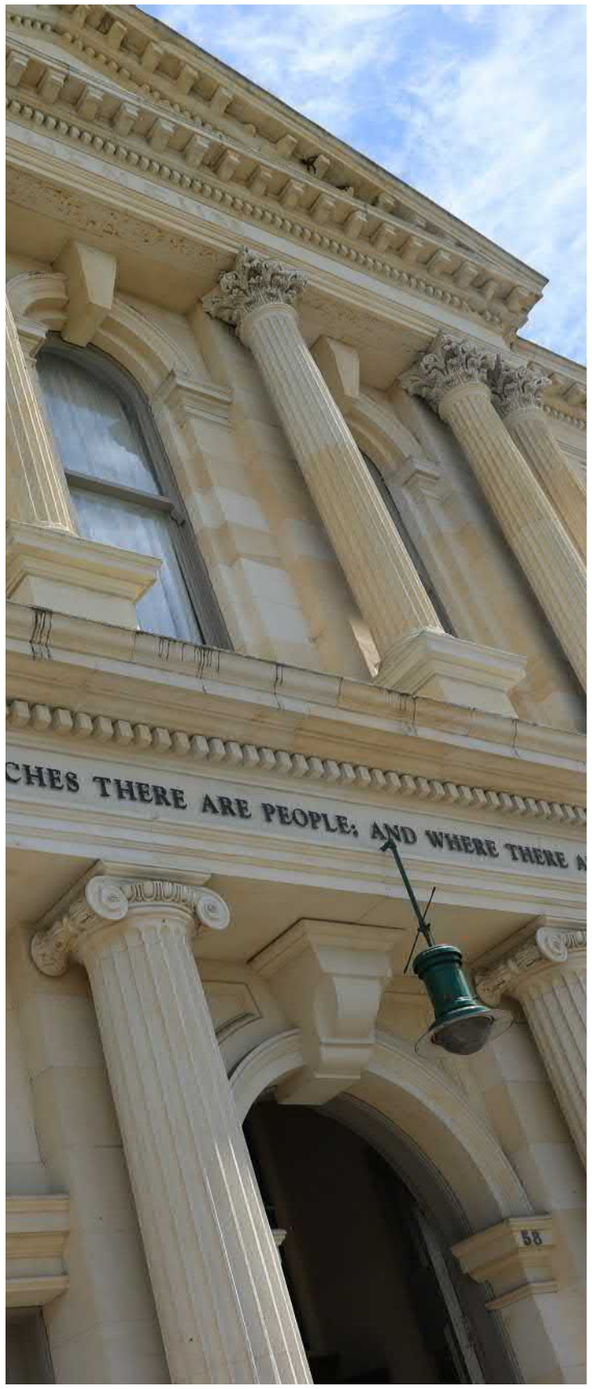

Waitaki
DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Draft Town Centre Design Guidelines

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May 2022

Prepared for:

Waitaki District Council

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Contents

Introduction

About these Guidelines

Ōamaru's town centre, nationally recognised by Heritage New Zealand as Ōamaru's Historic Area, has special historic and architectural significance. Ōamaru's harbour has also been recognised for its heritage and visual character. There is a clear desire from the community to protect and enhance these qualities whilst still enabling new development to ensure the area remains vibrant and successful.

Any new building or addition to an existing building within the town centre, the harbour area, or close to it should be designed to respect and address the heritage values of our town. The Ōamaru Town Centre Design Guidelines (the Guidelines) set out the criteria Council will use when assessing applications for new development within the areas described above. The map on the facing page shows the area to which the guidelines apply: from Ribble Street in the north to the harbour in the south, following Thames Street and taking in the Ōamaru Historic Area and the Harbour Precinct.

The Guidelines are divided into four parts. Parts A and B provide guidance for design in the Ōamaru Historic Area and the Harbour Precinct. Parts C and D provide guidance for design of large format retail premises and residential/mixed use development in areas that extend beyond the proposed Town Centre Zone. This is in recognition that these areas act as key 'gateways' into the town centre. Any new developments in these gateway areas could increase the vitality of the town centre but may also detract from the heritage values of the Ōamaru Historic Area so need to be carefully considered. Each part sets out key design elements (for example, building form and scale), discusses good design outcomes and provides guidance on how to achieve them. Each part is supported by images and diagrams to help understand what we consider good design for our heritage town.

Design Outcomes

The Guidelines describe what we consider good design outcomes for new development, outcomes that will ensure the town centre remains vibrant and successful - whether that development be a new building or an addition to an existing building. Such development should appropriately relate to the street and to other public spaces to promote vitality and visual interest. Good design will enhance the town. Buildings that are insensitively designed (in their form, scale, materials, or architectural qualities) could degrade our heritage townscape.

These guidelines set out the criteria Council will use when assessing applications for new development, whether an extension to an existing building, or a new building. Please note: the Waitaki District Plan, as a statutory document prepared under the Resource Management Act 1991, overrides the Guidelines where there is any conflict.

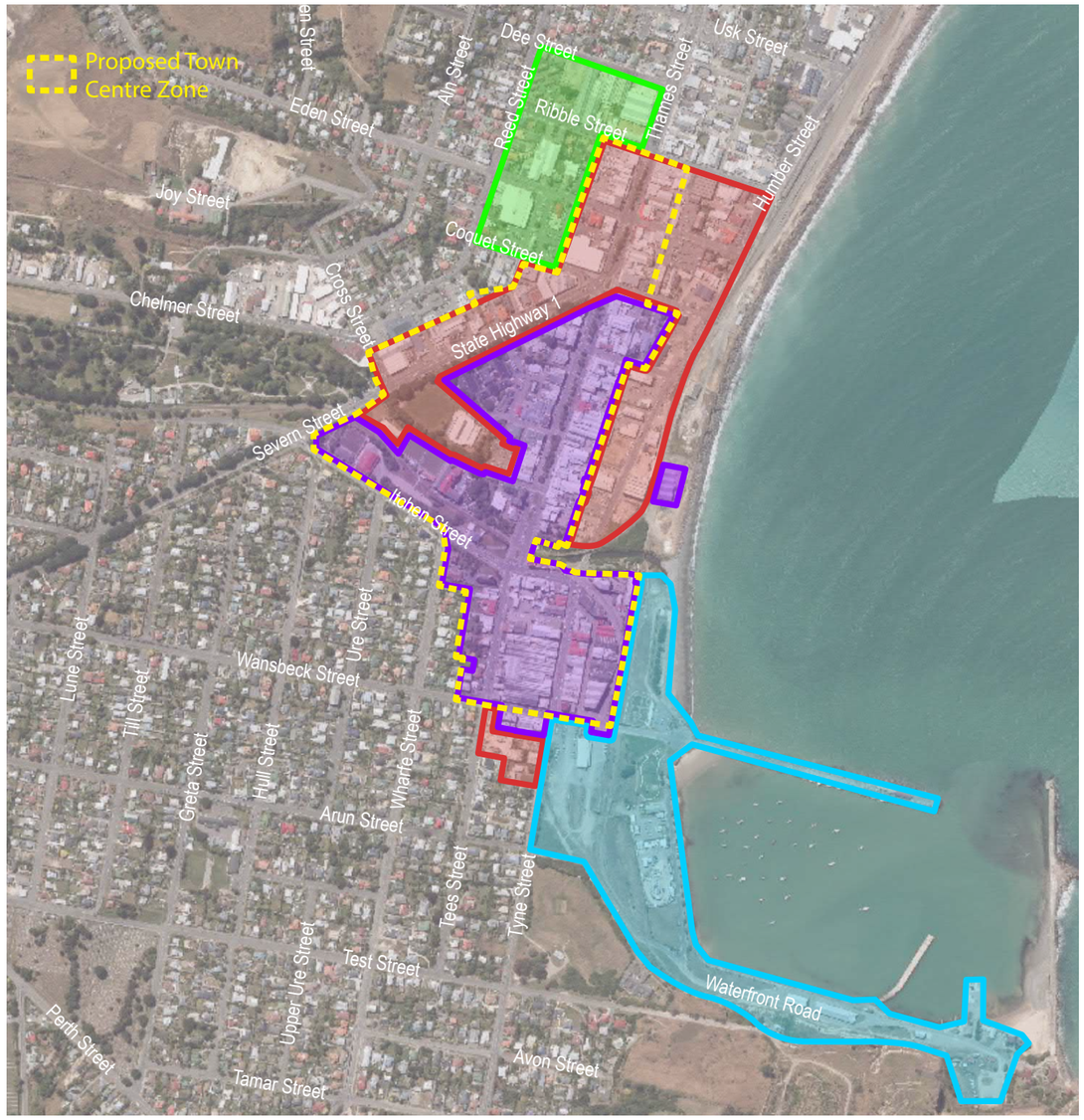
Application of Design Guidelines

A. Historic Precinct

B. Harbour Precinct

C. Large Format / Bulk Retail

D. Residential / Mixed-use



Part A - Ōamaru Historic Area

Context

Ōamaru's Historic Area is nationally recognised for its limestone architecture: it is listed as an 'Historic Area' by Heritage New Zealand and is also being considered for 'National Historic Landmark' status. The Ōamaru Historic Area includes historically and architecturally significant buildings and structures in Harbour, Tyne, Wansbeck, Tees, Itchen, Thames, Severn, Meek, Wear, Coquet and Medway Streets. Within the Historic Area, individually scheduled as well as 'character contributing' buildings support the area's architectural and aesthetic coherence.

