

OREWA DESIGN GUIDELINES

Introduction

The following guidelines should be used to inform the character of the urban, architectural and landscape design of the Orewa precinct, and to form the basis of Council's consideration of future resource consent applications within the precinct. The guidelines are intended to promote the extension of the existing coastal vernacular architectural style and open space character across the entire site.

Many of the photos contained herein illustrate existing development within the Orewa precinct. They are provided to illustrate the design principles and features promoted by the guidelines.

Two types of sub-precinct are provided for within the Orewa precinct. These are:

- Sub-precincts 1-5: Residential uses
- Sub-precinct 6: Mixed-use



Examples of existing buildings, streetscapes and landscape treatment at the Orewa precinct.

Building Typologies

The following explains the built form typologies provided for by the Orewa Masterplan.

Kensington House

The Kensington House is generally a two storey stand alone house with a double garage and living areas located on the ground floor, and bedrooms located on the upper floor. Each house is typically provided with external private open space at ground level.

Hill Top House

The Hill Top House is generally a three storey stand alone or duplex house with a semi-excavated double garage forming the ground floor, with living and bedrooms on the upper floors. External private open space is typically provided by way of balconies.

Townhouses

Townhouses can be two or three storeys in height, and in an attached terrace formation. Typically they provide for ground floor living areas, and bedrooms above, with external private open space in the form of balconies.

Walk-up Apartments

Walk-up apartments are located in single buildings designed to appear as a large house or duplexes, but which contain several apartment units. Depending on accessibility, these may contain lifts. Private open space is provided by way of ground level courtyard/gardens and/or balconies.

Type 'A' Apartment Buildings

Type 'A' apartment buildings generally have 2-6 apartments per floor, and are 3 or 4 levels in height plus a common semi basement carpark. They provide a common lobby entered from the street and lift access is provided. Some of the ground floor apartments may also have direct ground level access. Apartments are a mix of sizes depending upon their location on the site and proximity to communal activity spaces. Each apartment is provided with a balcony(ies) or a terrace(s) for private open space.

Type 'B' Apartment Buildings

Type 'B' apartment buildings are larger buildings and generally have 6-10 apartments per floor, and are 4 or 5 levels in height plus a common semi basement carpark. They use a common lobby entered from the street and lift access is provided. Some of the ground floor apartments may have direct ground level access from the street, if this is possible, or onto an open space area. Apartments are a mix of sizes depending upon their location on the site and proximity to communal activities spaces, and are provided with a balcony(ies) or a terrace(s) for private open space.

Sub-precincts 1-5 – Residential uses – design guidelines

1 Introduction

Sub-precincts 1-5 are designed to provide for residential uses in a variety of building forms and sizes across different parts of the site. These sub-precincts encompass the majority of the Orewa precinct.

The primary structuring element within sub-precinct 1-5 is the existing central reserve located to protect the mature Puriri trees, which are a distinguishing feature of the site. This reserve should be provided with roads directly adjacent to its perimeter on a minimum of three sides. The central open space corridor should extend north over the pond area to connect visually and physically to Alice Eaves Bush Reserve.

Perpendicular to the central reserve and near to the Puriri trees a communal activities green open space should be provided up the hill to connect into Ngahere Jelas Reserve. This will ensure that the main open space / reserve areas within the precinct provide visual and physical linkages beyond the precinct, enabling public access through the Orewa precinct and establishing useful recreational and pedestrian access routes connecting to the wider local area.

Taller buildings should be placed close to communal activity spaces with building bulk and height receding toward residential neighbours beyond the precinct. Stand-alone houses are generally proposed against neighbouring sites, placing like by like and buffering existing residential neighbours from the greater height and density contained within the core of the precinct. This principle has been applied to the existing houses that have been built along Kensington Drive and recognises the appropriateness of more dense and active façades fronting a street with reserves or communal activity space.

Located near the entry to the Orewa precinct is an existing clock tower, called the eastern clock tower. A similar tower located to the west of the site and on axis with Puriri Boulevard and Puriri Avenue will mark a significant linkage across and up the site to link into Ngahere Jelas Reserve. These towers and the associated view corridor form the second significant urban design structuring element axis within the site. The second tower will provide an important linkage to connect various points within the site and will be seen from well beyond the site, including from further east along Puriri Avenue near the ocean.

Together these primary and secondary elements generate the main development pattern for sub-precincts 1-5.

2 Building Layout

2.1 Buildings should address the street

Streets should be laid out in general accordance with the Orewa MasterPlan.

Buildings should address and front onto the street. Where possible they should be built parallel to the street.

Variations in the depth of set-back from the street edge should be provided with various recessed elements, doors and windows, while providing overall continuity in the street elevation. Buildings will generally be benched parallel with the fall of the site and the location of the indicative roads.

