



Shelly Bay Design Guide

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ILLUSTRATIONS
All illustrations have been prepared by the consultant team unless otherwise stated.

DISCLAIMER
All images are provided as illustrative only to supplement the information set out by the guidelines.

The Shelly Bay Design Guide forms part of the global Resource Consent for Shelly Bay and should be read with the Shelly Bay Masterplan.

Revision	Date	Author	Checked By
23	08.03.2019	architecture + McIndoe Urban Wraight + Associates	TWC to confirm

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INTRODUCTION

Intention

The overall intent of the Design Guide is to:

- Capture and give effect to the Masterplan vision as it is built out over time;
- Ensure consistency across the development as a 'whole place';
- Ensure a high quality of design for each project that contributes to the uniqueness and design intention for Shelly Bay; and,
- Manage variations and departures from the guide due to changed conditions over time.

Structure and Content

This document provides a hierarchy of generic (Shelly Bay-wide) and targeted guidelines that articulate the optimal form of development across the project area.

All guidelines are to be read in conjunction with the Shelly Bay Masterplan which illustrates the overall design intention and describes the spatial arrangements, open space and street network and nature of individual project initiatives.

All images are provided as illustrative only to supplement the information set out by the guidelines. These do not represent the precise and final design solutions but describe landscape and open space concept, indicative bulk and form however illustrate only one architectural approach to development here.

Guidelines and Departures

The overall context for the guidelines is to ensure quality delivery of the Shelly Bay Masterplan. It is anticipated that there will be varied individual design solutions not anticipated at this stage that will emerge and therefore an approach is required that sets out matters that are critical and matters where flexibility may be appropriate. Advisory matters comprise guidelines whereas critical matters are addressed as technical specifications and are a requirement of the Masterplan. Both are set out in this document.

Varied design solutions that may be acceptable will be assessed in relation to the guidelines to show the extent to which they satisfy the requirements.

For example the precise final location of building footprints may be subject to adjustment due to geotechnical, organisational planning and technical issues or similar constraints. In these and other instances minor alterations in the location of buildings, lanes and mews is anticipated as long as the general arrangement is retained.

Departures from the guidelines are possible as long as those departures demonstrate exemplary resolution of both architecture and the public realm

at conceptual and detailed design levels. In assessing any such departures and in addition to the guidelines, the following will be considered:

- Consistency with the overarching character areas;
- Other benefits that justify loss of recognised qualities;
- Overall architectural and landscape design quality; and
- Relevance of the activities proposed to support a vibrant and unique Shelly Bay environment.

The flexibility of the Masterplan acknowledges the possibility of discovering remnant pre-1900's elements in-situ during construction. It is anticipated that any pre-1900's elements discovered will be recorded, its relative value assessed in conjunction with Council, and may influence changes to aspects of the Masterplan.

Application of Guidelines

The Design Guide will be used by Council Officers, developers and their consultants as well as the wider community to confirm how the Masterplan is to be implemented and the aspirations for the area realised.

The guide, in conjunction with the Masterplan, constitutes the primary frame of reference for the design of all projects within Shelly Bay.

The Design Guide has no statutory status in relation to the District Plan but forms part of the Resource Consent requirements for the project.

An independent design panel will be established to review and confirm individual projects as they come forward in relation to the Masterplan and Design Guide.

The design panel may, at its discretion, allow alternative solutions and non-compliance with the guidelines if they consider that their inclusion achieves the design outcomes intended for Shelly Bay.

The Design Guide distinguishes between overarching (Shelly Bay-wide) principles, guidelines, and technical specification matters, as follows.

P Principles that are overarching and apply to the development as a whole.

G Guidance (generic and location-specific) that assist the development to contribute positively to a cohesive, unique Shelly Bay urban form.

T Technical specifications that define critical quantitative requirements.

Any development should refer to all relevant principles, guidelines and technical specifications including those in Appendices.

1 MASTERPLAN PRINCIPLES

1.1 The Masterplan

The Design Guide provides the direction for development that is in accordance with the Masterplan and Principles for Shelly Bay. It describes how these are to be applied and used to control development on the ground.

An extract from the Masterplan is shown in the adjacent image and its key outcomes are summarised below.

Masterplan Key Outcomes

The Shelly Bay Masterplan sets out to create a unique waterfront destination for Wellington. Drawing on the site's military history, the special relationship Mana Whenua have to the site and embracing the water's edge and hills, Shelly Bay will become a place of special recreation, a place to live and work and to interact with the natural environment.

Key outcomes of the plan include:

- A high quality publicly accessible waterfront of promenade, wharf and beach;
- Strong expression of two bays and promontories;
- Historic character integrated and authentically displayed;
- Retained robustness and informality of the former air force base;
- A vibrant mixed use 'heart' at Shelly Bay Wharf;
- A unique living environment with a mix of housing ancillary short term accommodation and boutique hotel;
- Enhanced landscape and vegetation with visual and physical connections to the bush-clad hills;
- Upgraded Shelly Bay Road and Massey Road street system;
- Minimised intervention and earthworks to the escarpment; and
- Development largely contained within the lower flat platforms of the two bays.





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1.2 Overall Design Strategy

The Masterplan has evolved to respond to the unique characteristics and features of the Shelly Bay area, including the relationship to the wider peninsular, hills and harbour. The aspiration is for an integrated development with a connected and shared environment where character is developed in response to topography, cultural heritage and landscape patterns.

Figures DG 1.2.1 and DG 1.2.2 opposite describe the key drivers and features of the plan and include:

- Landscape links and views to the bush-clad backdrop;
- Emphasising the promontory arrival points into Shelly Bay as natural landscape spaces;
- Emphasising the bush clad backdrop rather than a dominant wall of tall buildings;
- Creating a publicly accessible, continuous waterfront;
- A visually interesting, diverse and fine grained street edge;
- Creating a heart to the area that optimises the existing historic character buildings;
- Stepping relationship of built form to foreshore;
- Lower scale finer grain to Shelly Bay Road, larger scale forms set up and back; and,
- Acknowledging the former uses and character of the site, and using these to inform final design decisions.

G

DESIGN GUIDANCE

Objectives

O1 To develop an authentic and cohesive local character that draws on history, activity, existing historic buildings and the spectacular foreshore and harbour edge setting.

O2 To ensure each development integrates all relevant design requirements in the best possible way.

Guidelines

G1 Demonstrate an overall coherence with any design proposition at both the level of the building and at the wider 'whole place' of Shelly Bay.

G2 Reuse identified historic character elements for publicly relevant activities, relocating and adapting buildings where this is feasible to do so in order to achieve an optimal character and public realm outcome.

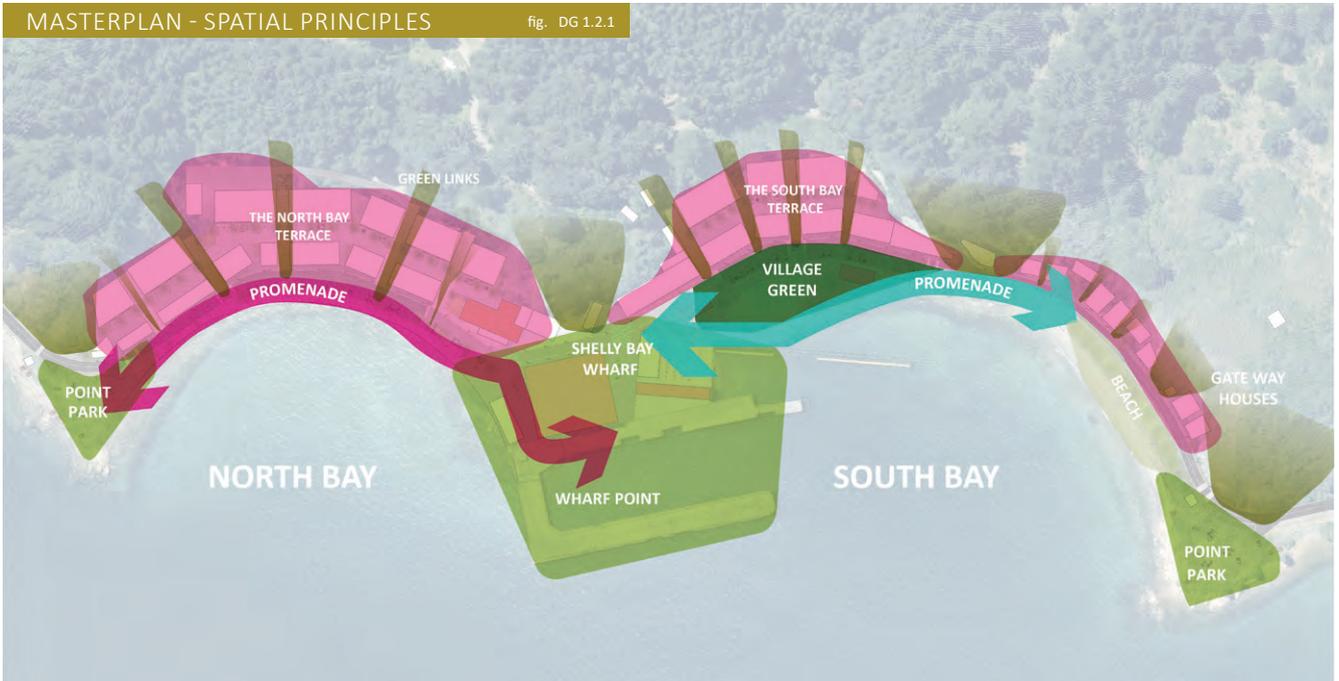
G3 Adapt the Masterplan layout as required (where feasible) to incorporate remnant historic character or pre-1900's elements in the event these are discovered during construction.

G4 Foster intricacy and variation with multiple development sites, integrated by a comprehensively designed and coherent public realm.

Small development plots allow for staged development, and will contribute the richness and intricacy of an established village that is built up over time. The quality of the foundations of the public realm – surfaces and furniture - should be consistent across Shelly Bay, while integrating special features.