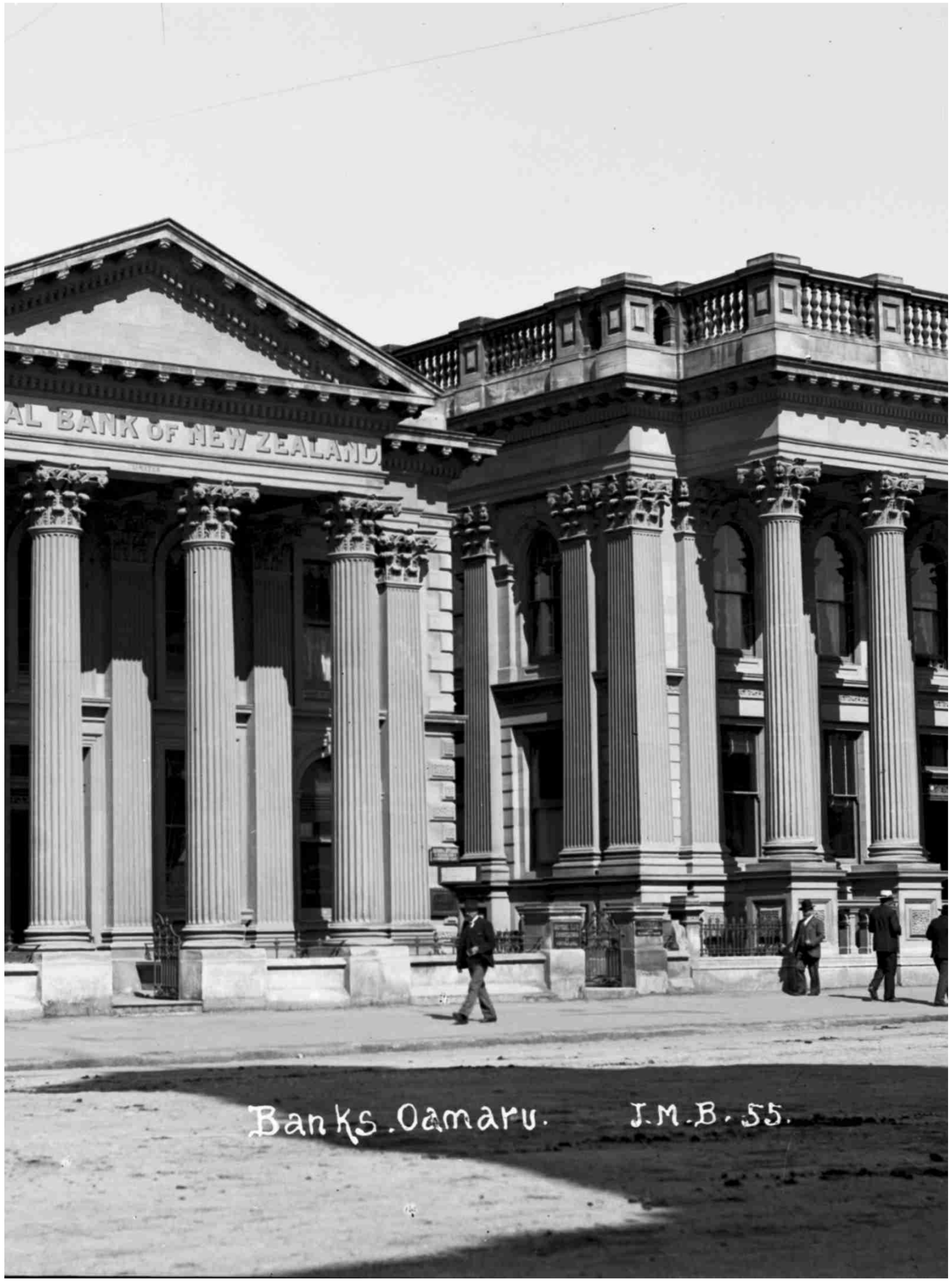
The scheduled heritage and character contributing buildings represent the lives and work of past Ōamaruvians and give the town its unique architectural identify - the warehousing, the stores and offices, the shops and hotels, the banks, the civic and government buildings, as well as the war memorials and churches.

The Historic Area's limestone buildings feature the range of architectural styles of the late nineteenth and early twentieth centuries: the Victorian Italianate warehousing and offices on Harbour and Tyne Streets, the imposing Neoclassical style of the banks and former post offices on Thames Street, and the Moderne design of the Centennial Memorial Restrooms and the former RSA Building. The streetscape is remarkably intact and distinctive. The architecture shows the versatility of the limestone and of the architects and builders who used it. Our heritage buildings need to be protected and enhanced.

Adaptive Reuse and New Buildings

Sitting alongside the will to protect and enhance the historic town centre is a strong desire to boost the town centre's vitality and vibrancy and to support economic growth. Regenerating the town centre may require adaptive reuse of scheduled heritage or character contributing buildings.

New buildings in the Historic Area (or additions / extensions to existing buildings) will need to be carefully designed to support Ōamaru's historic streetscapes. It is important that new buildings relate well to the street and to the public open spaces, as well as working with our existing architectural heritage. New buildings that refer to the past can help people appreciate and understand the historical and architectural significance of the Ōamaru. Care is needed to ensure that new buildings do not to detract from the authentic heritage qualities of the town centre by imitating or replicating heritage buildings.



A1. Site Layout

Site layout refers to how a building or addition is configured and how it is placed on its site, as well as referring to other elements such as car parking, access, and private open space. Site layout should be considered early in the design process. It is important that any new building or addition relates well to scheduled heritage or character contributing buildings and their settings, to the street, and to public open spaces. Site layout should contribute positively to the overall look and feel of the town centre.

Site layout should take into account key retail frontages and respond to where people tend to walk ('desire lines'). The layout should also consider solar and daylight access, natural ventilation ('internal amenity') and sustainable building forms. Privacy and building depth are also important, as is responding appropriately to the site's surrounding built and natural environment.

Ideally, undertake a site and contextual analysis, commensurate with the scale of the development, to establish the appropriate design outcomes.

Outcomes Sought:

- New development responds sensitively to site, setting , and context, as well as contributing positively and/or enhancing Ōamaru's Historic Area.
- The layout of any new development responds positively to the existing site, such as views, orientation, natural features, and surrounding buildings.

Guidelines:

1. Undertake a detailed site and context analysis, commensurate with the scale of development, to inform your design.
2. Consider the wider site and the three-dimensional context of any scheduled heritage or character contributing buildings in your analysis (refer Figure A1).
3. Consult with Council and Heritage New Zealand/ Pouhere Taonga early in the design process to understand resource consent requirements, including whether a heritage assessment is required.
4. Use the heritage assessment to inform design work.
5. Avoid positioning new buildings either forward or back of the façade line of existing scheduled heritage or character contributing buildings.
6. Design the building so that the main pedestrian entry is located along the primary street frontage.
7. Position any on-site car parking, vehicle access, or servicing areas away from primary street frontages and preferably at the rear of new buildings (refer also to Design Element C2).

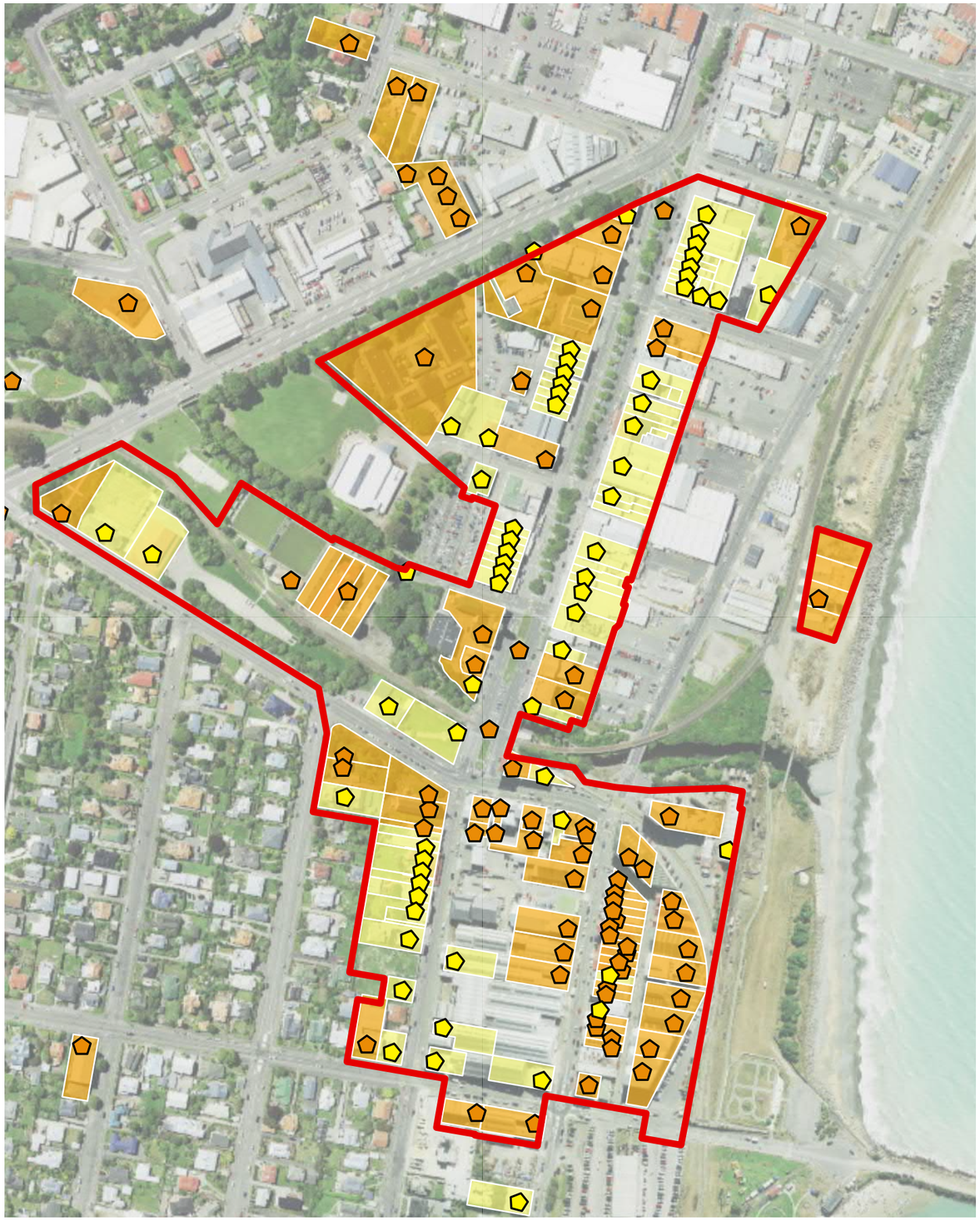


Figure A1 - Scheduled heritage (orange) and character contributing (yellow) buildings within the Heritage Precinct.