Where possible, more active spaces such as entry points, porches, terraces, decks, lounges, dining rooms and kitchens should be located to address the street providing for passive surveillance. However, where this would result in south facing solutions this principle should be relaxed with good orientation to the sun and outlook / views generally given precedence.

Where a building faces a communal activities area or the Nukumea Stream, apartments should address the stream, communal activities spaces and north in preference to its road frontage where the road is located to the south, although in some circumstances it may be possible to locate the living areas on the 'corners' of apartments to address both the communal activities area (to the east or west) and the street (to the south). When it is not possible for south-facing apartments to address the street, apartments located on the opposite (south) side of the road should have their balconies and main living spaces facing north over the road to better address the street. This will result in a balanced approach to passive surveillance of the street whilst also giving good frontage and surveillance of the other parts of the site with public access. South facing street elevations should however retain good modulation and present a quality façade to the street in keeping with the overall character of Orewa.

To avoid monotony or a more institutional appearance, façades should be broken through building separation and/or significant variation in height, form and/or design.

Adequate consideration should be given to the mix of housing typologies across the site so that one particular type does not dominate.



Examples of existing buildings at Orewa precinct that address the street

2.2 **Street Level**

Building frontages at street level should provide pedestrian interest and public safety at all times. Street level floors of buildings should provide visually 'active edges' for pedestrians to walk past. Residential activities should generally be located above the street level where possible.

Entry points to homes should generally be provided with weather protection.

2.3 **Middle Levels**

Architectural design that differentiates middle levels from street and upper levels is encouraged.

Building frontages at middle levels should exhibit architectural richness, interest and depth. This may include architectural detail and balconies fronting on to streets and public open space. Blank walls fronting the street or other communal / public space are strongly discouraged.

2.4 **Upper Level**

Architectural design that differentiates upper levels from middle and street levels is encouraged.

In particular, five storey buildings fronting on to Puriri Boulevard, Hibiscus Drive, and Eaves Bush Parade shall be architecturally proportioned, articulated and modulated to achieve a composition which addresses their height, mass and scale. Design techniques to achieve this outcome may include varying the architectural treatment of one or more of the levels (including the upper levels) within the façade, whilst retaining an overall sense of a coherent and unified façade composition within the building. Techniques to achieve variation may include physical stepping, variation of materials, different proportions of glazing to solid façade, use of fenestration and/or detailed design elements.

Consideration should also be given to the compositional arrangement of each five storey building to its neighbour(s) to achieve variety within an overall coherent pattern and scale of urban form, contributing to a visually interesting streetscape that complements the surrounding neighbourhood character.

Large, upper level expanses of blank walls shall be avoided on streets and other public open space frontages. Servicing elements shall not be placed on these façades unless integrated into the façade design.

2.5 **Rooftops**

Roofs should be designed as part of the overall three-dimensional building form and contribute to the architectural quality of the skyline when viewed from both ground level and higher surrounding land/buildings. Plant, exhaust and intake units and other mechanical and electrical equipment shall be fully integrated into the overall roof design so that they are not generally visible.

2.6 **Street Corners**

Buildings on street corners should include elements that visually punctuate, reinforce and allow the building to respond to and turn the corner in a variety of interesting ways. The use of features such as balconies, windows, bay windows or otherwise, which enable the building to address both street frontages, is encouraged.

The architectural language deployed on street corners should be brought down to the ground to provide a vertical proportioning emphasis to the corner.

Additional height could be provided to further articulate the street corner. Variations in

material, shape and texture, together with a finer grain of detail could also be provided.

Where appropriate and practical, consideration should be given to locating balconies on corners. These provide visual interest and reduce the apparent mass of a building when viewed at an angle to the façade. Corner balconies also provide a 'serrated' effect to the façade when viewed against the sky or trees and they visually 'activate' the corner.

3 Public/private spatial transition against a public street

To avoid privatising adjoining streets and/or publicly accessible open spaces, particular attention should be paid to how a building interacts with a public street, especially with residential uses at street level.

All street edges should be designed to provide a transition between the public and private realms. This transition will be required to manage the interrelationship between private space, semi-private open space and public open space.

The public-private space transition should provide an attractive and psychologically comfortable street edge for the public on both sides of the street.

Safe and convenient pedestrian/vehicular interaction with on-street parking must be provided. It is not necessary to put footpaths down both sides of every street, particularly the smaller streets on the hill slope. Footpaths should be logically located to facilitate access and be aligned along the side of the street most likely to be used by pedestrians.

3.1 Public/private interface – front yards

To ensure an appropriate transition from public space to a residential use, a combination of one or more of the following elements: fences, planting, steps, terraces, loggias, balconies, decks and changes in level should be provided.