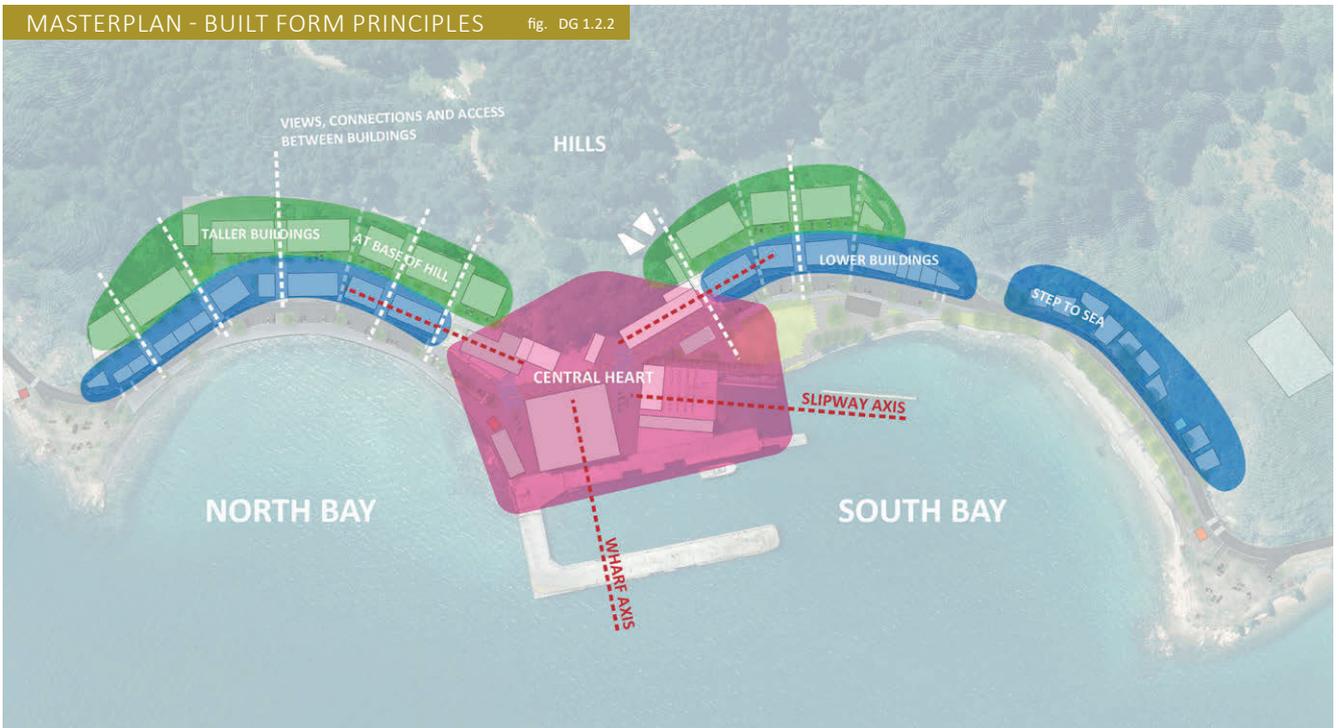
MASTERPLAN - SPATIAL PRINCIPLES

fig. DG 1.2.1



MASTERPLAN - BUILT FORM PRINCIPLES

fig. DG 1.2.2



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1.2

This image illustrates the intended overall urban form, including the scale and relationship between buildings and open spaces within this complex landscape.

This assists an understanding of the wider development context. While the image shows architectural treatment these indicate approaches to form and scale as well as potential for variation and character, rather than representing final architectural solutions.





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1.3 Shelly Bay Urban Character

Shelly Bay's unique character is the result of many factors including its separation and containment, its harbour edge location and engagement with nature, and the history of its occupation.

Existing built form and landscape elements have an aesthetic that is worthy of retention. New development should respect and develop that existing aesthetic rather than replace it. It is intended that Shelly Bay will continue to have a unique character that does not exist elsewhere.

Existing aesthetic characteristics to be retained and/or referred to in the future plan include:

- Relatively few building materials and colours;
- Simple and unadorned structures, rather than those with complex detailing;
- No-nonsense - pragmatic, functional and robust buildings and structures;
- Calm and informal rather than hectic and overly planned design;
- Engagement with both maritime and bush landscape;
- Historic structures and evidence of weathering;
- Existing built fabric with simple vernacular forms, predominantly with linear gables and saw-tooth roofs;
- Visual presence of vegetated spurs and promontories;
- Rocky points, constructed bays and industrial wharf; and
- Visual and physical relationship to the vegetated escarpment

Variety and diversity of individual buildings and open space is to be achieved through:

- The idiosyncrasies of individual sites;
- Their programme and individual accommodation requirements;
- The application of a restricted material and colour palette by a variety of architects and designers, articulated in different ways; and
- Individual houses and townhouses each having a unique design and identity.
- Working with historic elements on the site.



RETENTION OF CHARACTER BUILDINGS

fig. DG 1.3.4



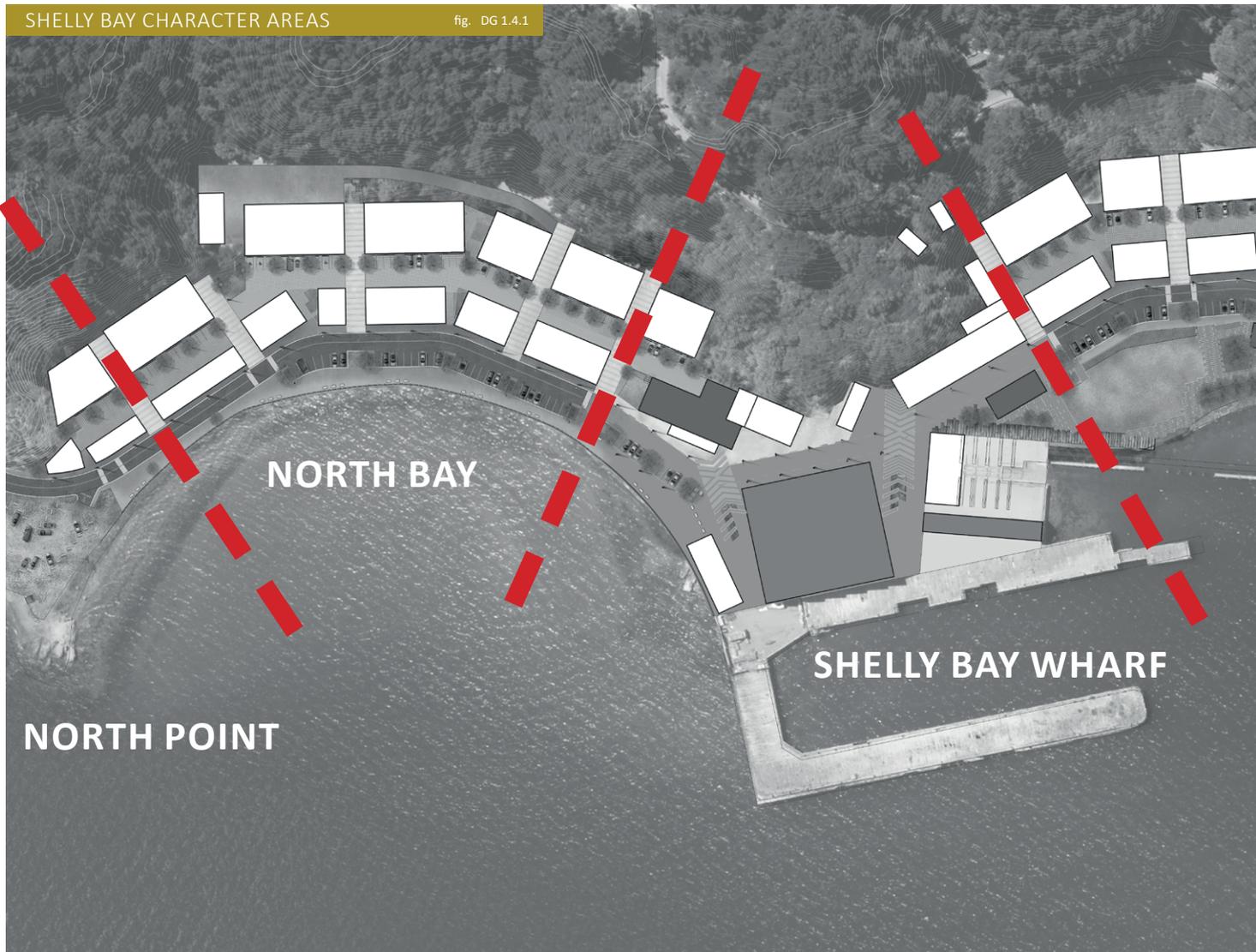
STEPPING DOWN TO THE BAY

fig. DG 1.3.5



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1.4 Proposed Character Areas



The Masterplan establishes the concept of character 'points and bays', each with a related but distinctive waterfront identity and a central Shelly Bay Wharf mixed use heart.

Quality architecture and open space design of this scale requires an equal measure of cohesiveness and variety while maintaining a strong relationship to their surroundings.

Areas 1a, 1b: North and South Points

Two arrival and departure points for Shelly Bay are located to the northern and southern extremities of the area. These have a natural, open space character and provide waterfront access, parking and amenity.

Area 2: North Bay

North Bay is defined by a waterfront promenade that is addressed by residential townhouses and apartments that step up the hill creating a low scale fine grained street edge.

Area 3: Shelly Bay Wharf

The centre of the area on and around the wharf includes a concentrated grouping of historic



character buildings and landscape elements, new buildings and amenities that form a village centre for Shelly Bay.

Area 4: South Bay

South Bay has a less formal water edge than North Bay and includes a village green that allows greater open space and recreational activity between development and the foreshore.

G DESIGN GUIDANCE

Objectives

O1 To develop an authentic local character which draws on history, activity, existing historic buildings and the spectacular foreshore and harbour edge setting.

O2 To provide for five distinct but related character areas across Shelly Bay.

Guidelines

G1 Ensure the design of individual developments support the 'parent' Character Area within which they are located and reinforce the important characteristics of each area.

G2 Reuse historic character buildings where this is feasible to do so as described at section 2.3.

G3 Achieve diversity of a street scene or character area through individual design building expression, in conjunction with consistency achieved by respecting the primary urban form characteristics, namely;

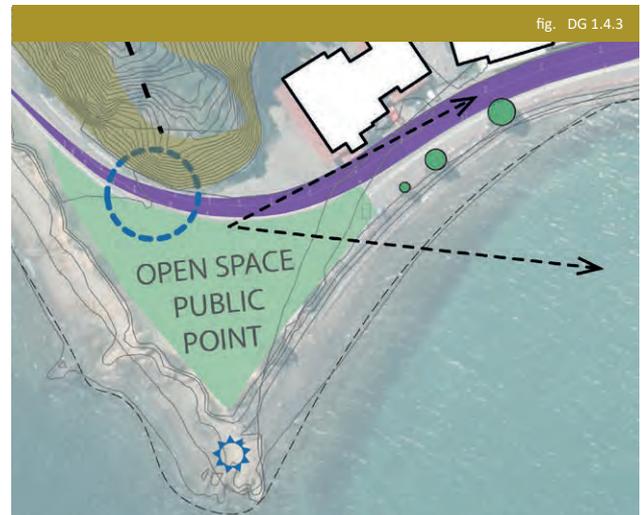
- Plot width/depth;
- Height;
- Building line and setback; and
- Building type.