A2. Building Form & Scale

Building form refers to its shape or configuration. Building scale refers to a building's overall size, height, bulk, and proportions. Large buildings can dominate and detract from those around them and could undermine the historical and architectural significance of the Ōamaru Historic Area.

Outcomes Sought:

- New buildings that fit within the existing heritage context of the Historic Area are encouraged.
- New buildings keep within the height ranges of scheduled heritage buildings immediately adjacent to them.
- New buildings are clearly distinguishable as new buildings.

Guidelines:

1. Design buildings that respond to the predominant height, scale, and form of the Historic Area (refer Figure A2).
2. Break up the mass of large buildings so the bulk is read as two or more smaller forms that reflect the rhythm and scale of the surrounding scheduled heritage and character contributing buildings (refer Figure A2).
3. Use different façade materials, colours, and design elements - such as parapets or fenestration - to modulate the building so it relates to the surrounding heritage and character contributing buildings (refer also to Design Element A4).
4. Design buildings with a roof form that responds to the predominant form and character of the Historic Area (eg. pitched roofs with gables, or hipped shapes with traditional parapets).
5. Building heights should generally be restricted to three-storeys (12m) to avoid dominating the established two-storey character of the Historic Area.
6. Design the upper floor of any building above two storeys along primary street frontages (including Thames Street, Itchen Street, Tees Street and Tyne Street) to appear visually recessive so it does not dominate the predominant two-storey character of these streetscapes.
7. Use techniques to make the design visually recessive including providing a building setback of at least 3m from the street boundary above two storeys, using recessed building elements, and choosing materials and glazing to create a 'lightweight' appearance (refer Figure A3).

Figure A2 - Drawing on the existing height, scale, form and rhythm of existing buidlings (in combination with material selection) will help to ensure that they new buildings do not visually dominate or appear out of character in and around the Historic Area.

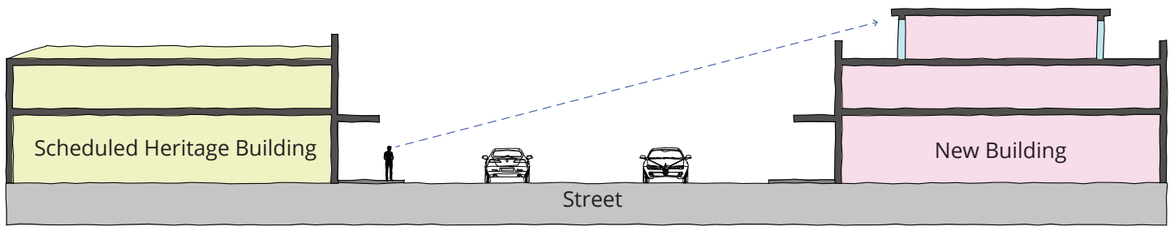


Figure A3 - Upper storey setbacks reduce the extent of visible facade and help a building to appear smaller from the immediate environment.

A3. Building Elevations

The design of the street elevation - the interface between people, the public realm, and what goes on inside a building - is key for buildings located within any town centre. A street elevations should respond to the established architectural character of the Ōamaru Historic Area, so it contributes to the town centre's vibrancy and commercial viability.

Outcomes Sought:

- The integrity of identified built heritage values are retained without mimicking heritage styles.
- The designs of new buildings recognise and re-interpret existing key existing architectural elements of the historic streetscape and sense of place within the Historic Area.

Guidelines:

1. Align horizontal elements in façades with adjoining buildings so there is continuity in the street façade (refer Figure A4).
2. Incorporate the existing patterns (or rhythms) of lines and features apparent on adjacent buildings into the new building to help it integrate with the Historic Area (refer Figure A4 & A5).
3. Provide a continuous building frontage for primary street frontages and avoid setbacks between buildings, except for where access to the rear or to a lane is required (refer Figure A5).
4. Provide an appropriate amount of glazing to ground floor street frontages to create a visual relationship the interior and the street, and to balance retail requirements with the heritage values of the streetscape.
5. Continue the rhythm and vertically modulated façades above ground level so that blank walls do not dominate any part of a façade.
6. Maximise the outlook onto adjacent streets and public open spaces through the design of the building's internal space (eg. locate service areas at the rear of buildings).
7. Integrate the placement and location of services and plant equipment (eg. down pipes, air conditioner units, satellite dishes) into the overall building design from the start. Where these elements cannot be integrated into the design, they should be screened from views from streets and public open spaces.

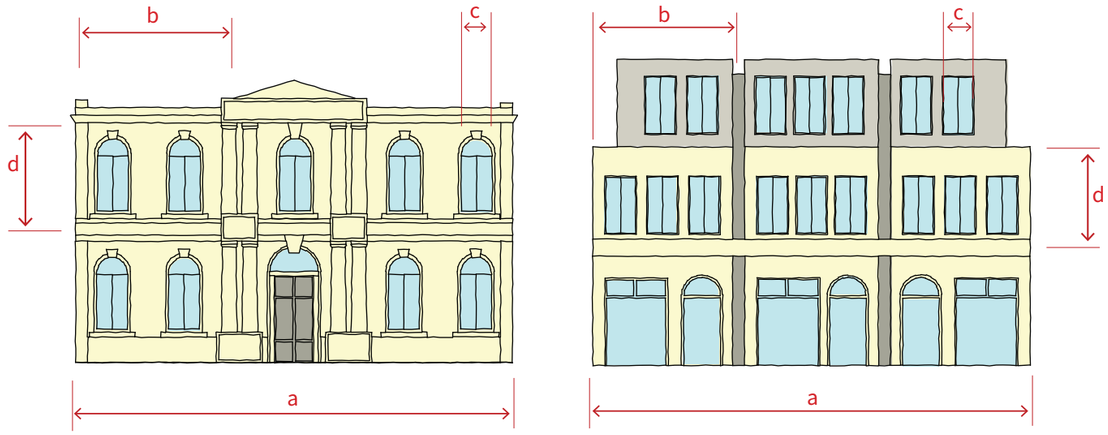


Figure A4 - Take note of existing horiztonal and vertical elements as part of a detailed site analysis. These features should be used to inform the elevational treatment of new buildings.

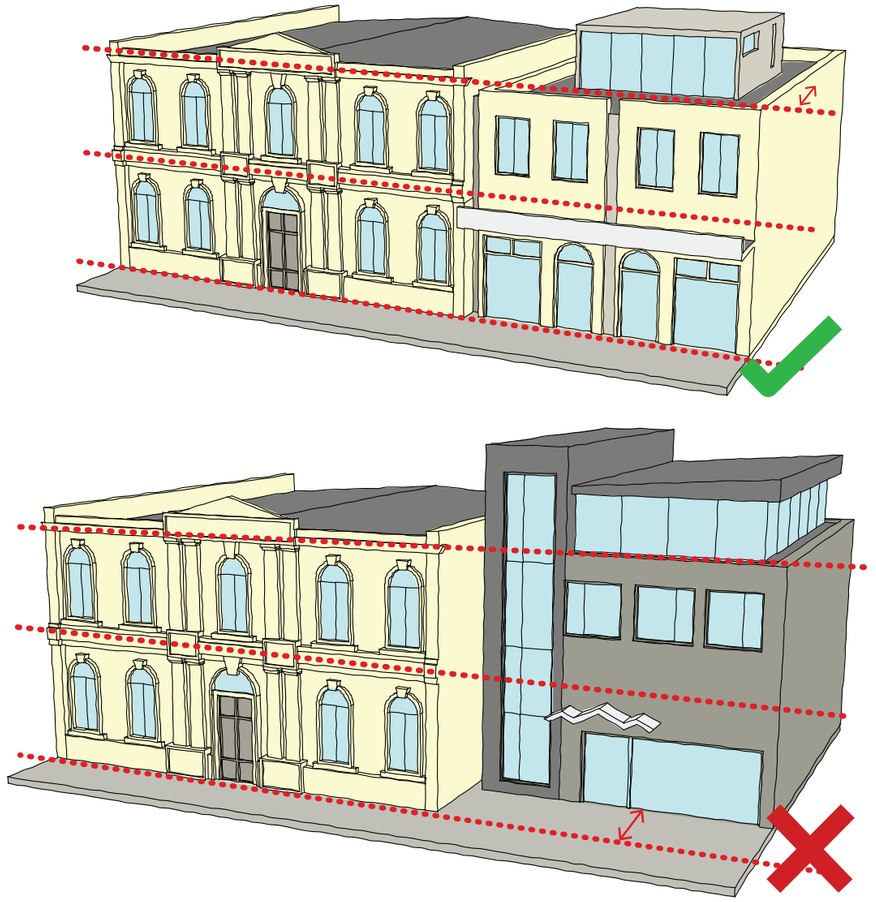


Figure A5 - New buildings should respect the existing form, scale and rhythm of adjacent or adjoining heritage buildings and character contributing buildings to reinforce the built heritage values of Oamaru.

A4. Additions & Alterations

The heritage buildings within the Ōamaru Historic Area have special architectural character and significance. To ensure their survival it is important that they are useful and adaptable. Building owners and tenants may need to change the buildings to suit their requirements. Any additions and should be compatible with the precinct's character and its character-defining elements. Additions or alterations should be visually distinct or discernible from the original building and should defer to the existing building. A conservation plan or heritage assessment prepared by an appropriately qualified heritage professional can establish how to best to respect the heritage values of a place when designing alterations and additions.