The residential boundary to the street shall be defined. Techniques to provide this include:

1. A visually permeable fence no higher than 1.2m with a minimum of 70% permeability.
2. A solid fence no higher than 0.8m.
3. Visually permeable planting with a variety of plants with a minimum of 70% permeability, or if comprising a hedge no higher than 1.2m.
4. A terrace no higher above ground level than 1.5m on a flat site or no higher than 2.0m on a steeply sloping site where the average achieves 1.5m.
5. Preference shall be given to terraces no higher than 1.2m above ground level where this solution is practicable.
6. A combination of the above, in order to achieve visual interest and permeability.



Public - private street interface at Orewa precinct.

To provide privacy within a residential use, the floor level of street facing residential space/s should be raised above the street by approximately 1.2m or the building set back 5.0m from the street, or a combination of the two.

Due to the sloping nature of the site, a number of locations will result in the main living floor level being below the road level. Where possible this change in level should be kept to a maximum of 1.5m and the distance between the road reserve and the building façade increased to allow for appropriate screen planting to occur. It may also be appropriate to locate less important or sensitive residential uses in these locations.

Steps providing access into residential uses should be generous and able to be sat on. Balustrades and handrails should achieve a minimum of 70% visual permeability.

Each household should have a street address easily recognisable by a street number on a letterbox, and a front door visible and directly accessible from the street.

Residential apartments may share a common entry.

Residential apartments above street level should generally be provided with a letterbox at the main entry door to the apartment building.

Front yards should be visible from the average eye level height (1.5m) when walking along a footpath.

Buildings constructed up to the road reserve are permitted but in such circumstances they should also provide terraces or loggias at street level as a means of managing the important transition from the public to the private realm.

Where loggias are provided they should be well proportioned and have a variety of cantilevered and supported elements.

The design of letterboxes should be consistent with the architectural design and character of the Orewa precinct. They should provide for a bespoke solution with consistency of style.

In order to activate the street and to provide enhanced passive surveillance of the public realm, street level apartments should be provided with a pathway and / or steps for direct access to the street, wherever practicable.

4 Passive surveillance

All buildings should be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

Buildings should seek to maximise passive surveillance of the public realm through the use of passive surveillance.

Front doors should be clearly visible, address the street, provide for a letterbox, street number and achieve CPTED guidelines.

Where practicable, integrate private open space with the street network and relate main living spaces to the sun and (where practicable) to the street.

Public open spaces should preferably be edged by streets, which are directly overlooked by terraces, balconies or decks directly accessible from living, eating and/or kitchen spaces.

Where private spaces directly overlook public open spaces, then in addition to living, eating and/or kitchen spaces, bedrooms and study spaces may also be included. Where practical, 'juliet' balconies should be added to these spaces to encourage and assist passive surveillance near ground level.

The landscape, including fencing and planting should be designed to ensure views to and from public spaces are largely clear and visually permeable. In general, clear stemmed trees with lower level ground cover planting are preferred to denser shrub vegetation that can obscure views or provide places to hide from view.

5 Visual permeability

Permeability is an important landscape characteristic, which can improve passive surveillance and internal views. Physical linkages should be provided to protect and enhance view shafts within and between sub-precincts and to assist with visual legibility, orientation and way finding.

6 Side yards

Side yards should be integrated with the development of each area within the residential sub-precincts to avoid left over space and spaces 'split' by inappropriately located planting fencing or other structures.

Side yards should be integrated with the overall spatial structure/layout of the sub-precinct and may include zero lot lines.

7 Landscape design

Landscape design should complement the high quality amenity of the residential sub-precincts with the inclusion of appropriate fruit trees, including plum, feijoa, and citrus trees, olive trees and vegetable gardens integrated as companion planting solutions.

Planting should be designed to provide an appropriate level of building separation and/or screening, whilst allowing passive surveillance of the public realm from upper

levels.

Hard landscape, similar to that already provided at Orewa precinct, should facilitate use of the open space areas by residents and the wider public / local community and be integrated with the provision of public facilities including BBQ and picnic spaces.

8 Services

8.1 Lighting

External lighting and street lighting shall be similar to that already existing within the Orewa precinct. Consideration should be given to lighting appropriate to pedestrian amenity as well as that required to meet roading and other regulatory standards. Lighting should be designed and implemented to avoid glare, spill and unwanted light pollution.

8.2 Services

All services should be integrated within the design. Some elements that require careful design and location consideration include:

1. Fire Alarm panels – to be appropriately located and integrated within the design of buildings
2. Sprinkler inlet value sets – to be appropriately located and integrated within the design of buildings
3. Rubbish and recycling collection areas – to be located in the rear lanes, screened and integrated, or in basements
4. Transformers – to be appropriately located and integrated within the design of buildings, or landscaping.
5. Satellite dishes to be located at the rear of buildings, away from any streets, lanes and other public spaces from which they could be seen.