G4 Ensure consistency and coherence of landscape elements, furniture, details, planting and surface treatments across the different Character Areas.

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1.4

Areas 1a, 1b: North and South Points



Visual Context

Visually exposed and prominent points define the northern and southern ends to Shelly Bay.

The points establish a strong visual and physical relationship to the hills behind and allow views along the wider peninsula and visual connections to the bays.

Key Features and Landmarks

- Natural, rocky outcrops;
- 'Door step' spaces at the base of the promontories that connect to the foreshore;
- Viewing places with public access, parking, seating and sculpture opportunities;
- Landscape features with low scale coastal planting; and
- Kiosk structures for shelter and interpretative functions.

fig. DG 1.4.6



fig. DG 1.4.7



fig. DG 1.4.8



G

DESIGN GUIDANCE

Objective

O1 To create memorable and distinct arrival and departure points on the promontories at the northern and southern ends of Shelly Bay.

Guidelines

G1 Retain the promontories as primarily open space with a natural look and feel.

G2 Provide for small kiosk or shelter structures for the purpose of interpretation and way finding.

G3 Ensure car parking is integrated into a comprehensive landscape design for each point with an informal, natural approach to surfaces.

G4 Provide for coastal ecology restoration with consideration of minimizing impervious surfacing and reintroduction of indigenous native species to support coastal ecological function and biodiversity.

G5 Ensure access for fishing, small water craft and general water recreation including diving.

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Area 2: North Bay



Visual Context

North Bay is a visually contained and well defined and 'constructed' setting with a close relationship of development to the water.

The open space of the bay is defined by its regular curvature offset by development that introduces an informal, relaxed edge reflecting the low-key nature of other settlements around the peninsula.

Views through and over the built edge onto the bush clad hills beyond are a strong visual condition.

Key Features and Landmarks

- A high level of public amenity and foreshore access;
- An attractive and inviting continuous promenade;
- Public access, seating, planting, recreational features;
- Local access and through movement;
- Residential character with a foreground of visually distinctive lower scale houses;
- Taller apartment development beyond that presents a visually discrete background to the bay; and
- Visual breaks between buildings and strong presence of the escarpment and ridge beyond.

fig. DG 1.4.10



fig. DG 1.4.11



fig. DG 1.4.12



G DESIGN GUIDANCE

Objective

O1 To create a distinctive North Bay character area as part of, and related to, the wider Shelly Bay identity.

Guidelines

G1 Ensure development establishes a lower scale, finer grain development fronting the promenade as a foreground to the larger scale and grain of development beyond.

G2 Ensure building frontage and roof designs fronting Massey Road create a diverse, attractive and well-surveilled public realm.

G3 Ensure a continuous promenade is created that integrates with Massey Road and provides a high quality public waterfront setting

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1.4

Area 3: Shelly Bay Wharf



Visual Context

The historic Shelly Bay Wharf area lies centrally between North and South bays and projects out into the foreshore as a built promontory.

The built nature of the centre contrasts with the natural north and south promontories and is a unique and special place for Shelly Bay.

The wharves provide a position within Shelly Bay where it is possible to look north or south along both bays and the bush-clad escarpment, reinforcing a sense of centrality.

Remnant pre-1900's or historic character elements discovered during construction, may be incorporated into designs where practical.

Key Features and Landmarks

- An informal arrangement of historic structures set in open space providing authentic local character;
- An open and accessible waterfront potentially providing ferry access;
- A retained slipway complemented by unique 'special buildings';
- A pedestrian priority place with shared surfaces;
- A mixed use, local centre offering both amenity for residents and a destination for visitors; and,
- Generally low scale buildings to avoid visual dominance over historic structures.



fig. DG 1.4.14



fig. DG 1.4.15



fig. DG 1.4.16



fig. DG 1.4.17

G DESIGN GUIDANCE

Objectives

O1 To create a distinctive Shelly Bay Wharf character area as a 'heart' and mixed use centre to Shelly Bay.

O2 To maintain and re-purpose notable historic character buildings and structures or remnant pre-1900's elements discovered during construction within an informal and authentic public realm setting.

Guidelines

G1 Maintain the visual and physical dominance of historic structures as the primary drivers of local character.

G2 Re-purpose historic character structures and elements in a way that maintains their intrinsic and important physical characteristics (see section 2.3). Appropriate uses include:

- Commercial
- Residential
- Hospitality
- Hotel or short term accommodation
- Ancillary amenities to complement the residential activities

G3 Ensure the design of the public realm reflects the area's military history and maritime activity, and is characterised by simple robust materials and elements.

G4 Ensure a pedestrian priority slow speed environment is established utilising shared surface design.

G5 Activate the water's edge with small kiosk public amenity buildings and historic character structures that engage with the spaces around.

G6 Maintain a generally low scale of development and open informal public realm.

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1.4

Area 4: South Bay



Visual Context

South Bay has a more open geometry with stronger natural expression and less contained feel compared to North Bay. The beach area contributes to this condition. Much of the bay is closely defined by the escarpment with a larger flatter area to the north towards Shelly Bay Wharf.

Views through and over development at the base of the escarpment onto the bush clad hills beyond are important to maintain the sense of drama and connection between land and sea.

Key Features and Landmarks

- A green open space neighbourhood park that

creates public invitation and generosity along the foreshore;

- A natural and informal beach with pedestrian, tree-lined access along the top of the beach and bank;
- Low key, individual houses along the bay at the base of the escarpment with views between;
- More intensive development overlooking and set back from the park;
- Community and cafe functions that activate the park and water's edge;
- A high level of public amenity and foreshore access with continuous promenade; and
- Public access, seating, planting, recreational features.

fig. DG 1.4.19



fig. DG 1.4.20



fig. DG 1.4.21



fig. DG 1.4.22



G

DESIGN GUIDANCE

Objective

O1 To create a distinctive South Bay character area as part of, and related to, the wider Shelly Bay identity.

Guidelines

G1 Ensure a natural waterfront feel is achieved in contrast to North Bay through provision of a beach and green space with continuous and informal public access.

G2 Ensure the plot grain is carried through and expressed as individual developments, that is, avoid amalgamation of plots.

G3 Establish a lower scale, finer grain development fronting the village green and foreshore as a foreground to the larger scale and grain of development behind.

G4 Ensure a variety of designs between plots is achieved for detached house developments at the base of the escarpment.

G5 Ensure the village green is activated by cafe and community functions, children's play spaces and well-surveilled by any adjacent development.

1

1.5 General Principles

Proposals for all buildings, streets and spaces contained in the Masterplan should adhere (where relevant) to seven general principles.



P ESTABLISH A WELCOMING PUBLIC WATERFRONT

This will be achieved by:

- High quality public realm as an integral part of a successful urban village and an attractor for visitors;
- Waterfront promenade, wharf access and a mix of publicly relevant water edge activities in quality waterfront promenade and spaces, and re-used historic character buildings; and
- Visitor car parking provided in strategic locations, integrated in a way that does not dominate public spaces.

P CREATE A MEMORABLE PUBLIC DESTINATION

This will be achieved by:

- A combination of public waterfront, and adaptively re-used historic character buildings;
- Retention and adaptive reuse of the slipway, historic character elements and buildings that give a strong local sense of place and make this place unique;
- Expression of history through the underlying structure of development, the authenticity of cultural references that inform its design; and
- Notable artwork, including potentially land art and art installations.

P DELIVER A LIVABLE URBAN NEIGHBOURHOOD

This will be achieved by:

- Integrating the places, spaces and activities that provide for a sense of community to develop;
- Quality public open spaces and recreational opportunities that will attract and support families and residents of all ages;

- Concentrating residents and provision for visitors to support local services and activities; and
- Considering CPTED principles in all design, including but not limited to ensuring informal surveillance with appropriate usability, and eliminating opportunities for concealment and entrapment.

P PROVIDE RESIDENTIAL AMENITY AND CHOICE

This will be achieved by:

- Providing a mix of unit sizes, types and situations to provide for a variety of residents and respond to changing market expectations;
- Providing housing for the elderly; and
- Integrating a variety of public spaces and places that are available to and support all residents, and which compensate for the smaller private open spaces provided with intensive residential development.

P CREATE A SENSE OF PUBLIC GENEROSITY

This will be achieved by:

- The village green in South Bay which is a large green open space for locals to occupy and visitors to enjoy, particularly those with young families and which will enhance cafe, community and commercial functions;
- The wide public promenade in North Bay which encourages people to walk the length of the bay and provides shelter and places to sit along the way;
- Ensuring private development connects with and addresses the public realm in a positive way; and
- Providing facilities such as parks and toilets for public use at no charge to the user.

P PROMOTE SUSTAINABLE INNOVATION FOR THE FUTURE

This will be achieved by:

- Comprehensively planned development that optimises urban development within a landscape setting, and integrates a mix of activities and types of residential development;
- Facilitating multi-modal travel, including public transport, cycling and walking;
- Concentration and intensity that provides for compact living; and
- Integrating passive solar design and encouraging active ESD features in all development.

P ACHIEVE CERTAINTY OF HIGH QUALITY

This will be achieved by:

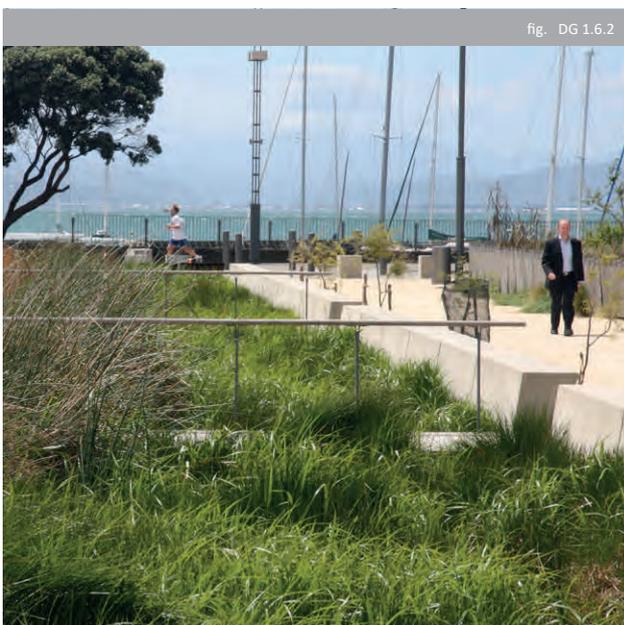
- A comprehensive public space plan;
- Masterplan, guidelines and processes to assure quality outcomes; and
- Scope for design flexibility in the plan and guidelines to optimise the type and quality of development as it is implemented over time.