Outcomes Sought:

- Additions to scheduled heritage or character contributing buildings are visually recessive and do not dominate the existing building.
- Complementary form, scale, rhythm, and materials are used for additions to scheduled heritage or character contributing buildings.
- Additions or alterations to scheduled heritage or character contributing buildings are distinguishable from the original fabric of the building.

Guidelines:

1. Avoid alterations to the primary building façade(s). Any architectural details or unique features to the building must be retained.
2. Avoid installing new building openings (eg. windows and doors) to façades visible from public areas.
3. Locate new additions to the rear of a scheduled heritage or character contributing building.
4. Incorporate existing patterns (or rhythms) of lines and features apparent on scheduled heritage and character contributing buildings into any additions (refer Figures A5 and A8).
5. Distinguish additions from existing buildings by creating subtle visual breaks between old and new building components (refer Figures A6 and A8).
6. Set back upper floor additions to a scheduled heritage or character contributing buildings at least 6m from the primary building façade to maintain the integrity of the skyline (refer Figures A7 and A9). For corner sites, upper floor additions should also be set back on side street façade.

Figure A6 - This development has incorporated a light-weight, glazed atrium / foyer space to support re-use for residential apartments. This has been set
Figure A6 — This adaptive reuse development has incorporated a lightweight, glazed atrium / foyer space to support reuse as apartments. The atrium is set back from the heritage building façades. The use of glass and the small scale ensures the atrium appears visually recessive and that the existing heritage buildings remain dominant.

The scale, location, and proportion of this addition does not respect the architectural qualities of the former Union Bank of Australia. The addition visually dominates and detracts from the aesthetic value of the former bank.

Figure A8 — While the materials chosen for this addition seek to integrate the addition and existing heritage façade, the addition ignores the existing patterns of lines and opening, detracting from heritage qualities of the streetscape.

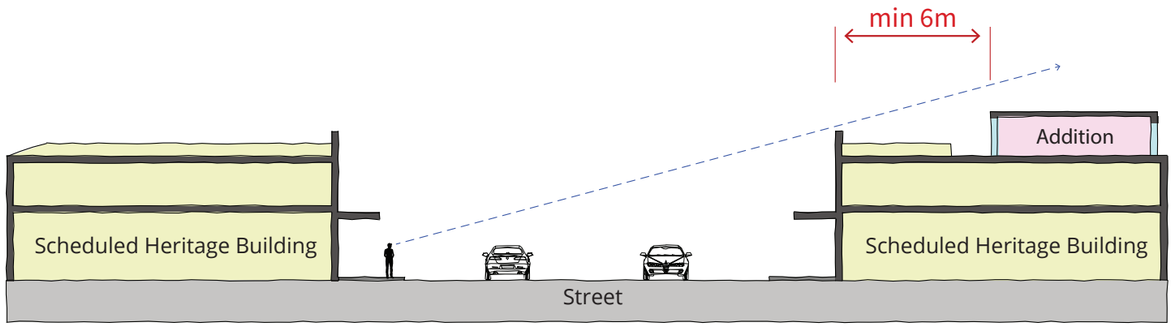


Figure A9 - Upper storey setbacks conceal the addition on a scheduled heritage building from public viewpoints and maintain the integrity of the townscape and skyline.

A5. Adaptive Reuse

The aesthetic value of Oamaru's scheduled heritage and character contributing buildings make a significant contribution to Ōamaru's architecture and identity. Having a viable use for these buildings will help to ensure they are protected and retained. Adaptive reuse has the potential to give a new life to Ōamaru's scheduled heritage and character contributing buildings adding to the vibrancy and vitality of the town centre.

By introducing a new use, the adaptive reuse becomes part of the building's history. However, changing the use of a scheduled heritage and character contributing building needs to be carefully considered and managed to ensure the survival of the building's significant architectural features.

Outcomes Sought:

- Uses that require extensive changes to the item that may result in loss of heritage significance are avoided.
- Existing uses are retained when the existing use is integral to a building's heritage values.
- Town centre living opportunities are enabled without compromising residential amenity standards.

Guidelines:

1. Retain the original layout of important rooms where possible. Minimise change to original external and internal heritage features.
2. Ensure extensions or additions do not visually dominate the original building as viewed from streets or public open spaces.
3. Consider extensions to the rear of a building before considering extensions to other parts of the building to maintain both the building's integrity and its contribution to Ōamaru's streetscape.
4. Use materials, features and forms appropriate to the age and style of the building, or which will complement them. Refer also to design guidelines A7 and A8.

Figure A10 - The Marshall Building on Tees Street was a formerly vacant retail building the has been adapted for use as visitor accommodation.

A6. Verandahs

Verandahs are a traditional feature of many buildings in the Ōamaru Historic Area and provide shelter from the weather making the street attractive for customers and visitors. Verandahs can help a new building fit in with its surroundings by emphasising the building's horizontal axis and by providing a consistent line for the eye to follow.

Outcomes Sought:

- Verandahs are incorporated into new buildings.
- Individual gaps in otherwise continuously sheltered footpaths within the town centre are avoided.

Guidelines:

1. Avoid adding a verandah to a scheduled heritage or character contributing building where none previously existed unless it can be demonstrated that this does not adversely affect the heritage value of the building (refer Figure A11).
2. Adopt a height and depth consistent with any adjoining verandahs for new verandahs (refer Figure A14). Provide sufficient height within the verandah to integrate signage within it.
3. Adopt a simple, traditional form that resembles typical verandahs in the Precinct and that reinforces a horizontal rhythm (refer Figure A14). Avoid using irregular verandahs forms, including angular or curved forms parallel to the street edge (refer Figures A12 and A13).
4. Cantilever or suspend verandahs on plain wrought iron ties. Although used historically, new verandah posts should be avoided to reduce clutter and maintain accessibility.
5. Integrate signage into the design of any verandah. Historically, signage was typically incorporated underneath a verandah or on the verandah fascia. Refer also to design guideline A7 — Signage.
6. Provide sufficient setback from the kerb to avoid damage from high-sided vehicles.
7. Consider incorporating lighting into the verandah. This could include lighting within the soffit (underside) to improve lighting for pedestrians as well as architectural lighting (eg. up-lighting) of the building façades.

Figure A11 - A modern, lightweight verandah structure has been incorporated seamlessly into this character contributing building. Utilising glass, the verandah does not obscure architectural features.

Figure A12 - An example of a curved verandah that would be inconsistent with the established pattern of verandah styles and shapes within the Ōamaru Historic Area.

Figure A13 - An example of a angled verandah that would be inconsistent with the established pattern of verandah styles and shapes within the Ōamaru Historic Area.

Figure A14 - Existing character contributing buildings along Thames Street display a consistent form, height and depth which should inform the design of any new buildings or additions in the Ōamaru Historic Area.

A7. Signage & Services

Signage attracts attention to what is happening within a place, particularly for commercial buildings. Signage on heritage items and within their surroundings should promote activities within the building without compromising or visually dominating the values of the heritage place or of the Ōamaru Historic Area.

Mechanical services are important to both new and heritage buildings and their occupants. Such services, however, have the potential to detract from the aesthetic values of buildings if their location is not appropriately integrated into the building's design from the outset.

Outcomes Sought:

- Existing historic signage on scheduled heritage buildings is retained and restored.
- The number and size of new signs does not detract from the architectural character of the Precinct.
- Services, ancillary fixtures, and storage areas do not detract from the architectural character of the Precinct.
- Services that support the improved sustainability and internal amenity of buildings are provided.

Guidelines:

1. Site new signs in traditional locations so they do not conflict with how the building looks (refer Figures A15 and A16).
2. Locate new signage so it does not conceal contributing heritage or architectural features or details (refer Figures A17 and A18).
3. Keep the design of signs simple and compatible with historical signage in size, proportion, and colour (refer Figures A15 and A16).
4. Adapt corporate signage to the established architectural character of the Precinct (refer Figure A17).
5. Allow a clear view between the building and the street when designing new glazing at ground level. Avoid opaque, frosted or postered glazing.
6. Locate new electrical and mechanical plant where they do not damage building facades or obscure the architectural detailing of any scheduled heritage or character contributing building.
7. Consider the placement and location of services and plant equipment (eg. down pipes, air conditioner units, satellite dishes) from the outset of the design process to minimise visual impact. These services should be integrated into the overall building design. Where such integration cannot be achieved, these features should be screened from view from streets and public open spaces (refer Figure A19).
8. Align with the profile of the roof any mechanical services and fixtures that are roof mounted (eg. solar panels). Where such services or fixtures are located on the roof, they should be set back from the building façade and screened from public view (refer Figure A20).
9. Share electrical and mechanical plant equipment between all building occupants to avoid duplicating equipment and creating visual clutter (refer Figure A20).

Figure A15 - This digital sign projects beyond the existing building envelope, altering its visual profile and obscures key architectural elements including cornice and parapets.

Figure A16 - A traditional projecting sign requires minimal alteration to the building façade and ensures key architectural elements can be maintained.

Figure A17 - Modern corporate signage has been designed to respect the proportions of this heritage façade and has been positioned in a traditional location which does not obscure architectural features.

Figure A18 - A simple, modern sign painted onto the existing façade of a character contributing building on Tees Street.

Figure A19 - Modern electrical and plumbing services including gas boiler, heatpump and connecting pipes have been added to this street facing building façade resulting in a cluttered and unattractive frontage.

Figure A20 - Several air conditioning units form a cluttered rooftop feature to this commercial building, undermining its appearance from adjacent street edge.