Services should be located to the side of the street elevation of a building rather than on or in front of the street elevation. Provide for easy, unrestricted access for meter readers.

8.3 Rubbish collection services

Orewa precinct has an established communal rubbish collection system. Future residential sub-precincts will be required to make use of the same system.

8.4 Mail services

New Zealand Post mail services will be provided to all street addresses. Orewa precinct is not a gated community, hence public and service access is provided to all streets and properties.

9 Car parking

Visitor parking should be accommodated in parallel parking on the street.

All street parking should be short-term visitor parking.

The surface materials and texture of street parking spaces should be similar to that of the adjacent carriageway whilst also adequately visually differentiated.

All street kerbs should be similar to those already provided on site.

Any perpendicular (90 or 45 degree) carparks should be located in back lanes (only) and be defined with standard kerbs. An exception to this relates to the manager's and café staff parking area.

Accessible and pram carparks should be provided near communal activity spaces.

Parallel car parking bays should be no longer than 3 car parking spaces long, with specimen trees located between bays.

Tandem (stacked) parking should not be provided at street level. Where necessary, such parking should only be provided as garages below town house and apartment living options where it is used to reduce the visual impact of a large number and size of garage doors facing the street.

A wide, raised 'pedestrian table' crossing the street should be provided to enable easy and safe access across roads where communal activity spaces continue on both sides of a road.

Traffic-calming mechanisms near the entry to the site have been provided. Since the speed limit within the site is 30km/hr (imposed by the Kensington Park Residents Association) these should not be removed.

Accesses to basement car parking areas should be inset or provided with shading devices to minimise the visual dominance of the garage doors.

Specimen trees should define both sides of a basement car park access point.

Where garage doors front onto a street, the doors should be indented in plan or set back from the structure above to provide shadow and ensure garage doors do not visually dominate the streetscape.

10 Building design

The design of all buildings should consider the residential design guidelines applicable to the Orewa precinct in order to maintain the now established high quality and distinctive architectural, urban design and landscape character of the Orewa precinct.



Examples of existing Orewa precinct façade modulation and front entrance design.

10.1 **Building form**

Buildings should acknowledge, respond to and reflect the existing architectural, urban design and landscape design character of Orewa precinct.

Buildings should be simple in form and incorporate/exhibit elegant proportions.

10.2 **Façade design**

Façades should consider the context within the Orewa precinct. Elevations facing public streets and communal activity spaces should be restrained, dignified, relatively formal and include proportionately larger number of decks, terraces, porches, balconies or loggia spaces.

Elevations facing rear yards may be more varied, individual, relaxed and informal in character.

Building elevations should tend toward verticality in their emphasis, proportioning and composition.

Internal habitable spaces should be provided with a generous stud height. This has generally been set at a minimum of 2.700m in the 'public'/living spaces in a home and a minimum of 2.4m in the private or service spaces. This guideline will assist in providing adequate façade modulation including a variety of window sizes, shapes, proportions and details.

The proportioning, placement and relationship of windows and doors on flat sections of elevations is to be carefully considered whereas the same characteristics of similar

elements placed on elevations not visible from public space (including streets and lanes) may be more relaxed.

10.3 **Roof design**

Large eaves and/or deep balconies should generally be provided, especially to the north, east and west side of buildings. The majority of buildings should be provided with substantial eaves around much of their perimeter.

Mansard roofs are not generally considered to be appropriate to this residential sub-precinct.

Where buildings turn a corner the roof should be integral with and define this change in directional orientation.

10.4 **Terraces, decks and verandahs**

Covered outdoor spaces should be of adequate depth to accommodate outdoor seating and be of sufficient height to allow sun access. A minimum depth of around 3m, with a minimum of 2.4m for smaller apartments, is considered appropriate.

There should be a mix of supported and cantilevered private outdoor spaces, constructed of materials appropriate to the particular building and the established character of the Orewa precinct.

Horizontal or inclined glass or translucent canopies are to be avoided. Any canopies using non-permanent materials such as canvas, etc within public view are to be avoided.

A variety of spaces with and without soffits should be provided. Each should integrate well with the design of the building/s. Lighting under these spaces should be carefully considered to provide adequate light at night without causing glare to other residents.

10.5 **Basement ventilation**

The residential sub-precincts will have a number of apartment buildings resulting in an integrated basement parking solution. Ventilation systems should be designed to mitigate noise and the discharge of air, and be located to integrate with the buildings and their architectural character, and to avoid the discharge of air on to footpaths at pedestrian level. Where appropriate, planting should be used to soften the interface with above ground basements and reduce their visual impact / scale in relation to the public realm.

10.6 **Materials and colours**

Materials and colours should be consistent with the existing Orewa precinct palettes.