1

1.6 Public Realm Principles

Objectives and guidelines for the public realm comprising streets and open spaces are detailed at Parts 3 and 4 of this guide. In addition, the principles set out below are to be applied to all public realm proposals.

Public realm proposals are required to be accompanied by a detailed design brief for the further design development of the Public Realm describing how each of these general principles is applied.



P FORM AND CONCEPT

- Ensure spaces are connected and shared, publicly accessible environments.
- Design a memorable public realm, one that responds to the site's Character Areas and the intrinsic/special qualities that define them

P ENSURE WHOLE OF PUBLIC REALM DESIGN COORDINATION

- Co-ordinate form and materiality within the Character Areas to express each Area's distinctive qualities whilst maintaining a consistent language/ palette that is recognisable across the Precinct.
- Ensure consistency and coherence of landscape elements, furniture, details and surface treatments across different areas and along streets, lanes and mews.

P PROVIDE ACCESSIBILITY AND CHOICE

- Provide the public with multiple opportunities for how they access and use the precinct.
- Provide for multiple modes of access ensuring Universal Access is achieved wherever practicable.
- Ensure good quality access by private vehicle.
- Provide public amenities (toilets, changing, showers) in an accessible, safe and visible location.

P PROVIDE SHELTER AND OCCUPATION

- Provide multiple places for people to sit in various locations where shelter may be obtained in different conditions.
- Retain existing trees where practicable and plant new trees to provide shelter and shade.

fig. DG 1.6.3



fig. DG 1.6.4



P USE APPROPRIATE MATERIALS AND PLANTING

- Use robust and durable materials suitable for the coastal situation.
- Reflect and develop the character of the place with selection and use of materials.
- Use native coastal species tolerant of site specific conditions for planting in public space.

P INTEGRATE ENVIRONMENTAL INFRASTRUCTURE AND SUSTAINABILITY

- Support ecological function and biodiversity through selection of native coastal species in appropriate collections.
- Undertake ecological repair including removal of weed species and reintroduction of indigenous native species.
- Treat polluted stormwater from roads and parking, in a visible manner where feasible, prior to release into the marine environment.
- Ensure design is resilient to predicted sea level rise and storm surge impacts for life cycle of materials, elements and structures.

P PROVIDE FOR MAINTENANCE AND SERVICEABILITY

- Utilise robust and simple materials and structures that are capable of withstanding the marine environment and the rigours of daily use.
- Consider material robustness and life cycle properties in materials selection and design of structures and elements.

P ENSURE A SAFE ENVIRONMENT FOR USERS AND INHABITANTS

- Consider CPTED principles in all design, including but not limited to ensuring informal surveillance with appropriate usability, and eliminating opportunities for concealment and entrapment.

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1.7 Cultural Overlay

Kapakapa kau ana te manu muramura ki te
tai whakarunga
Māwewe tonu ana te motu whāriki o te tai whakararo
Makuru tini e hua ki whakatupua-nuku
Matuatua rahi e hua ki whakatupua-ruheruhe
Pukahu mano e hua ki whakatupua-rangi
Inā te tai hekenga ki runga o Tai Kuru e...
Tihei mouri ora

The redevelopment of Taikuru, also known as Shelly Bay, presents a unique development opportunity for Taranaki Whānui in its endeavours to contribute to the restoration, revitalisation, strengthening and enhancement of the cultural, social and economic well-being of Taranaki Whānui ki Te Upoko o Te Ika.

A range of design and placemaking principles will be incorporated into the final development strategy that will give recognition to Taranaki Whānui as mana whenua and the partnering role it will play in the redevelopment of Shelly Bay/Taikuru.

The following confirms the design and development objectives that will be given consideration in the development of Shelly Bay/Taikuru built and urban form.

The formulation of these principles and their physical implementation has been informed by Port Nicholson Block Settlement Trust (“PNBST”) vision, mission and strategic objectives.

As a guide it is intended an iterative process will be entered into through the conceptual and detailed design process between TWC and PNBST their partners and respective designers.

In developing this guide draws on the seven key principles of Auckland Council, Auckland Design Guide, Te Aranga Principles to provide a framework for organising the key design drivers that will underpin the short to long term design and development strategies for Shelly Bay/Taikuru.

fig. DG 1.7.1





1

1.7

**Ki te whakahou, whakapakari
me te whakanikoniko i te ahurea,
papori, rangatiratanga o
Taranaki Whanui ki Te Upoko o Te Ika**

**To restore, revitalise, strengthen
and enhance the cultural, social
and economic well-being of
Taranaki Whanui ki Te Upoko o Te Ika**

The main focus for the Trust in terms of ensuring the Moemōea is upheld and followed through is the well-being of its people

- 1 Mana Rangatiratanga: Authority**
Recognise and respect the status of Taranaki Whanui as mana whenua
 - Identify the primary mana whenua group as well as wider mana whenua interests in any given development.

- 2 Whakapapa: Names and Naming**
Celebrate the names of importance in place to Taranaki Whanui
 - Mana whenua will establish the correct use of ancestral names (including macrons) and their application within the development.
 - Establish interpretive signs and panels at key destinations.
 - The telling of stories through interpretive forms at key destination points and locations.

- 3 Taiao: The Natural Environment**
Protect, maintain and/or enhance the natural environment
 - Establish indigenous vegetation on the view corridors to the escarpment and hillsides behind the development (aligned on the lanes).
 - Re-establish local bio-diversity with indigenous coastal species within rain gardens, at the coastal edge, including on the point parks, and on the escarpment behind the development.
 - Integrate indigenous planting within the parking mews, albeit that this might be in combination with some exotic species to allow for shade and



fig. DG 1.7.2

- 4 Mauri Tu: Environmental Health**
Protect, maintain and/or enhance environmental health
 - Retention of existing native fauna and establishment of new areas of native species relative to the location.
 - Integrate technologies in built form and infrastructure that will ensure the long term sustainability of our environment through:
 - Stormwater disposal
 - Energy conservation
 - Building materials/ materiality
 - Innovative sustainable waste management
 - Rain gardens
 - Monitoring programmes

5 Mahi Toi: Creative Expression

Capture and express Taranaki Whanui narratives in a creative and appropriate way

- Utilise public art to tell the stories of those who have gone before and the stories of Taranaki Whanui and their tūpuna and the future.
 - The creation story
 - Ngake and Whataitai
 - The arrival of Taranaki Whānui and what’s happened to date.
 - The future vision of Taranaki Whānui
- Consider contemporary expression of narratives.
- Reflect Taranaki Whanui identity in shared landscapes and open spaces with means including:
 - Materiality
 - Patten and form
 - Name
 - Interpretative forms
 - The Tenths concept – showing how a tenth division might be demonstrated
- Express and celebrate arrival by land, sea, and air.
- Formation of waharoa and/or Pou whenua.

6 Tohu: The Wider Cultural landscape

Acknowledge the sites cultural landmarks and locations of significance to Taranaki Whanui whom are responsible as Kaitiaki to those Iwi and hapu who have gone before.

- Provide interpretative material identifying site specific and locational linkages to wāhi tapu, maunga, awa, puna, mahinga kai and ancestral kainga

7 Ahi Kā: The Living Presence

Ensure Taranaki Whanui have an enduring presence at Shelly Bay

- Celebrate inclusivity through:
 - Public places.
 - Name and place.
 - Providing opportunities for current and future generations.

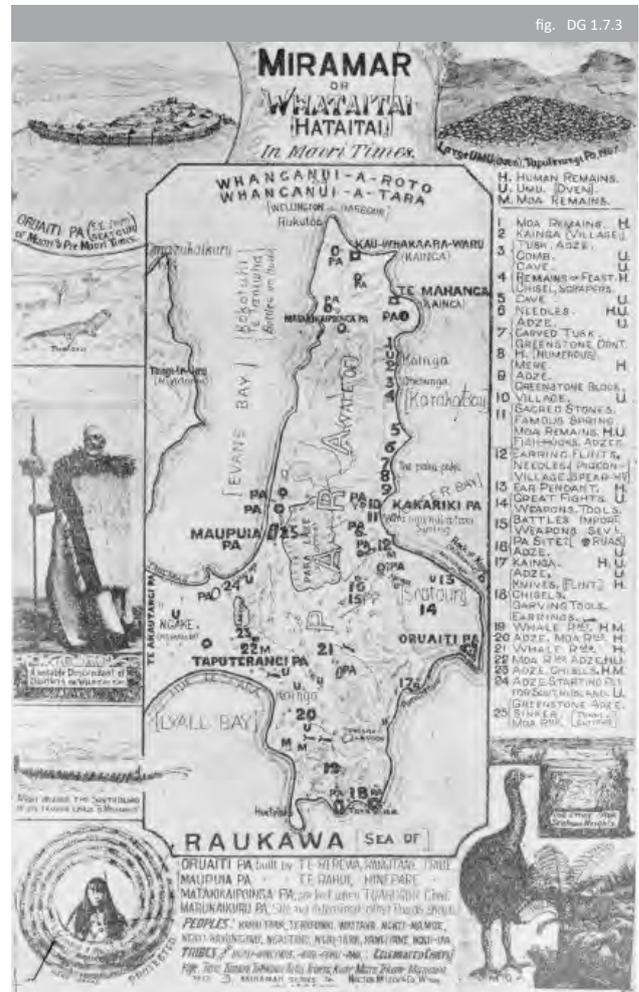


fig. DG 1.7.3

2 BUILT FORM

2.1 The Regulating Plan

The Regulating Plan controls the spatial and built form outcomes for Shelly Bay. It identifies the position and alignment of streets, spaces and private development blocks and buildings as described in detail by the masterplan.

Development Blocks and Massing Plan

The development block boundary defines the limits of each private land parcel and the adjacent public spaces (street, open space or footpath).

Building Lines

Each development is to have a clearly defined building line that creates a disciplined urban edge according to the vision of the Masterplan. The building line establishes a relationship between individual buildings and their street or open space setting and contributes to the overall future Shelly Bay character.