A8. Materials

A development's material and colour palette are important to the way people view a project and how the project fits into the streetscape. The materials and palette help express the individuality of buildings and contribute to a cohesive streetscape and neighbourhood. Ōamaru's historic townscape is particularly sensitive to material choice and to the use of colour — the light-coloured stone was typically unpainted or limewashed in pale colours creating a cohesive townscape.

Where colour was an integral part of the design of early buildings, there was only a limited range of colours available, and these were used in a limited way. Colour was sometimes added to stone frieze panels or horizontal detail lines. The only other colour that was used was on the doors, window frames and sashes.

Additions to buildings within Ōamaru Historic Area should use sympathetic materials and should respect original heritage features. What will be appropriate will depend on the context and design, and the place's relationship with scheduled heritage buildings or other character contributing buildings. To avoid confusing what is authentic and what is new, it will be important that a clear distinction between old and new is made in both the design and in the choice of materials.

Outcomes Sought:

- A development's use of materials and colours complement Ōamaru's whitestone townscape.
- New features, additions, or buildings are sympathetic to the heritage building and/or townscape, but are clearly identifiable as new.

Guidelines:

1. Look at incorporating limestone into new developments as a primary or accent building material (refer Figure A21).
2. Consult Council officers early in the design process if considering alternative materials that have similar qualities to Ōamaru whitestone (such as colour and texture).
3. Use aluminium joinery or synthetic materials for any additions or alterations to scheduled heritage buildings or character contributing buildings only if they were part of the original building fabric (refer Figure A22).
4. Use accent colours or materials strategically for architectural feature elements such as doors, joinery (refer Figure A24).
5. Avoid florescent colours, expansive areas of bright colours and geometric painting configurations designed to bring attention to a building (refer Figure A23).
6. Use durable materials and consider long-term maintenance requirements.
7. Avoid exposed pre-cast concrete on all frontages to streets or public open spaces. Where pre-cast concrete is proposed and where it may be visible from public spaces, incorporate patterning and colouring of the panels into the design to help the panels integrate with Ōamaru whitestone (refer Figure A25).

Figure A21 - The Berry & Co Building incorporates Ōamaru Whitestone along its Eden Street facade, helping to integrate this building with the wider town centre and nearby Ōamaru Historic Area.

Figure A22 - Highly contrasting, modern materials may detract from the established character of the Heritage Precinct and should be avoided.

Figure A23 - Bright colours at ground level on this character contributing building detracts from its aesthetic value and restoration paint work at first floor.

Figure A24 - Restrained use of accent colour on window shashes and doors ensures the Ōamaru whitestone presents as the dominant feature.

Figure A25 - Extensive use of glazed facades and pre-cast concrete must be avoided.

Part B - Harbour Precinct

The Harbour Precinct is a key to understanding the economic and cultural heritage of Ōamaru. Ōamaru's growth in the 1870s was enabled by the building of the breakwater and Sumpter Wharf and allowed Ōamaru to play a significant role in the frozen meat trade. The harbour remained in commercial use through to the end of the conventional shipping era in the 1970s.

In more recent times, it has begun a transformation into a popular destination for residents, families and visitors. The harbour and waterfront areas are widely used for commercial and recreational pursuits, industrial activities, as well as being the hub for groups, clubs, and organisations. Council recognises there is a desire to develop parts of the harbour and therefore a need to consider how development may take place and what development may look like

Figure B1 - The use of recessed balconies in this development helps to modulate the building form, adding visual interest and reducing potential dominance issues.

Figure B2 - Recessed and protruding building elements are used here to avoid an overly dominant or monotonous appearance.

B1. Building Form & Scale

The Harbour Precinct is largely undeveloped with only a handful of existing buildings that are scattered along The Esplanade, Tyne Street, Wansbeck Street and Waterfront Road. As such, there are few building forms or scales for a new building to respond to. Any development adjacent to the Ōamaru Historic Area should respond to the existing building form or scale of that precinct.

Note that Design Element A1 is also applicable to the Harbour Precinct.

Outcomes Sought:

- New development maximises commercial and residential intensification opportunities to support the vibrancy and vitality of the Harbour Precinct and town centre.
- New buildings keep within the height ranges of scheduled heritage buildings immediately adjacent to them.
- New development is of a human scale of predominantly two to four storeys.
- Developments avoid visual monotony and provide visual interest in the Harbour Precinct.

Guidelines:

1. Retain a 'human scale' for new buildings of up to four storeys in height.
2. Incorporate architectural detailing into façades, using horizontal and vertical rhythms, modulation and articulation, and recessive or projecting balconies (refer Figures B1 and B2).
3. Avoid a 'slab like' appearance for taller buildings and use an east / west alignment to maintain views through to the harbour (refer Figure B3).
4. Design the upper floors of any building over two storeys along primary street frontages (including Wansbeck Street and Tyne Street) to be visually recessive so as not to dominate the predominant two-storey character of these streetscapes.
5. Use techniques to make the design visually recessive. Such techniques include providing a building setback of at least 3m from the street boundary above two storeys, using recessed building elements, and choosing materials and glazing to create a 'lightweight' appearance (refer Figure A3).

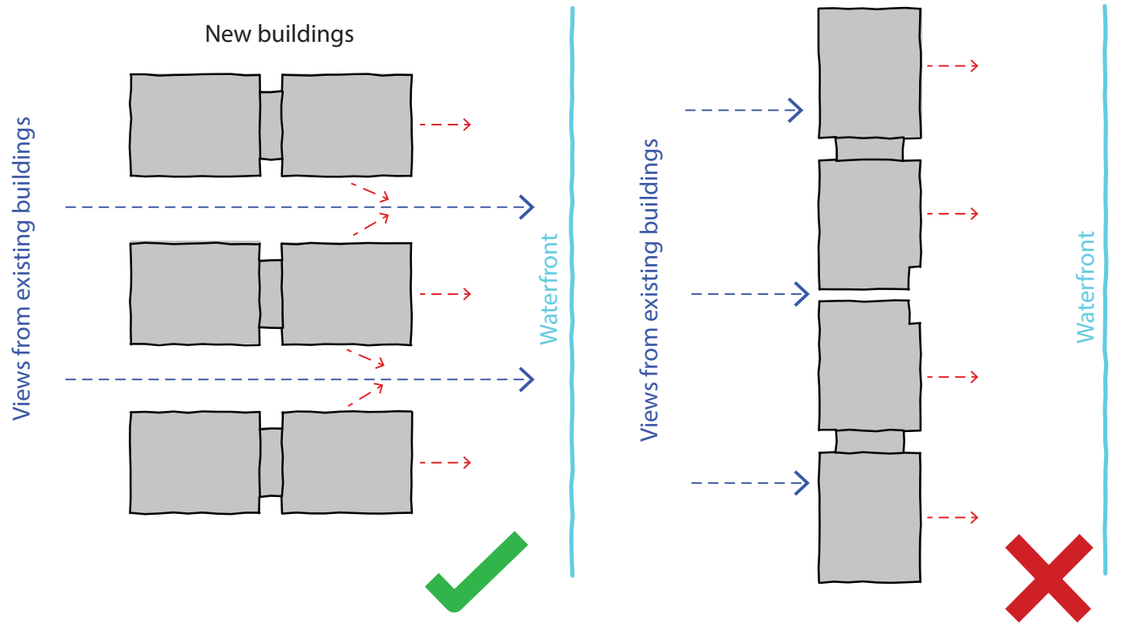


Figure B3 — Where buildings front the harbour and waterfront, limiting their width at upper levels will help preserve views through to the water, linking the town and the harbour. Limiting width at the upper levels will help maintain coastal views for future residents, and for those who live in existing dwellings.

B2. Building Elevations

A building's elevations form the interface between people, the public realm and activities that occur within it. The design of this interface helps to create a vibrant and welcoming environment that will help to establish the Harbour Precinct as a destination.

Outcomes Sought:

- Any development has a positive relationship with the street, enhancing the public realm and improving pedestrian amenity.
- Developments are easy to understand and access for residents and visitors.

Guidelines:

1. Provide a continuous building frontage for primary street frontages and avoid setbacks between buildings, except for where rear access or a lane is required.
2. Limit any setbacks to less than 50% of the total street frontages. Setback variations from the street boundary may be appropriate when the resulting setback accommodates pedestrian circulation, kerbside dining areas, or enhanced entries. However, any setback should comprise less than 50% of the total street frontage.
3. Provide active frontages on buildings fronting The Esplanade, Wansbeck Street and Tyne Street within 30m of the intersection with Wansbeck Street.
4. Continue the vertical modulation and rhythm of facades of the level below for facades above ground level so that blank walls do not appear to dominate any part of a façade (refer Figure B6).
5. Maximise the outlook onto adjacent streets and public open spaces (refer Figure B7), especially at ground floor level, through the design of the building's internal space (eg. locate service areas at the rear of buildings).
6. Consider the placement and location of services and plant equipment (eg. down pipes, air conditioner units, satellite dishes) early in the design process and integrate them into the overall building design. Where this cannot be achieved, these features should be adequately screened from views from streets and public open spaces.

Figure B4 — This image provides an example of an uninviting streetscape inconsistent with the character of the Heritage Precinct. The problem is created by the ground floor setback and the lack of upper floor glazing.

Figure B5 — The design of this garage and entranceway has resulted in a functional void at street level. The void provides space for someone to hide leading to potential security problems

Figure B6 — Ground floor retail below the verandah makes the street edge active, while the use of a mix of recessed balconies, vertical fins, glazing and a recessed area on the upper floor break down building mass creating an attractive street front.

Figure B7 — This retail and office building on Tauranga's waterfront combines a highly modulated facade with large open balconies and glazed areas enabling people in the building to interact with people on the street.

B3. Materials

- A development's material and colour palette are important to the way people view it and how it fits into the streetscape. The materials and palette help express the individuality of buildings and contribute to a cohesive streetscape and neighbourhood. Parts of the Harbour Precinct are next to the Ōamaru Historic. This area will be particularly sensitive to the use of materials and colours. Across the remainder of the Harbour Precinct, materials should blend the historic whitestone townscape with more contemporary materials that refer to both the harbour's industrial history and the coast.