10.7 **Shadow**

Shadow is a large part of the design vernacular palette at the Orewa precinct and its value should inform the design process.

11 Rear lanes

Where appropriate, rear lanes should be provided to reduce the visual impact of garage doors on the character of the street. Lanes have been successfully used within the precinct already. Ensure adequate passive surveillance of this area is achievable. When providing rear lanes, ensure building materials return around the corners to maintain the design quality of the street façade. Provide adequate modulation to the lane to avoid a pared back, flat appearance to the elevations. Provide a variety of materials and paint colours that relate to individual residential units within the context of the Orewa precinct Palette.



Existing rear lanes at Orewa precinct showing, on the right, how cladding has been returned around the corner into the rear lane.

12 Cleaning buildings

Building design should take account of the need for cleaning the buildings, particularly given the coastal environment. Where possible, cleaning systems attached to the roof should be avoided as this solution will conflict with the provision of the desired deep eaves.

13 Signage

Street signage should be similar to that already provided.

All other signage shall comply with the provisions in the Unitary Plan, and shall be limited to signage attached to an existing building or structure. Freestanding signage, sandwich boards and flags shall be avoided. Street numbers should be clearly defined. Where desired, the building name and date of construction may be discretely integrated into significant elements on the street elevation.

Sub-precincts 6 – Mixed uses – design guidelines

14 Introduction

Sub-precinct 6 has been designed as a mixed use area where a number of uses, including residential, may occur. This sub-precinct is considered the most appropriate for mixed use as it provides linkages to the wider Orewa environment, it faces north on to park areas and has Orewa North Primary School as its southern boundary neighbour.

This sub-precinct is located to the south of three existing Orewa precinct dwellings that mark the right hand side entry to Orewa precinct. The design of future mixed use buildings opposite these dwellings will need to respect their privacy and architectural 'style'.

The eastern clock tower marks the main entry point to the Orewa precinct. This point should be recognised within the mixed use area and the existing linkage provided below the clock tower maintained.

This sub-precinct will also contain a variety of compatible uses. The architectural design within this sub-precinct should therefore have a greater variety to enable the various activities to display an individual character while also respecting the wider unified context of the Orewa precinct architectural style.



Sub-precinct 6 area, (to the right of Puriri Boulevard) as seen from the upper part of the site.

15 Building layout

15.1 Buildings to address the street

Streets shall be constructed in general accordance with the Orewa MasterPlan.

Buildings should 'address' and 'front on to' the street, and be built parallel to the street boundary in order to create a legible and spatially well contained street edge. Minor variations in the depth of any set-backs from the street edge may be provided with various recessed or projecting elements, doors and windows, while providing overall continuity in the street elevation.

Buildings should be located around as much of the perimeter of the sub-precinct as possible with service spaces located within the blocks, not on the street frontage or visible from public space (including streets and lanes).

To avoid monotony and a more institutional character, façades should be broken up through building separation and/or significant variation in height, form and/or design.

Interior habitable spaces on the edges of sites should overlook neighbouring streets and publicly accessible spaces.

15.2 Street level

Building frontages at street level should provide for pedestrian interest and public safety at all times.

Street level floors of buildings should provide 'active edges' for pedestrians to walk past. These edges should be attractive and provide the ability to see into the building at all times.

A minimum of 70% of the length of the street level frontage should be clear glazed for a minimum of 75% of the finished internal floor-to-floor height of the street level units.

Visually non-permeable shelving and display stands backing on to windows and the use of adhesive film for advertising on more than 10% of area of windows and glazed doors facing the street should be avoided.

Verandahs shall be provided along public streets. These will provide weather shelter for pedestrians and provide a consistent, horizontal building element that will functionally connect individual buildings in the pedestrian area. Vertical and horizontal clearances shall be set to avoid damage through vandalism or from passing vehicles.



Examples of existing covered and partially covered – pergola terraces / outdoor living areas at Orewa precinct

15.3 Middle levels

Architectural design that differentiates middle levels from street and upper levels is encouraged.

Building frontages at middle levels should exhibit architectural richness, interest and depth. This may include architectural detail and balconies fronting on to streets and public open spaces. Blank walls are strongly discouraged on street and public open space frontages, and on walls that can be viewed from public space (including streets and lanes).

15.4 Upper levels

Architectural design that differentiates upper levels from middle and street levels is encouraged.

Large, upper level expanses of blank walls shall be avoided on streets and other public open space frontages, and on walls that can be viewed from public space (including streets and lanes).

Servicing elements shall not be placed on these façades unless integrated into the façade design.

15.4 Roofs

Roofs should be designed as part of the overall three-dimensional building form and contribute to the architectural quality of the skyline when viewed from both ground level and higher surrounding land/buildings. Plant, exhaust and intake units, and other mechanical and electrical equipment, shall be fully integrated into the overall roof design so that they are not visible from outside the site.