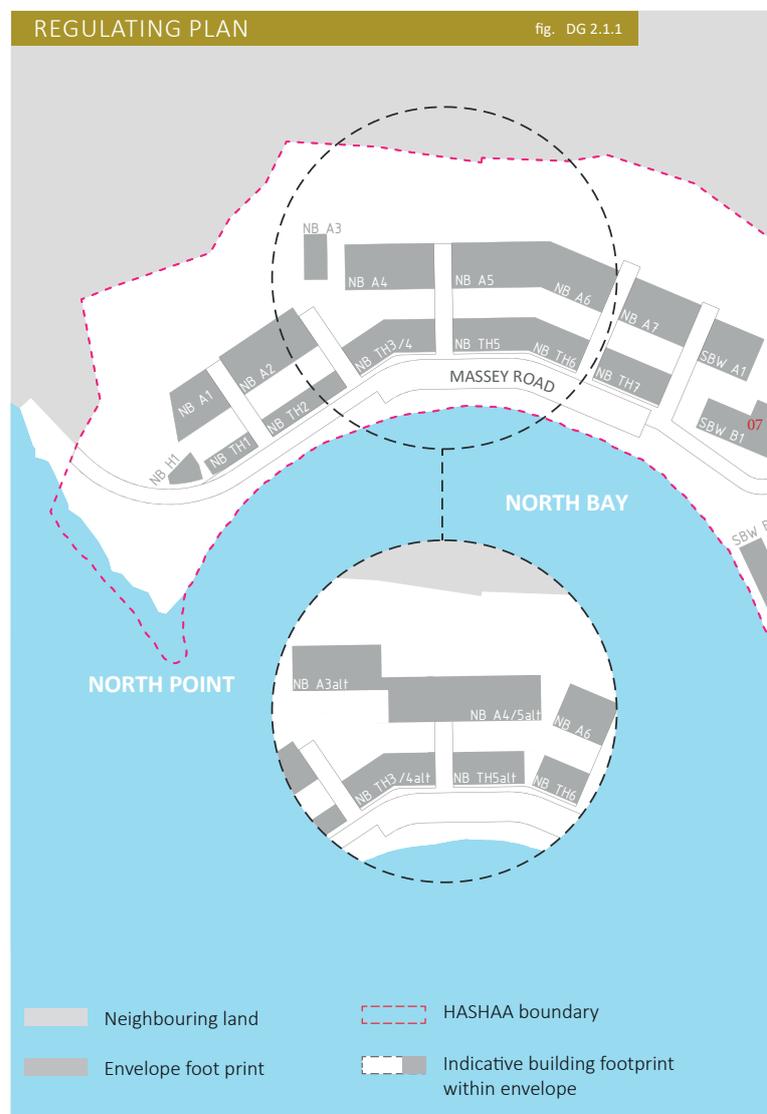
Scope for adjustment of the precise location of building lines is anticipated and provided for on page 2 of the design guide.

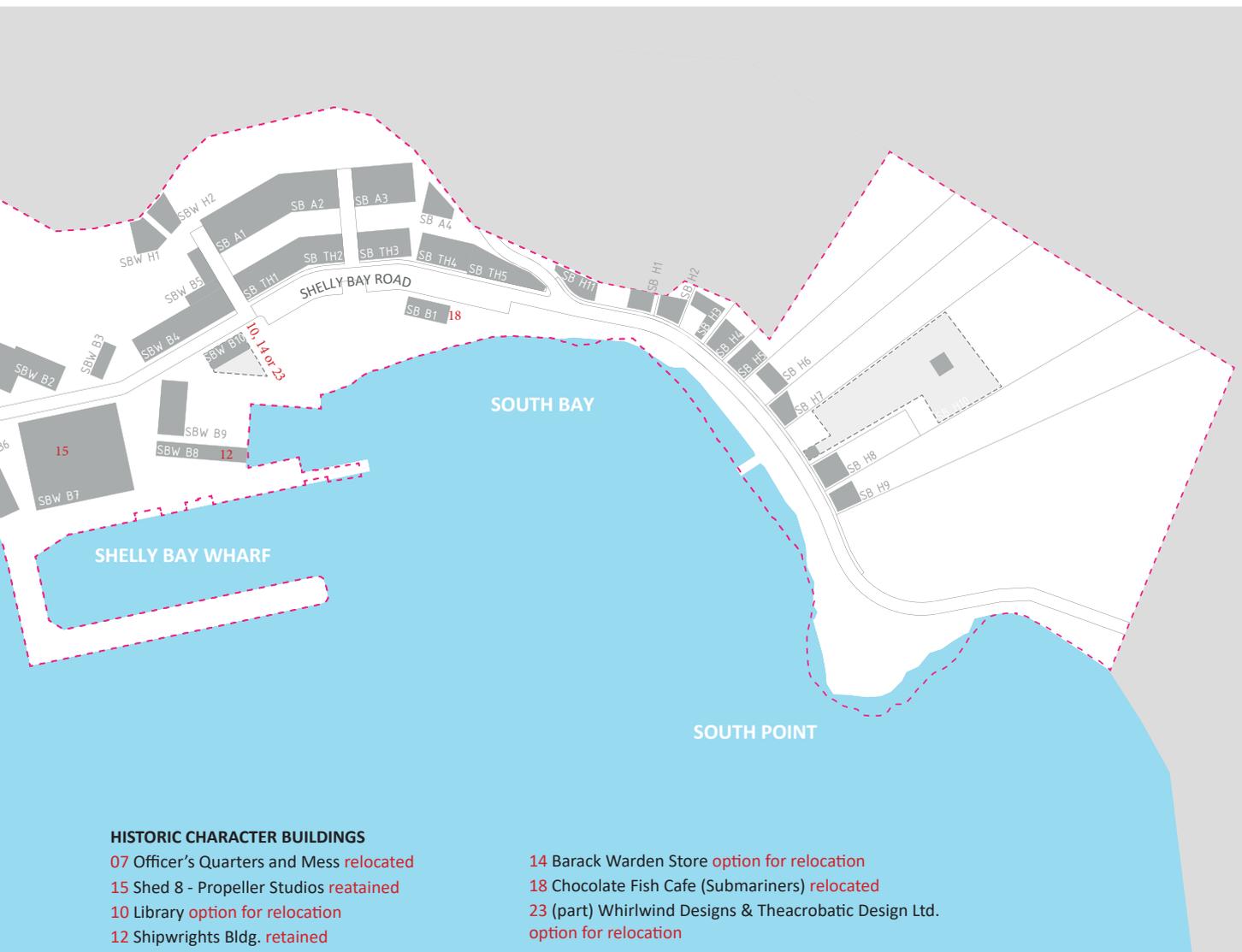
Each building is to respect the common building line. Designers are required to specify in detail the building line on a block-by-block basis. The exact alignment of this will take account of:

- Building Types (section 2.2);
- The required privacy strip for each street type (Part 3 Streets); and
- Other contextual factors (e.g. trees) to be worked around.

T TECHNICAL SPECIFICATION

Each parcel is defined according to the specified block boundary in the plan above. Further requirements are specified according to Building Types and section 2.4 developable envelopes.





2

2.2 Building Types



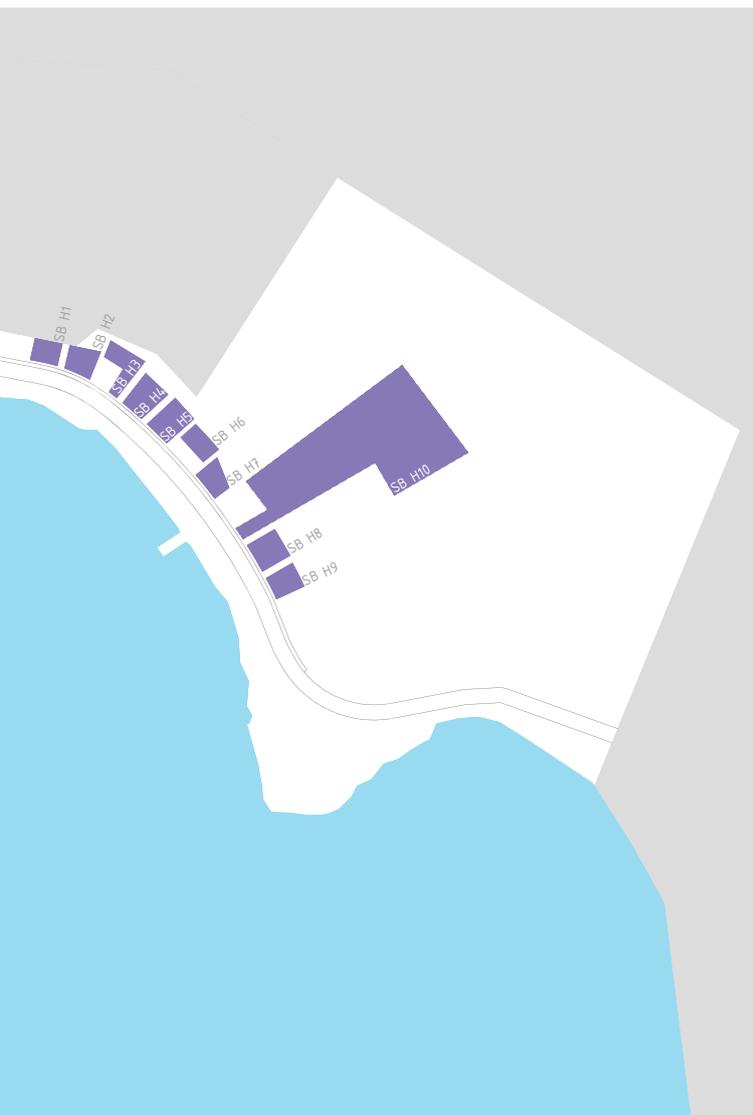
The Masterplan comprises a range of development building types. Each has distinctive characteristics and unique design parameters that are identified in this section.

Building types are located within development blocks that may include more than one building and varied building types. Each development block is bounded on each side by either public realm or adjoining private boundaries. The development block boundary equates with the limits of private ownership.

T TECHNICAL SPECIFICATION

Developers are required to adhere to the development block boundary as specified in the Masterplan to ensure that plans for adjacent public infrastructure and utility services can be implemented. The design of each development will be required to adhere to the principles for the corresponding building type.

The building footprint within each building type indicates the maximum extent of the building footprint. Detailed building design may lead to



adjustment of these footprints, however must remain consistent with general arrangement and intention of the guidelines.