Outcomes Sought:

- The materials and colours used within a development close to the heritage precinct complements rather than competes with the Ōamaru's limestone buildings.
- Developments create visual interest using consistent but varied materials and colour palettes.

Guidelines:

1. Consider incorporating Oamaru Whitestone as a primary or accent building material into developments along Tyne and Wansbeck (refer Figure B8).
2. Discuss with Council officers early in the design process if you are considering using alternative materials that have similar qualities to Ōamaru whitestone (such as colour, texture).
3. Incorporate materials that reflect the coastal location and the industrial history of the harbour into any new development around The Esplanade and Waterfront Road (refer Figures B10, B11 B12).
4. Make strategic use of accent colours or materials for architectural feature elements (eg. doors, joinery).
5. Avoid florescent colours, expansive areas of bright colours and geometric painting configurations designed to bring attention to a building (refer Figures A22 and A24).
6. Consider durability and long-term maintenance when choosing materials for developments in coastal locations.
7. Incorporate patterning and colouring of panels when pre-cast concrete is used as part of a development where the panels may be visible from public spaces, to help integrate it into Oamaru's Whitestone townscape (refer Figure B9).

Figure B8 — Using Ōamaru stone will help integrate new buildings into the established architecture and character at the edges of the Harbour Precinct.

Figure B9 — Avoid large areas of exposed pre-cast concrete. Where the use of concrete is proposed, concrete should be coloured and textured, so it integrates with Oamaru's limestone architectural aesthetic.

Figure B10 — This railway shed shows materials and colours that could be referenced when choosing materials for new developments.

Figure B11 — Rail was a key element of the working harbour. These railway sleepers and rusted rail tracks on Holmes Wharf provide examples of materials that could be considered for new development.

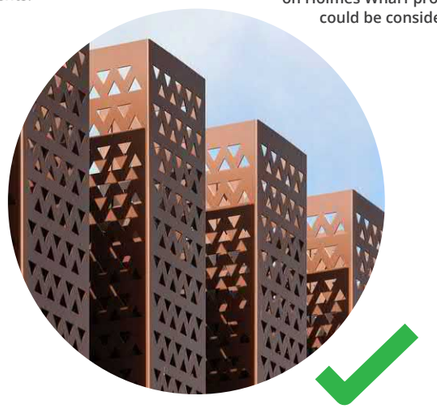


Figure B12 — This use of rusted metal is an example of a material that references the area's history in a contemporary way.

B4. Landscaping

Good landscaping enhances both the natural and built environments. Landscaping includes both hard landscaping (paving, furniture, fences, etc.) and soft landscaping (planting). It helps create a pleasant environment for both residents and visitors and can support wellbeing through better privacy, outlooks, and views. Good landscaping can increase a development's value and marketability.

Outcomes Sought:

- Landscaping helps create a positive sense-of-place within a development and the wider Harbour Precinct.
- Landscaping helps integrate new development with existing open spaces around the Harbour Precinct and the coastal environment.

Guidelines:

1. Choose landscape elements that are appropriate to the scale of new buildings and help soften or reduce the bulk of large blocks when viewed from the street or other public open spaces (refer Figure B14).
2. Incorporate 'deep-soil' areas within developments to enable planting that matches the scale of proposed buildings (refer Figure B15).
3. Design planting that creates layers of height, texture, and colour. Where appropriate, use local native species to enhance biodiversity (refer Figure B13).
4. Select appropriate deciduous trees that will block excessive sunlight during summer months but will let sun into streets, public open spaces, dwellings, and outdoor living spaces during winter.

Figure B13 - This mixed-use development incorporates hardscaping, low-level ground cover, specimen trees and green walls to provide an attractive and welcoming communal area.

Figure B14 — When viewed from the neighbouring open space the specimen trees in this development effectively screen a large portion of this apartment building.

Figure B15 — Larger trees in this central courtyard provide a 'green' outlook from individual units and help filter views to and from outdoor living areas.

Figure B16 — In-built planters at the upper floors of buildings can personalise individual units and increase privacy.

Part C - Large Format / Bulk Retail

Large format retail (LFR), also referred to as 'bulk' or 'big box' retail, includes common retail destinations such as supermarkets, homeware, or furniture stores. LFR is established adjacent to the Ōamaru Historic Area and lies adjacent to the town centre. The key for new or redeveloped LFR is to sensitively integrate it into the context of the existing urban form (including heritage character) and surrounding uses.

LFR is essential to the vitality of a town centre and can act as an anchor helping to attract customers from a wider area. A well-designed LFR building can enhance the viability of other businesses, promote increased street activity, and provide a variety of services to the community. However, the operational requirements of LFR can create large expanses of blank, inactive rear and side walls and car parking areas that can create voids empty of activity. Good design is key.

C1 Site Layout & Form

The layout and form of LFR should respond to its surroundings. Larger scale buildings like LFR can dominate and detract from the buildings around them and could undermine the architectural significance of the adjacent Ōamaru Historic Area.

Outcomes Sought

- Development of LFR supports the streetscape amenity and vibrancy of Ōamaru town centre.
- Development of LFR buildings is integrated into the existing and planned built form of the surrounding area.
- LFR does not detract from the identified heritage values of Ōamaru town centre.

Guidelines:

1. Avoid blank, featureless walls by incorporating architectural detailing into façades, such as horizontal and vertical rhythms, façade modulation and articulation, and building openings (refer Figures C1 and C2).
2. Incorporate a scale transition between large buildings and their surrounding streets and residential areas into a LFR development.
3. Integrate LFR into the rhythm and scale of existing street frontages along primary and secondary streets. This can be achieved by wrapping the larger unit with smaller retail units fronting these streets (refer Figure C1).
4. Locate loading bays, site storage and access points for waste collection away from primary street frontages, public open spaces, and any neighbouring residences.
5. Avoid painting LFR buildings as large, visually intrusive corporate signs (refer Figure C3).
6. Contain signage entirely within the visual profile of the building. Signage should not extend beyond the outer edge of any wall of the building (C4).

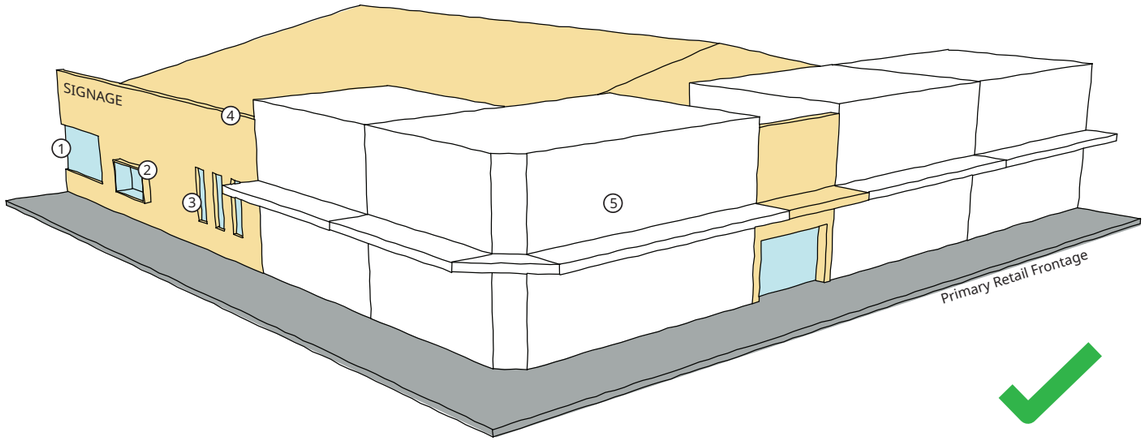


Figure C1 — To integrate larger scaler buildings into the more human-scaled built form of the Heritage Precinct, consider the following methods: 1) large areas of glazing around entrances; 2) display boxes; 3) slit windows providing views into stores without undermining internal racking arrangements; 4) parapets to screen roof forms; 5) Sleeving the building with smaller retail units.

Figure C2 - Avoid blank, inactive frontages along streets and public open spaces

Figure C3 — Avoid the expansive use of corporate colours that attract the eye and visually dominate the Oamaru whitestone character of the Ōamaru Historic Area and town centre.

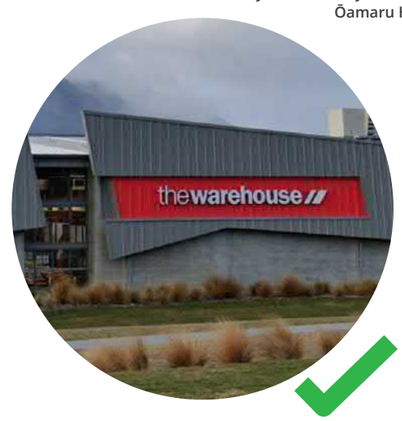


Figure C4 - Corporate colours and signage should be used strategically and integrated into the overall building design.

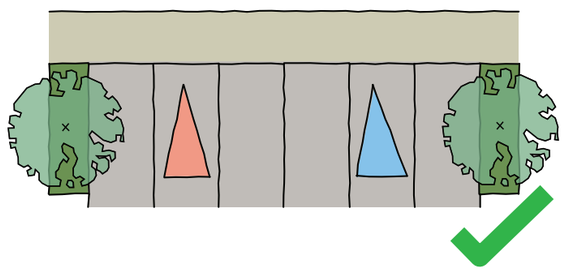
C2 Car Parking & Landscaping

Outcomes sought:

- Car parking areas do not undermine town centre vibrancy.
- Landscaping is incorporated into developments and carparking to support amenity and improved environmental performance.