Examples of varying northern European roof forms, where the significant variety of roof forms contributes to a cohesive whole.

15.5 Street Corners

Street corners should have special architectural elements that visually punctuate, reinforce and allow the building to respond to and 'turn' the corner in a variety of interesting ways.

The tops of buildings on street corners should be designed to be an integral part of the corner element, but to distinguish themselves from other parts of the façade.

In order to provide an attractive and distinct verticality to the corner element, a consistent architectural design language should be deployed from the rooftop all the way down to the ground.

Additional height could be provided on a street corner. Variations in material, shape and

texture could also be provided. A finer grain of detail should also be provided.

Where appropriate and practicable, consideration should be given to locating balconies on corners. These can provide visual interest and reduce the apparent mass of a building when viewed at an angle to the façade. Corner balconies also provide a 'serrated' effect to the façade when viewed against the sky or trees and they visually 'activate' the corner.

16 Public/private spatial transition

To avoid privatising adjoining streets and/or publicly accessible open spaces, particular attention needs to be paid to how a building interacts with a public street, at or near street level.

Where residential activities extend to ground level within sub-precinct 6, all street edges should be designed to provide a transition between the public realm of the street and the private realm of the residential interior. This transition will be required to manage the interrelationship between private space, semi-private open space and public open space.

The public-private space transition should provide an attractive and psychologically comfortable street edge for the public on both sides of the street, and for the occupants of the building interior.

Safe and convenient pedestrian/vehicular interaction with on-street parking must be provided.



Northern European examples of the private - public transition precinct for a residential use integrated with commercial uses.

16.1 Public/private interface front yards – commercial use

Commercial uses should be setback from the kerb delineating the boundary between the carriageway and the footpath by a minimum of 5m of high quality paving. This will provide an area of privately owned but publicly accessible land alongside and visually extending the apparent width of the footpath for a variety of public activities to occur, including the provision of external café tables and seating as well as public seating areas and appropriate amenity (specimen tree) planting.

Commercial uses should be provided with level threshold access and visually permeable exterior façades with a minimum of 70% of the length of the street level frontage should be clear glazed for a minimum of 75% of the finished internal floor to ceiling height of the street level commercial units.

Where security screens are provided these should be secure but visually permeable 24 hours of the day. They should be located on the inside of glazing. Security lighting should remain on at night without causing adverse glare effects.



Examples of successful active retail façades in Botany Town Centre.

16.2 Public/private interface front yards – Residential use

To provide the transition to a residential use a combination of fences, planting, steps, terraces, loggias, balconies, decks and changes in level should be provided.

The boundary to the street shall be defined. Techniques to provide this public space/private residential use definition include:

1. A visually permeable fence no higher than 1.2m with a minimum of 70% permeable over its full height.
2. A solid fence no higher than 0.8m.
3. Visually permeable planting with a variety in height but no higher than 1800mm used sparingly (min 70% permeable), or if comprising a hedge no higher than 1.2m
4. A terrace no higher above ground level than 1.5m on a flat site or 2.0m on a steeply sloping site where the average achieves 1.5m.
5. Preference shall be given to terraces no higher than 1.2m above ground level where possible.

6. A combination of the above, in order to achieve visual interest and permeability.

To provide privacy within a residential space the street level floor of the residential space should be raised above the street by approximately 1.2m or setback 5.0m from the street, or a combination of the two.

Steps providing access into residential uses should be generous, and easily able to be sat on. Balustrades and handrails should be visually permeable.

16.3 Public/private interface front yards – generally applicable to all uses

Uses at street level should have a street address, street number, letterbox and front door directly visible and accessible from the street.

Uses above the street will generally be residential and may share a common entry.

Front yards, where provided, should be visible from the average eye level height (1.5m) when walking along a footpath.

Buildings constructed up to the road reserve should be permitted but should also provide for terraces or loggia as a means to manage the transition from the public to the private realm.

Where loggias are utilised they should be well proportioned and have a variety of cantilevered and supported elements.

The design of letterboxes should be consistent with the architectural design and character of Orewa precinct.



Examples of ground floor retail spaces with variously styled residential activity above.

17 Passive surveillance

All buildings should be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

Buildings should seek to maximise passive surveillance of the public realm.

Private spaces that directly overlook public space should include, on at least one side of the street; living, eating and/or kitchen spaces with direct access to terraces, balconies or decks that overlook the public space.

Private spaces that overlook public open spaces on the other side of the street, in addition to living, eating and/or kitchen spaces, may also include bedrooms and studies. Where practical, 'juliet' balconies should be added to these spaces to encourage and assist passive surveillance near the ground.

Building design should minimise any dark, deeply recessed or concealed areas while providing for a variety of setbacks.