G DESIGN GUIDANCE

Objectives

- O1 To give effect to the Masterplan and its intended outcomes.
- O2 To develop high quality and high amenity accommodation and open spaces.
- O3 To ensure all building development contributes to a high quality public realm.
- O4 To achieve an environment with buildings that are restrained, understated and not attention seeking, and spaces that are attractive and express an authentic sense of place.
- O5 To achieve high quality design that is aesthetically coherent, demonstrates both visual richness and order and a sophisticated response to site and context

2

2.2

Type 1: Apartment Buildings



TYPE 1: APARTMENT BUILDINGS fig. DG 2.2.2



Multilevel apartment buildings with integrated car parking within the North Bay and South Bay precincts.

These buildings set at the base of the hill and behind lower scale townhouses and detached houses. Building footprints are dimensioned to assist and encourage most apartments to have a view towards the harbour. To avoid a monolithic scale they have restricted footprints and are to have a vertical emphasis and articulation. Their look and feel should be restrained, understated and unpretentious rather than attention seeking. A guideline for mid to dark coloured materials is intended to result in these buildings receding into the hillside behind.

PROTRUSIONS fig. DG 2.2.3



G DESIGN GUIDANCE

Guidelines

G1 Reduce the horizontal scale of apartment buildings by ensuring:

- These do not have a frontage width wider than 35m; and
- They are separated by at least 4m from another apartment building on the site.

G2 Allow protrusions beyond the footprint envelope above first floor level for balconies, bay windows and other building elements, these can include:

- 2m of unenclosed space beyond the envelope on the front and rear facades;
- 1m of unenclosed or enclosed space beyond the envelope, up to 30% of the surface area on the side facades.

G3 Provide a distinct vertical plan recess or step to create articulation of form into two unequal width elements in any apartment buildings with a frontage width of over 21m.

- The recess should be between 0.5m and 3.5m wide and should step in plan 2m or more. The recess or step should be accompanied by a roof height variation of at least 2m.
- If the facade of the building steps, the faces should be stepped in plan 2m or more.

G4 Provide a minimum 6m ground to first floor interstorey height. Elevate the first floor to improve views and outlook from lower level apartments, and to allow a contingency for sea level rise, car stackers, storage, and repurposing for alternative uses.

G5 Elevate ground floor habitable rooms about 600 to 1000mm above the footpath to improve privacy and to allow a contingency for sea level rise. Garages and other non-habitable rooms are excluded from this requirement.

FACADE ARTICULATION

fig. DG 2.2.4



FACADE ARTICULATION

fig. DG 2.2.5



FACADE ARTICULATION AT GROUND

fig. DG 2.2.6



G6 Ensure roofs do not dominate the overall building expression as seen from the ground. Avoid figurative roofs. Visible roofs and parapets should be horizontal.

G7 Articulate side facades with windows and openings, to a maximum of 50% to avoid overglazing, with these openings located to maintain visual privacy between neighbouring dwellings. Ensure openings are offset to avoid direct sight-lines and deploy design techniques such as angled windows and screens to assist privacy.

G8 Articulate ground level facades to car parking garages to contribute to the visual amenity of the Lanes and Mews. Green walls and porous screens are encouraged.

G9 Provide one car parking space for each dwelling unit.

2

2.2

Type 2: Town Houses



Multilevel townhouse buildings with integrated car parking are located within the North Bay and South Bay precincts. To create variation and diversity they are to have a vertical emphasis and articulation that requires differentiation and individual identity. Freedom is allowed to encourage and facilitate diversity and each dwelling within a townhouse building must have an individual identity and should be noticeably visually different from its immediate neighbours. Limitations on building expression will be achieved via permitted materials and colours. A requirement for lighter coloured materials is intended to result in these dwellings being more obvious than the apartments behind. Entrance and public realm interface requirements help to establish a casual and informal neighbourhood character that encourages social interaction.



G DESIGN GUIDANCE

Guidelines

G1 Reduce the horizontal scale of townhouse buildings by ensuring:

- these do not have a combined frontage width of more than 28m; and
- they are separated by at least 2m from another townhouse building on the same site by a public pathway linking the main road and the Mews.

G2 Allow glimpse views to the harbour from dwellings behind by lowering a portion of the building by at least one storey in locations identified by the Masterplan (section 4.4).

G3 Provide within any townhouse building one dwelling that has a frontage width that is noticeably different from any other in the building for around one in every three townhouses. This is to create variety and express the identity of individual townhouses.

G4 Articulate rooftops to reduce bulk and assist with establishing individual townhouse identity, and give each dwelling its own individual roof.

G5 Ensure each townhouse has a distinct identity and is noticeably different from its immediate neighbours by employing variation in façade, roof-scape and hard landscape composition and articulation, and materials and colour.

G6 Set back the front façade 1m from the main road in locations as identified in the Masterplan, and provide planting within this setback.

G7 Allow protrusions beyond the footprint envelope for balconies, bay windows and other building elements that are located to avoid conflict with vehicles and can include:

PROTRUSIONS

fig. DG 2.2.9



OUTDOOR LIVING

fig. DG 2.2.10



CAR PARKING FROM REAR

fig. DG 2.2.11



ENTRANCE PORCH

fig. DG 2.2.12



- enclosed space extending up to 1m beyond the envelope on the rear/mews and lane facades, and assuming the space is one storey high, comprising not more than 15% of the surface area; and
- open balconies and canopies that protrude not more than 1m from the envelope for non-residential activities.

G8 Articulate side facades with windows and openings, to a maximum of 20% of the wall area to avoid overglazing, with these openings located to maintain visual privacy between neighbouring dwellings.

G9 Use glass balustrades with discretion to ensure these do not visually dominate building frontages and that the intended informal coastal urban character is achieved.

G10 Elevate ground floor habitable rooms about 600 to 1000mm above the footpath to improve privacy and to allow a contingency for sea level rise. Garages and other non-habitable rooms (including any café or service retail use) are excluded from this requirement.

G11 Orientate the front entrance of all townhouses to the main road, and locate the entrance within a recessed porch with shelter over.

G12 Provide a terrace, verandah or similar space at the ground floor frontage that may include the entrance porch and which residents can occupy and from which engage with passersby. This should have a minimum area of 9m², a minimum depth of 2m, a floor level of about 450 to 1000mm above footpath level and boundary treatment that allows good visual connection with the street edge.

G13 Provide one carparking space for each townhouse, accessing this from the rear Mews unless otherwise provided for on the Masterplan.

2

2.2

Type 3: Detached Houses



TYPE 3: DETACHED HOUSES fig. DG 2.2.13



Individual standalone houses are set along the main road. To create variation and diversity they are to have a vertical emphasis and articulation that requires differentiation and individual identity. Their look and feel should be restrained, understated and unpretentious rather than attention seeking, although more freedom is allowed to encourage and facilitate diversity. Entrance and public realm interface requirements are imposed to establish a casual and informal neighbourhood character that encourages social interaction. Garage and car parking restrictions are imposed to avoid car parking being dominant.

G DESIGN GUIDANCE

Guidelines

G1 Reduce the footprint of a fourth level by ensuring it has a frontage width no greater than 50% of the floor below.

G2 Ensure the total floor area of any house or single detached house that contains more than one household unit are restricted to a total of 320m² per site.

G3 Set back the front façade 1m from the main road in locations as identified in the Masterplan, and provide planting within this.

G4 Provide a facade setback of either 1m or 2m from the side boundary as required in the Masterplan, and provide planting within this.

G5 Articulate side facades with windows and openings to a maximum of 50% of the wall area, with these openings located to maintain visual privacy between neighbouring dwellings.

G6 Use glass balustrades with discretion to ensure these do not visually dominate building frontages and that the intended informal coastal urban character is achieved.

INDIVIDUALITY fig. DG 2.2.14



PROTRUSIONS

fig. DG 2.2.15



ENTRANCE PORCH

fig. DG 2.2.16



OUTDOOR LIVING

fig. DG 2.2.17



G7 Allow protrusions beyond the footprint envelope for balconies, bay windows and other building elements that can include:

- 1m of unenclosed or enclosed space beyond the envelope into the 2m side facade setback up to 30% of the surface area

G8 Ensure each house is noticeably visually different from its immediate neighbours. Achieve this through facade and roof articulation, choice of materials and colour, and front yard landscaping.

G9 Elevate ground floor habitable rooms between 600 and 1000mm above the footpath to improve privacy and to allow a contingency for sea level rise. Garages and other non-habitable rooms are excluded from this requirement.

G10 Orientate the front entrance of all detached houses to the main road, and locate the entrance within a recessed porch with shelter over.

G11 Provide a terrace, verandah or similar space at the ground floor frontage that may include the entrance porch and which residents can occupy and engage with passersby. This should have a minimum area of 9m², a minimum depth of 2m, a floor level 450-1000mm above footpath level and boundary treatment that allows good visual connection with the street edge.

G12 Provide one carparking space for each detached house or dwelling unit within a detached house

G13 Locate garage doors to prevent cars parking in front of houses, across the footpath between the kerb and garage door.

G14 Limit garage doors to one per dwelling and not more than 4.8m wide at the frontage.

2

2.2

Type 4: Aged Care Facility



The aged care facility includes multilevel apartment buildings with integrated communal facilities and car parking.

These buildings set adjacent to Massey Road, at the base of the hill and on the elevated site that previously accommodated the Hospital. Building footprints are dimensioned to assist and encourage most apartments to have a view towards the harbour. To avoid a monolithic scale they have restricted footprints and are to have a vertical emphasis and articulation. Their look and feel should be restrained, understated and unpretentious rather than attention seeking. A requirement for mid to dark coloured materials is intended to result in these buildings receding into the hillside behind.



G DESIGN GUIDANCE

Guidelines

G1 Ensure each dwelling is noticeably visually different from its immediate neighbours. Achieve this through facade and roof articulation, choice of materials and colour, and front yard landscaping.

G2 Set back the front façade 1m from the main road in locations as identified in the Masterplan, and provide planting within this setback.

G3 Allow protrusions beyond the footprint envelope for the rear buildings at first floor level and above for balconies, bay windows and other building elements that can include:

- unenclosed space up to 2m beyond the footprint envelope on the front and rear facades ;
- unenclosed or enclosed space up to 1m on the side facades, comprising not more than 30% of the surface area

G4 Allow protrusions beyond the footprint envelope for the front buildings above 4.8m from ground level for balconies, bay windows and other building elements that can include:

- 1m of unenclosed or enclosed space beyond the envelope on the side facades (lanes) up to 15% of the surface area

G5 Provide a distinct vertical recess or step to create articulation of form into two unequal width elements in any apartment buildings with a frontage width of over 21m.

- The recess should be between 0.5m and 3.5m wide and should step in plan 2m or more. The recess or step should be accompanied by a roof height variation of at least 2m.
- If the facade of the building steps, the faces should be stepped in plan 2m or more.