Guidelines:

1. Respond to key desire lines formed by existing streets and connections with the town center when locating the main customer entry to a LFR unit.
2. Avoid locating car parking between the street frontage and main customer entry. Where car parking is required, locate it at the side of the building (refer Figure C6).
3. Avoid locating car parking where it would separate the LFR units from smaller retail units and the rest of the town centre (refer Figure C6).
4. Consider sharing car parks with adjoining retail activities where appropriate to reduce the amount of the site required for car parking.
5. Incorporate tree planting into all surface car parking areas to provide shade, shelter and enhance the visual amenity of these spaces. As a rule-of-thumb, 1 specimen tree should be provided for every 6 car parking spaces (refer Figure C5). All planted areas containing trees should be a minimum of 1.5m wide.
6. Use landscaping to define the edge of the streetscape and any surface car parking area. As a rule-of-thumb, a landscaping depth of at least 2m should be provided and should incorporate a range of specimen trees and low-level (no higher than 800mm) shrubs and plants.
7. Use specimen trees to reinforce building lines and maintain a sense of street enclosure.



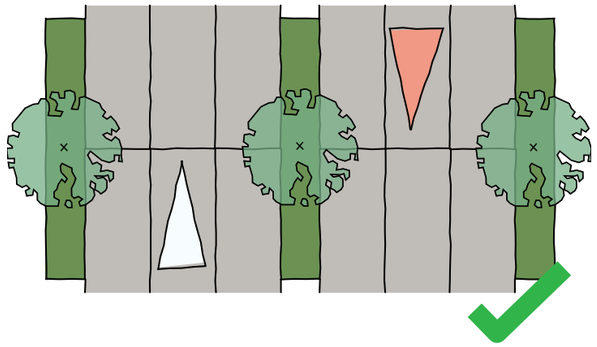
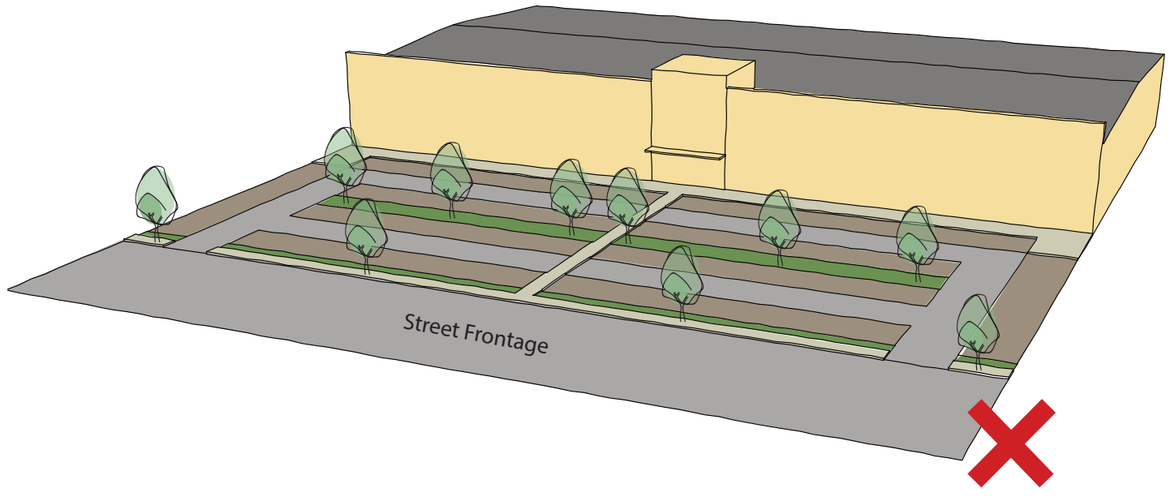


Figure C5 — The amenity of carparks is improved by planting regularly spaced specimen trees.



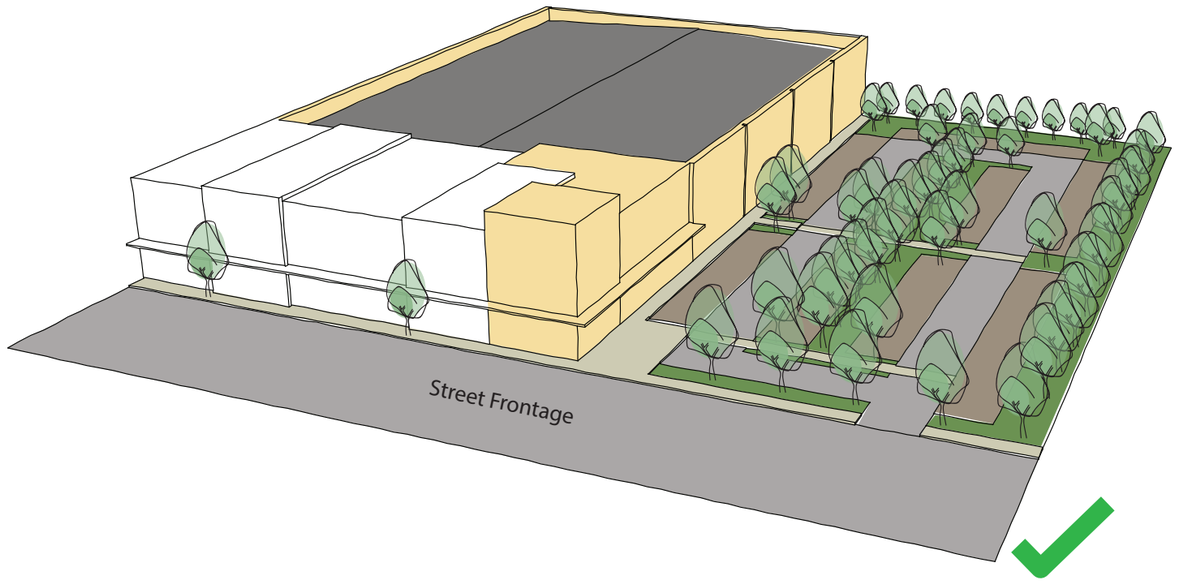


Figure C6 — The traditional approach to large format retail (top image) creates an unattractive street environment and large functional void. The lower image illustrates how to reduce the extent of this void using sleeving and landscaping to maintain a strong street edge and to create a more attractive environment for pedestrians.

Part D Residential / Mixed-Use Development

Mixed-use developments within the town centre and harbour area will support higher density housing choices within Ōamaru, giving people opportunity to live within walking distance of a wide range of amenities, job opportunities and public open spaces. Such housing also helps to provide natural surveillance of streets and other public open spaces, especially outside of standard business hours, and improves the viability of a range of businesses increasing the vibrancy of the town centre. However, it is important to ensure that new housing within the Ōamaru town centre and harbour area is integrated effectively with the existing built form to minimise its impact on built heritage values.

Please note that broader issues around building design and appearance addressed in Parts A and B of these Guidelines are also relevant to new buildings adjacent to the Ōamaru Historic Area and Harbour Precinct.

Figure D1 — To maximise visibility, the main entrance to this apartment building has been positioned on the street corner. The building's design — the use of a framing device — further draws attention to the entrance's location.

Figure D2 — This building's readability is increased by the choice of materials and how it is modulated, elements that draw attention to the location of the pedestrian entry.

D1 Access and Layout

There is a need to ensure that an appropriate standard of residential amenity can be provided given the development's proximity to a range of commercial activities.

Where residences are proposed as part of a mixed-use development, consider the matters outlined in Design Elements 3 – Form & Massing and 4 – On-site Amenity set out in the Medium Density Residential Design Guidelines.

Outcomes Sought:

- Town centre living is enabled without compromising appropriate residential amenity standards.
- Diverse housing options are provided for people of all ages, physical abilities, incomes, and demographics.
- Car dependence in the town centre is reduced by enabling people to live where they work.

Guidelines:

1. Locate/orient residential units to avoid adverse amenity impacts from existing commercial buildings and activities, such as noise from loading bays, plant rooms, hospitality venues, exhaust stacks and service / waste areas.
2. Position residential units to maximise northerly, easterly, or westerly orientations from the main internal living spaces (refer Figure D3).
3. Limit any south-facing units to no more than 10% of total units within a development (Figure D3).
4. Provide separated pedestrian entrances for residential uses within mixed-use buildings. Pedestrian entrances should generally be accessed from a primary or secondary street frontage (ie. not a rear lane) to assist with legibility for visitors.
5. Make any residential entrances distinct from commercial entrances.
6. Design residential entrances to provide all-weather shelter (eg. canopy) and suitable lighting to increase safety.
7. Ensure any indoor lobby spaces have a clear visual and physical connection with the street.

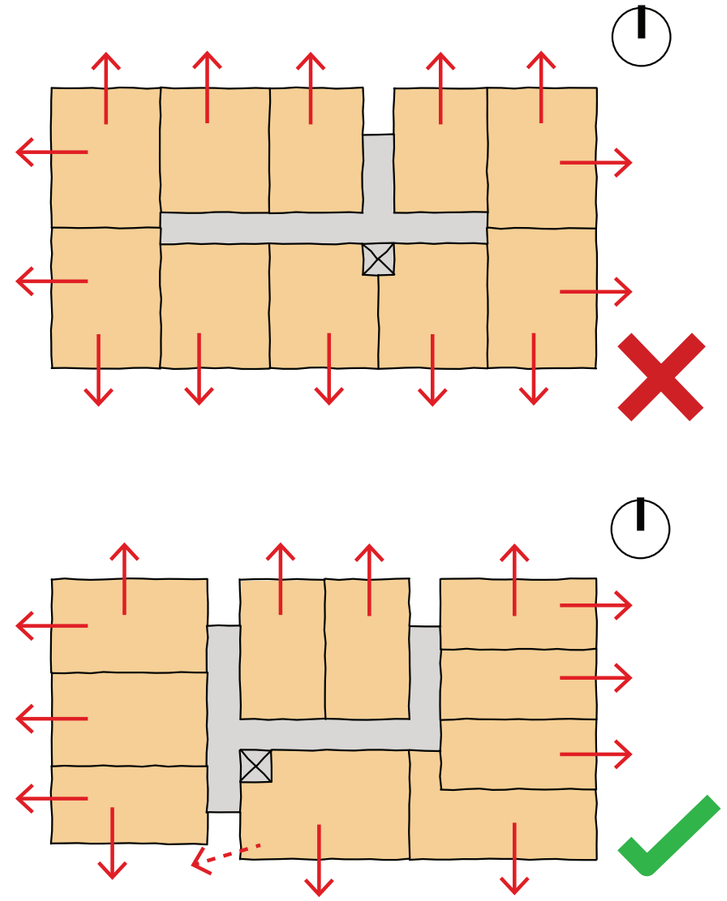


Figure D3 — Configure internal apartment layouts and modulate external facades to reduce the total number of south-facing units to enable deeper sunlight penetration.