Fencing, planting and hard landscaping should be designed to ensure views to and from public spaces are clear and legible.

Commercial spaces at ground level should maintain visual permeability; avoid dark corners, sharp negative junctions or recesses that result in concealed spaces.

18 Visual permeability

Visual permeability is an important means of improving passive surveillance and internal views. Physical linkages should be provided to develop viewshafts within the sub-precinct and between the multi-use and other sub-precincts. It can also assist orientation and way-finding.

19 Side yards

This sub-precinct is an integrated environment. Side yards shall be integrated with the development of each area within the sub-precinct to avoid left over space and spaces 'split' by inappropriately located planting, fencing or other structures. Side yards should be integrated with the sub-precinct as a whole and may include zero lot lines.

20 Landscape design

Landscape design shall complement the high quality urban amenity of the sub-precinct and the entry to the Orewa precinct. Planting will also be required to create an appropriate level of screening and separation, whilst allowing passive surveillance from upper levels particularly along the interface with the school to the south. The landscape within the public realm will be predominantly hard-surfaced, with quality pavement in pedestrian dominated areas, seating and other elements to encourage and provide attractive and comfortable public use.

Planting within the sub-precinct will generally be located over a podium. The provision of an adequate soil depth for trees and other planting must be incorporated into the

podium design.

A hedge (associated with a permeable fence) together with spaced specimen trees of a scale sufficient to define the boundary and provide an edge to the adjacent Orewa North Primary School grounds should be planted along the southern boundary to the school. This will provide screening at ground level and definition to the site / school interface.



Examples of planting along Puriri Boulevard, viewed from the Orewa sub-precinct 6.

21 Services

21.1 Lighting

External lighting and street lighting shall be similar to that already existing within the Orewa precinct.

21.2 Services

All services should be integrated within the design. Some elements that require careful design and location consideration include:

1. Fire Alarm panels – to be appropriately located and integrated within the design of buildings
2. Sprinkler inlet value sets – to be appropriately located and integrated within the design of buildings
3. Rubbish collection areas – to be located in the rear lanes, screened and integrated
4. Transformers – to be appropriately located and integrated within the design of buildings, or landscaping
5. Satellite dishes to be located at the rear of buildings, away from any streets, lanes and other public spaces from which they could be seen.

21.3 Rubbish collection services

Orewa precinct has a rubbish collection system. Sub-precinct 6 will make use of the same system.

21.4 Mail services

New Zealand Post mail services will be provided to all roads and private streets.

22 Car parking

Car parking in this sub-precinct is necessary to ensure the commercial viability of the mixed use activities including street level local shopping as well as providing some on street visitor parking for residents.

All street parking should be short-term visitor parks.

The surface materials and texture of street parking spaces should be similar to that of the adjacent carriageway but adequately visually differentiated to define the parking spaces.

All kerbs fronting public streets should be similar to those already provided on site.

All perpendicular (90 or 45 degree) carparks should be located in the back lanes and be defined with standard kerbs.

Accessible and pram carparks should be provided near the transition from the back lanes to the public streets on both sides of the lane.

Parallel car parking bays should be no longer than 3 car parking spaces long, with a specimen tree located between bays. Perpendicular bays should generally be 3 car parking spaces wide with a specimen tree located between bays. However, a small number of 4-5 car parking bays may be appropriate, depending upon their location and detailed design.

Tandem (stacked) parking should not be provided at street level.

A wide, raised 'pedestrian table' should be provided across the street to enable easy and safe access to the main reserve areas on the opposite (north) side of Puriri Boulevard.

Traffic calming mechanisms near the entry to the site have been provided. Since the speed limit within the site is 30km/hr these should not be removed.

Access to basement car parking should not be across public streets in this sub-precinct. Basement access ramps should be located some distance down the private lanes with a clear definition of entry to this point incorporating at least a 5.0m deep and 6.0m wide recess, high enough to avoid the effect of a dark recess forming an edge to the street.

Specimen trees should define both sides of the basement access points.

Loading and unloading of service vehicles including loading docks, should be located to the rear of the buildings.

23 Building design

All building designs should take account of the residential design guidelines applicable to the Orewa precinct in order to maintain the architectural, urban design and landscape character of the Orewa precinct, while appreciating this more urban, intensive sub-precinct and the existing parks and residences on the opposite side of Puriri Drive.

23.1 Building form

Buildings should acknowledge, respond to and reflect the existing architectural, urban design and landscape design and character of the Orewa precinct.

Buildings should be simple in form and incorporate / exhibit elegant proportions.

Commercially branded forms, materials and/or colour schemes should not generate design character, style or building shape and are not acceptable.

23.2 Façade design

Façades should consider the context within the Orewa precinct while acknowledging and responding to this mixed use sub-precinct.