G6 Provide a minimum 6m ground to first floor interstorey height for rear buildings. Elevate the first floor to improve views and outlook from lower level apartments, and to allow a contingency for sea level rise, car stackers, storage, and repurposing.

G7 Elevate ground floor habitable rooms in front buildings about 600 to 1000mm above the footpath to improve privacy and to allow a contingency for sea level rise. Garages and other non-habitable rooms are excluded from this requirement.

G8 Ensure roofs do not dominate the overall building expression as seen from the ground. Avoid figurative roofs. Visible roofs and parapets should be horizontal.

G9 Articulate side facades with windows and openings, to a maximum of 50% for rear buildings and 20% for the front buildings to avoid overglazing. Ensure these openings are located to maintain visual privacy between neighbouring dwellings.

G10 Articulate ground level facades to carparking garages to contribute to the visual amenity of the lanes and mews. Green walls and porous screens are encouraged.

G11 Articulate rooftops on front buildings to reduce bulk and assist with establishing individual townhouse identity, and give each dwelling its own individual roof.

G12 Provide a front entrance for all apartments fronting Massey Road, and locate the entrances within a recessed porch with shelter over.

G13 Provide a terrace, verandah or similar space at the ground floor frontage, of front buildings, that may include the entrance porch and which residents can occupy and engage with passersby. This should have a minimum area of 9m², a minimum depth of 2m, a floor level 450-1000mm above footpath level and boundary treatment that allows good visual connection with the street edge.

G14 Provide car parking for each apartment as follows:

- Care suites no requirement
- Studio apartments no requirement
- 1 bedroom apartments one car park for every three apartments
- 2 bedroom apartments one car park for every two apartments
- 3+ bedroom apartments one car park for every apartment

AGED CARE FACILITY

fig. DG 2.2.19



AGED CARE FACILITY

fig. DG 2.2.20



2

2.2

Type 5: Special Buildings



A small number of new special buildings are located in the Shelly Bay Wharf precinct. These are:

- Mixed Use building
- Boutique Hotel Annexe – located adjacent to the relocated Building 07 (refer Section 2.3)
- Carstacker buildings
- Wharf Pavilion
- Slipway Building – located above the northern end of the Slipway



G MIXED USE BUILDING GUIDANCE

Guidelines

G1 Articulate the facade to ensure individual dwellings are identifiable, with the overall facade appearing visually as one building.

G2 Provide a minimum 6m ground to first floor interstorey height. Elevate the first floor to improve views and outlook from lower level apartments, and to allow a contingency for sea level rise and repurposing for alternative uses.

G3 Articulate side facades with windows and openings to a maximum of 20% of the wall area, with these openings located to maintain visual privacy between neighbouring dwellings.

G4 Allow protrusions beyond the footprint envelope at 6m above ground level and above for balconies, bay windows and other building elements that can include:

- unenclosed or enclosed space extending up to 1m beyond the envelope on the lane facades, comprising not more than 15% of the surface area.

G5 Provide a recessed colonnade with a minimum clear width of 1.8m between inside face of columns and the shop front facade along the Shelly Bay Road frontage.

G6 Provide a front entrance accessed from the colonnade for all dwellings. Locate this entrance within a recessed porch with a minimum depth of 1m and a minimum width of 1.2m.

G7 Ensure Commercial and Mixed Use buildings are future proofed by provision of ducts, shafts and acoustic treatment sufficient to allow changes of use.

G8 Locate and design servicing, storage and rubbish facilities to be discreet and unobtrusive.

BOUTIQUE HOTEL

fig. DG 2.2.24



BOUTIQUE HOTEL

fig. DG 2.2.25



CAR STACKER

fig. DG 2.2.26



G9 Provide for non-residential/commercial uses in the ground floor and colonnade.

G10 Provide multiple entries and windows at not more than 12m centers to the ground floor to provide visual and physical access to non-residential activity.

G BOUTIQUE HOTEL ANNEXE GUIDANCE

Guidelines

G1 Allow protrusions beyond the footprint envelope at first floor level and above for balconies, bay windows and other building elements that can include:

- enclosed space extending up to 1.5m beyond the envelope on the rear/mews and lane facades, and assuming the space is one storey high, comprising not more than 30% of the surface area;
- open balconies and canopies that protrude not more than 1m from the envelope.

G2 Articulate ground level facades to carparking garages to contribute to the visual amenity of the Lanes and Mews. Green walls and porous screens are encouraged.

G3 Locate and design servicing, storage and rubbish facilities to be discreet and unobtrusive.

G CARSTACKER BUILDING GUIDANCE

Guidelines

G1 Articulate the building's facade to be cohesive and appear visually as one building.

G2 Express structure and functional systems as a feature of the building.

G3 Employ robust facilities, materials and systems that are suitable for this exposed marine environment.

2

2.2

Type 5: Special Buildings (Continued)



G WHARF PAVILION GUIDANCE

Guidelines

- G1 Aim for a simple wharf shed character with a generous single storey scale.
- G2 Use for activities that support the public occupation of the spaces around, including a public toilet facility.
- G3 Open building to the public realm on all sides.
- G4 Provide for public access along the water's edge.
- G5 Locate and design servicing, storage and rubbish facilities to be discreet and unobtrusive.

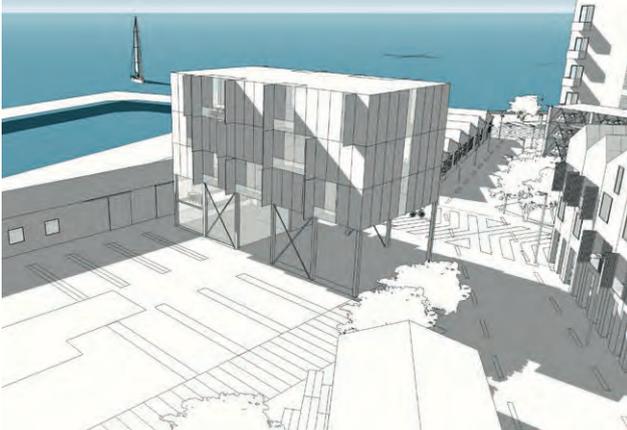
G SLIPWAY BUILDING GUIDANCE

Guidelines

- G1 Ensure the building covers the entire allowable footprint. This is to ensure a desirable relationship to the Slipway.
- G2 Aim for a contemporary and abstract building with a robust maritime and industrial character with more of the feel of industrial furniture than a building.
- G3 Articulate facades with windows and openings to a maximum of 50% of the wall area, with these openings located to maintain visual privacy between neighbouring dwellings.
- G4 Ensure the ground level facades are typically transparent and designed to contribute to the visual amenity of the public open space.
- G5 Provide outdoor living space in accordance with Section 2.7. In addition to this, outdoor living spaces here should be recessed into the building facade.

SLIPWAY BUILDING

Fig: DG 2.2.29



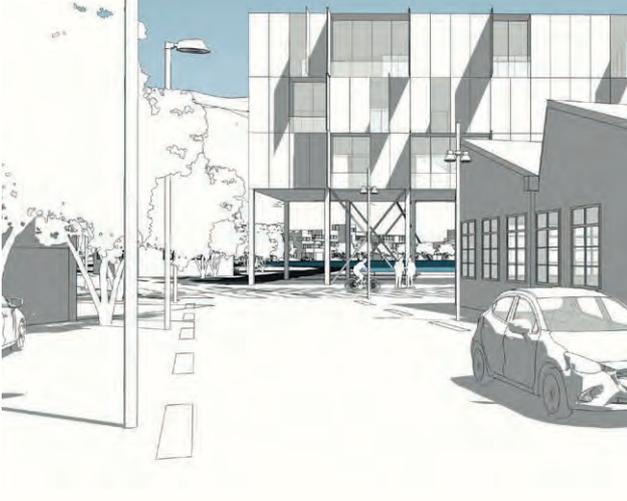
G6 Configure and design ground floor to provide public access and views through to the slipway.

G7 Utilise exterior glazing to ground floor level to facilitate views through the building.

G8 Locate and design servicing, storage and rubbish facilities to be discreet and unobtrusive.

SLIPWAY BUILDING

Fig: DG 2.2.30



G PUBLIC TOILET GUIDANCE

Guidelines

G1 Provide a sufficient number of public toilets that are discreetly located and conveniently accessed from both bays and the wharf area, to ensure Shelly Bay is perceived as a high amenity, publicly accessible destination.

G2 Ensure toilets are signposted, available for use and directly accessible from the public realm. Users should not be required to cross privately managed space to access public toilets.

2

2.3 Historic Assets

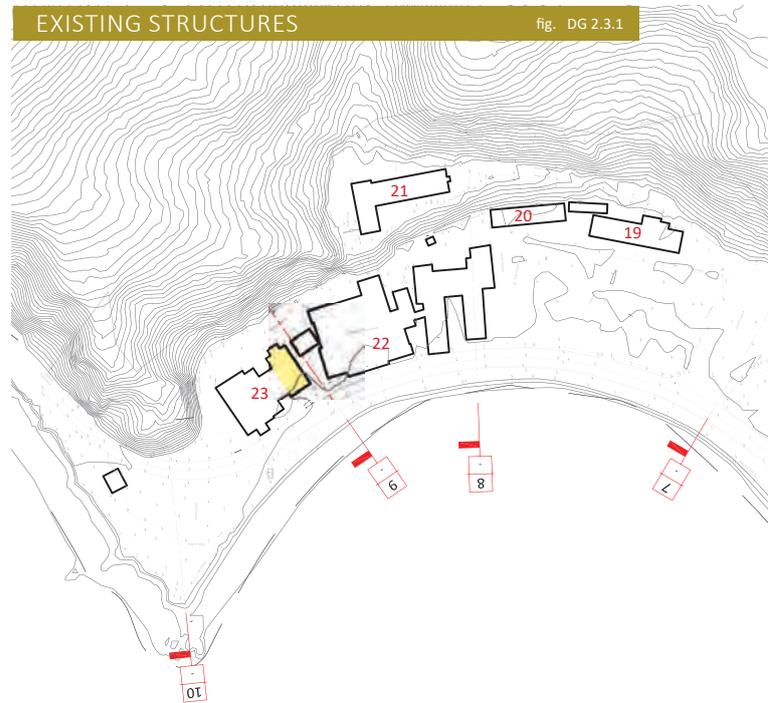
These guidelines offer a general overview and highlight matters to be considered when contemplating and implementing work on places of historic character value.