D2 Outdoor Living Space

All residents should have easy access to useable outdoor spaces for private, common or communal use that are fit for purpose and are unencumbered by parking, vehicle access and service areas.

Outcomes sought:

- Developments maximise access to sunlight, views, and privacy (visual and acoustic).
- Developments create an environment where residents have access to good levels of on-site amenity to support their health and well-being.

Guidelines:

1. Provide private and/or semi-private outdoor living spaces for residents of mixed-use buildings. These spaces should be located and designed to have good sun and a reasonable level of privacy.
2. Provide outdoor living spaces in the residential adaptive reuse of a scheduled heritage or character contributing building only if these spaces do not compromise the architectural values of these buildings (eg. located at the rear of a building or provided via a roof terrace).
3. Locate outdoor living areas so that they are directly connected to the primary internal living space within a dwelling.
4. Provide private outdoor space in the form of a balcony or roof terrace for any residential units located above the ground floor of a building. Note — 'Juliet balconies' are not considered to provide private outdoor space.
5. Ensure balconies are a minimum of 1.8m in depth and capable of accommodating outdoor furniture (eg. small table and chairs), pot plants, a small storage area and circulation space (refer to Figure D4).
6. Ensure that all balconies are not so deep as to prevent adequate sunlight and daylight entering a residential unit below (refer to Figure D5).
7. Prefer the use of recessed balconies over cantilevered balconies in a mixed-use environment as they provide better privacy, better weather protection, better architectural articulation and façade depth.
8. Design balustrades to screen a seated balcony user from any visual intrusion such as views from the public, clothes drying areas, or air conditioning units (refer Figure refer Figure D7).
9. Avoid glass balustrades or other highly permeable balustrade finishes for balconies on the first or second floors to ensure adequate privacy from adjacent streets and public open spaces (refer Figure D6).

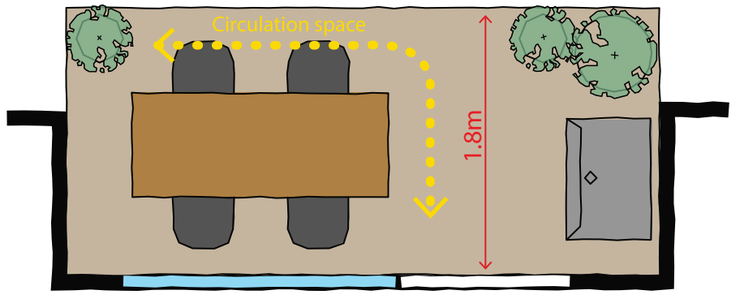


Figure D4 — A deeper balcony allows more room for outdoor furniture and allows people to move around more easily. This makes it more likely people will use the balcony.

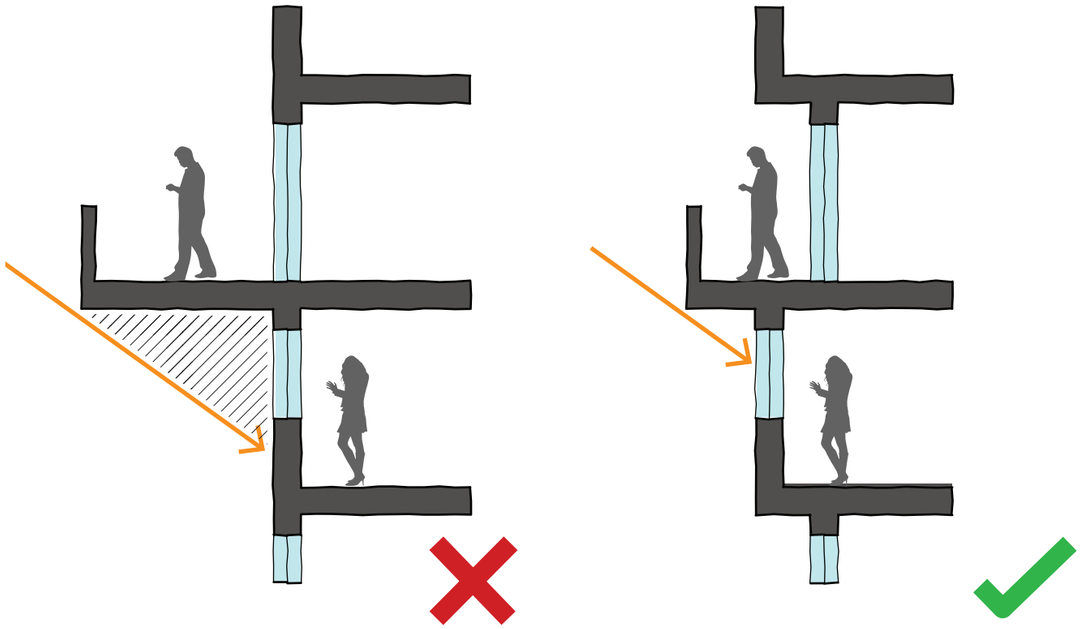


Figure D5 — Using recessed or semi-recessed balconies helps ensure sufficient sunlight for the residential units below, provides greater privacy, and increases the building's modulation.

Figure D6 - Cantilevered balconies and glass balustrading can compromise privacy and reduce use of outdoor living spaces.

Figure D7 - Consider the use of screening elements, solid balustrades and landscaping to maintain privacy.

D3 Ground Floor Residential

Successful retail survives on steady footfall. Converting secondary frontages to residential use can increase foot traffic: ground floor residential on secondary frontages or rear lanes can offer a more viable means of promoting visual interest and providing natural surveillance within the town centre or harbour area. However, the need to provide adequate amenity and privacy for residents needs to be balanced with the need to contribute to the safety and visual interest of the street.

Outcomes sought:

- Ground floor residential uses are supported where this would not undermine key retail frontages and areas of high pedestrian activity.
- Ground floor residential uses have adequate visual and acoustic privacy whilst supporting natural surveillance of the street.

Guidelines:

1. Locate ground floor residential uses away from primary street frontages.
2. Provide adequate privacy for building occupants where ground floor residential uses are proposed directly adjoining streets or public open spaces. This could be achieved by: a. Elevating the floor plate of the ground floor units above the level of the adjoining street or public open space. A rule-of-thumb is approximately 1m (refer Figure D9);. b. Providing a planted and/ or fenced setback where the site adjoins streets or public open spaces.
3. Provide recessed balconies overlooking the street or public open space (refer Figure D11).
4. Provide for future flexible uses or conversion where ground floor residential uses are proposed by varying floor plates and floor-to-ceiling heights.
5. Integrate communal residential uses (eg. cycle parking store or lobby) at ground floor level into the building design to provide an attractive edge (refer Figure D10).

Figure D8 — Poor privacy and amenity is a result of the thin strip of immature landscaping for this ground floor unit.

Figure D9 — Passers-by are prevented from seeing into this unit because it is elevated above street level and because solid balustrading has been used for screening.

Figure D10 — Integrating sheltered and secure cycle parking into the design adds visual interest at ground floor and can help make cycling a more attractive and convenient mode of travel.

Figure D11 - Recessed balconies help to screen oblique views into a residential unit but still enable interaction with the street.

Glossary

Active Frontages - Refers to street frontages where there is an active visual and physical engagement between people in the street and people on the ground floors of buildings. This quality is assisted where the front façade of buildings, including the main entrance, faces and open towards the street.

Attractive Frontages – Refers to street frontages where some visual engagement between people in the street and people on the ground floor of buildings is provided. These frontages typically feature less glazing than active frontages but still present as an attractive environment for pedestrians. Measures to create attractive frontages include the use of articulation, public art, green walls or display boxes.

Adaptive Reuse - Using an old building for a new purpose or function. Sometimes involves extensive alteration to both the exterior and interior.

Façade - The outside walls of a building seen by the public, or any wall viewed by a person not within the building.

Façade Articulation – The manner in which portions of a building form are expressed (eg. materials, colour, modulation) and come together to define the building.

Façade Modulation – The stepping back or projecting forward of parts of a building's façade.

Fenestration – The arrangement or composition of windows and other openings on the façade of a building.

Frontage – The part of a site directly adjacent to a street or other public open space.

Juliet balcony - A balcony which does not protrude from the building face.

Legibility – The degree to which a person is able to see, understand and find their way around the built environment.

Natural / Passive Surveillance - 'Eyes on the street' provided by local people as they go about their daily activities – this can deter anti-social behaviour and make places 'feel' safer.

Pastiche – An architectural work which imitates the style of a previous work.

Rhythm - The repetitive pattern of a given material, shape, style or feature or the pattern of building forms and the spaces between them.

Street Enclosure - The use of buildings and regularly spaced large street trees to create a sense of defined public space in the street. Often a sense of left-over space has resulted from piecemeal development, where buildings that are set well back from the street and relate poorly to each other in scale

Streetscape - The visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc, that combine to form the street's character.

Visual Recessiveness – Refers to the concept of ensuring that the upper levels of buildings appear less dominant than lower levels, especially within areas with identified heritage or streetscape character.

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Urban Design Guidelines for Victoria, Large Format Retail Premises

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