Elevations facing public streets and communal activity spaces should be restrained, dignified, and relatively formal. They should include a proportionately high number of decks, terraces, balconies or loggia spaces.

The façades opposite the three residential dwellings to the north of Puriri Boulevard should recognise this specific existing context. They will need to respect their privacy and architectural 'style'.



Images of the existing dwellings in Puriri Boulevard, opposite sub-precinct 6.

Elevations facing communal open space and rear yards may be more varied, individual, relaxed and informal in character.

Building elevations should tend toward verticality in their proportioning and compositional emphases.



Examples of elevations expressing well proportioned vertical façade emphases.

Buildings should be provided with a variety of stud heights to allow façade modulation to occur from the highest, ground floor level, to the shortest, upper floor level.

Building façades within the sub-precinct should be more detailed where they turn corners.

The proportioning, placement and relationship of windows and doors on flat sections of elevations is to be carefully considered whereas the same characteristics of similar elements placed on elevations not visible from public space (including streets and lanes) may be more relaxed.

23.3 Roof design

Large eaves and/or deep balconies should generally be provided, especially to the north, west and east side of buildings.

Mono-pitch roofs may be more predominant in this sub-precinct with a lower pitch than in other sub-precincts.

Mansard roofs are not generally considered appropriate to the Orewa precinct architectural design character and should only be used with great design care.

Where buildings turn a corner the roof should be integral with and define this change in directional orientation.



Examples of buildings with varying roof forms and significant eave overhangs. (Examples from Seaside, Florida).

23.4 Verandah protection

Verandahs should be included over all footpaths adjacent to retail or restaurant uses.

Verandahs should be of adequate depth to permit covered outdoor seating to occur where appropriate, i.e. a café, while at a height to allow sun access.

They should be a mix of supported and cantilevered verandahs, constructed of materials appropriate to the Orewa precinct.

Horizontal or inclined glass or translucent canopies and non-permanent materials such as canvas, etc are to be avoided.

A variety of verandahs, with and without soffits, should be provided. Each should integrate well with the design of the building/s. Supported canopies may well have residential balconies above.

Lighting under canopies should be carefully considered to provide adequate light at night without causing glare to the occupants of nearby residences.



Examples of verandahs with and without structural elements 'grounding' their design. Note the integrated signage solutions and 'active' façades above the retail.

24 Basement and retail ventilation

This sub-precinct will have a high proportion of basement parking to provide adequate car parking to residences located above the retail spaces. Ventilation systems should be designed to mitigate noise and the discharge of air, and be appropriately located to integrate with the buildings and their architectural character, and to avoid discharging air on to footpaths at pedestrian level.

25 Cleaning of the buildings

Building design should take account of the need for cleaning of the buildings particularly given the coastal environment. Where possible cleaning systems attached to the roof should be avoided as this solution will conflict with the provision of the desired deep eaves.

26 Signage

Signage should be low key, well designed, integrated within a unified style and character for the sub-precinct, and exhibit the following design characteristics:

It should be clear, concise and elegant, and without back lighting or other forms of illuminated lettering / type.

It should include clearly defined street numbers.

It should not visually dominate the sub-precinct.

It may include the building name and its date of construction on a significant element but not a predominance of commercial signage.

Identification of businesses should be restricted to within the façade of the shop or a hanging sign under the verandah.

Signage should be integrated within the building profile to provide a coherent signage solution. Freestanding signage, sandwich boards and flags shall be avoided.



Examples of effective integrated signage solutions for retail uses from Botany Town Centre.

27 Boundary with Orewa North Primary School

A visual amenity corridor is provided at each of the southern ends of Parkside Drive and Hibiscus Drive. These linkages are extensions of public streets that should transition to form private streets and should maintain strong visual axes to / from the site. At least one point of access to and from the school at least is to be provided.

Buildings along the Orewa North Primary School boundary shall be well modulated and up to a maximum of four stories in height above ground level. Where possible, to address the request of the adjacent school / Ministry of Education representatives, the main habitable spaces (including balconies) of apartments should be orientated towards the north, east or west, rather than directly south over the school and its grounds.

Building façades orientated towards the school, particularly those generated by predominantly bedrooms, bathrooms and utility rooms, should be appropriately

modulated and articulated in order to mitigate the possible perception of building 'backs' and/or excessive/inappropriate building bulk. Appropriate methods can include distinguishing the top floor of buildings by using a finer grain of detail to that of lower floors, providing balconies, or a lighter visual aesthetic (such as larger areas of glass potentially shuttered to limit outward and downward views).

A suitable boundary fence (a permeable fence with hedge is proposed) and landscaped yard should be provided in consultation with Orewa North Primary School as an interface between the proposed buildings and the Orewa North Primary School, with regularly spaced specimen trees replacing the existing bamboo. Such planting should have regard to the existing large trees within the school grounds, which are to remain.