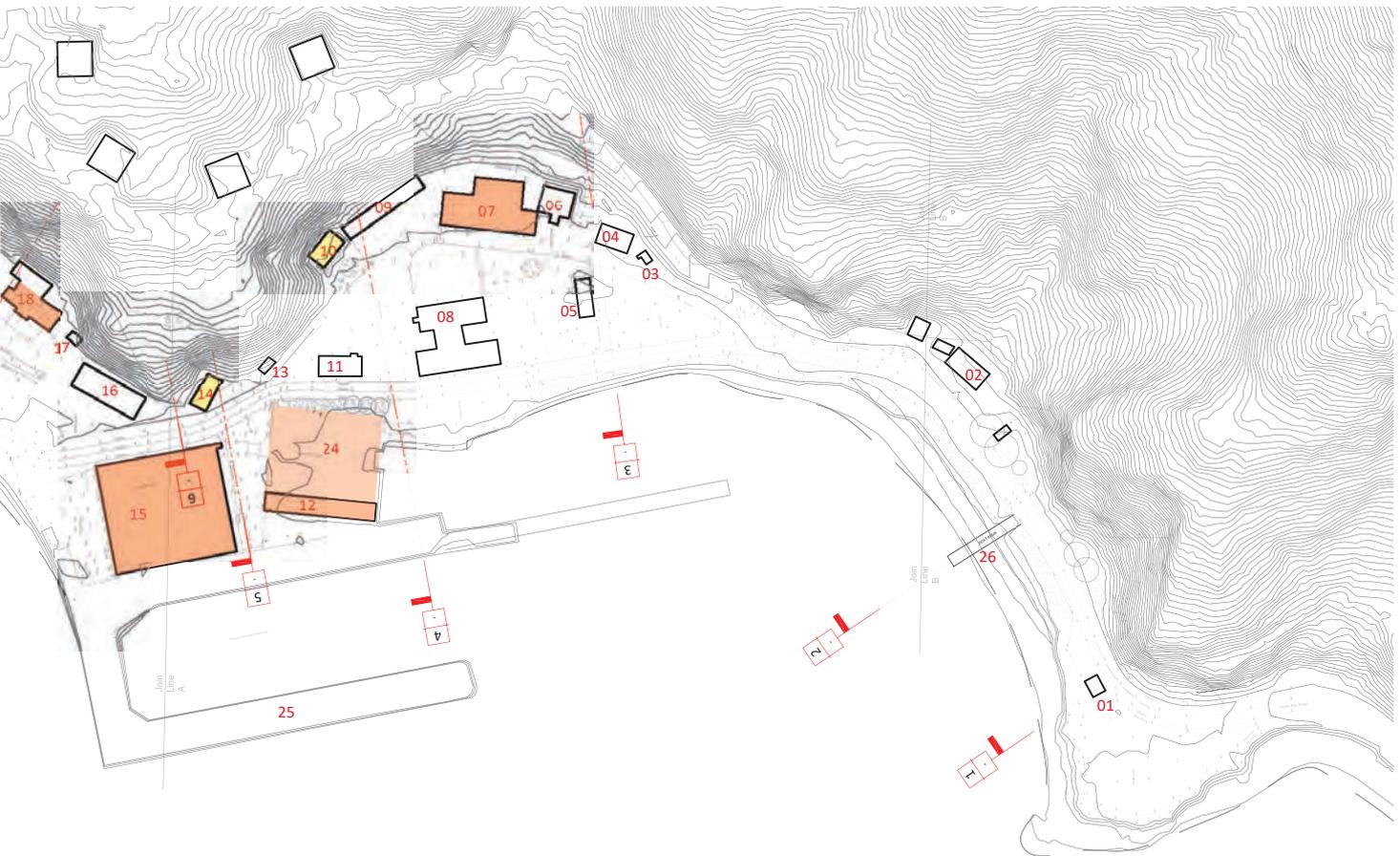
When contemplating work on a place of historic character value it is important to have a clear understanding of the values of the place.

On sites such as Shelly Bay, this includes consideration of historic character values known at the time the Masterplan was prepared, as well as any discovered during construction.

A clear definition of the aim of the work anticipated should be planned that does not lessen those values. The processes of conservation and use of places of value should be informed by research, recording, assessment, and planning.

The known historic character assets planned to be retained are illustrated to the right and identified with pink blocks. Assets indicated in yellow are potential buildings for relocation.





Existing Structures:

- | | | |
|---------------------------------------|-------------------------------------|---|
| 01 Guard House | 10 Library | 19 Laundries & Boiler House |
| 02 Base HQ & Officer's Accommodation | 11 Squash Court - Pixel Paint | 20 North Bay Garages |
| 03 Other Ranks Transit Hut | 12 Shipwrights Bldg. | 21 Old Hospital - Bayview Art Studios |
| 04 Officer's Mess Accommodation Annex | 13 Out Building | 22 Blackmore & Best Gallery |
| 05 Officer's Mess Laundry Bldg. | 14 Barack Warden Store | 23 Whirlwind Designs & Theacrobatic Design Ltd. |
| 06 Officer's Mess Games Room | 15 Shed 8 - Propeller Studios | |
| 07 Officer's Quarters and Mess | 16 Studio 3 - Artisan Screen Prints | 24 Slipway |
| 08 Studio 2 - HQ Studios | 17 Transformer Bldg. | 25 Wharfs |
| 09 South Bay Garages | 18 The Submarine Mining Bldg. | 26 Boat Ramp |

2

2.3



BUILDING 07 Fig: DG 2.3.2



BUILDING 12 Fig: DG 2.3.3



G DEVELOPMENT GUIDANCE

The conservation of a place of historic character values is usually facilitated by the place serving a useful purpose. The adaptation of a place may arise from maintaining its continuing use, or from an appropriate change of use.

Objective

O1 To provide for and allow the practical adaptive reuse of historic character assets of value that will add to the built form and activity of Shelly Bay and respect its former use.

Guidelines

G1 Ensure any adaptation does not dominate or substantially obscure the original form and fabric, and does not adversely affect the setting of a place.

G2 Complement the original form and fabric with any new work.

G3 Carefully protect and respect patina, the visible evidence of age on the fabric of a place.

G4 Respect a buildings context and setting.

G5 Consider re-using or incorporating historic character elements discovered during construction



G EARTHQUAKE STRENGTHENING GUIDANCE

The primary importance in earthquake strengthening is that of the safety of people occupying the building.

Guidelines

G1 Minimise the adverse effects of any required strengthening or stabilisation on the historic character values of a place, including its fabric and spaces.

G2 Intervene as much as necessary and as little as possible.

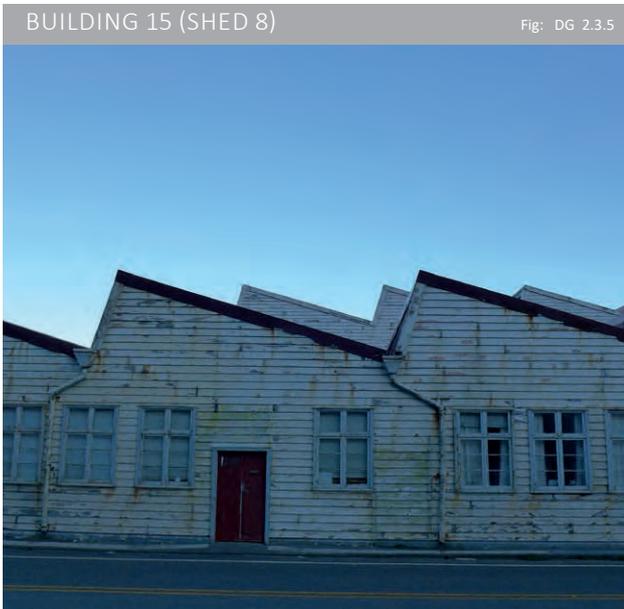
G3 Allow where practicable and appropriate for any intervention to be reversible.

G4 Respect the values and integrity of a place of historic character value when selecting strengthening systems.

G5 Ensure structural interventions are based on detailed structural assessments and recognise the future use options of any adaptation (particularly for public use)

2

2.3



G ALTERATION GUIDANCE

The ICOMOS New Zealand Charter for the Conservation of Places 2010 provides important guidance on the most appropriate conservation standards which can also be applied to retained historic character assets at Shelly Bay. The Charter sets out a hierarchy of degrees of intervention and this should be taken into account in design:

- a. Preservation, through stabilisation, maintenance, or repair;
- b. Restoration, through reassembly, reinstatement, or removal;
- c. Reconstruction; and
- d. Adaptation.

Guidelines

G1 Ensure a clear understanding of the historic character value of a place and policies for the management of those values guides the extent of any intervention.

G2 Undertake alteration and additions where they are necessary for a compatible use.

G3 Allow where practicable and appropriate for intervention to be reversible, and have little or no adverse effect on the historic character value of the place.

G4 Ensure any alterations or additions are compatible with the original form and fabric of the place.

G5 Avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material.



G ACCESSIBILITY GUIDANCE

There can be a tension between the provision of increased accessibility and the conservation of historic character values. The aim is to provide the greatest level of accessibility while ensuring the protection of historic character values.

Guidelines

G1 Follow a three step approach to provision of increased accessibility within a building:

- Assess the historic character significance of a place and identify the most significant spaces and elements;
- Assess the existing and required levels of accessibility; and
- Identify and evaluate appropriate accessibility options.

G2 Retain historic character while enabling further accessibility:

- Leave the most significant spaces and areas unaltered to the greatest extent practical;
- Ensure that interventions designed to facilitate accessibility are sensitive to historic character values;
- Ensure changes are reversible; and
- Ensure interventions are identifiable.

G3 To enable and enhance accessibility:

- Ensure the main entry is accessible;
- Ensure that a clear path to all areas and facilities is created including appropriate signage;
- Provide accessible toilets; and
- Give consideration to a variety of disabilities.

2

2.4 Building Protrusions

The developable building envelopes across the Shelly Bay development are defined in the Shelly Bay Masterplan. This section focuses on the interpretation of and flexibility provided for within the Masterplan. The majority of the area is zoned Business and there are no recession plane or site coverage standards. The HASHAA introduces a 27m maximum height limit (or 6 storey maximum).

The HASHAA 27m height envelope is modified to allow for access, block subdivision, views, and setbacks and the stepping down of heights towards the bay, and the Masterplan also provides for protrusions beyond the envelope.

Better architectural outcomes including formal articulation and visual interest can be achieved if some parts of buildings can protrude through the envelopes. These protrusions also give increased opportunities for outdoor living and capturing views towards the harbour.

Protrusions such as balconies can have roofs and side walls so long as they are unenclosed.

G DESIGN GUIDANCE

Objective

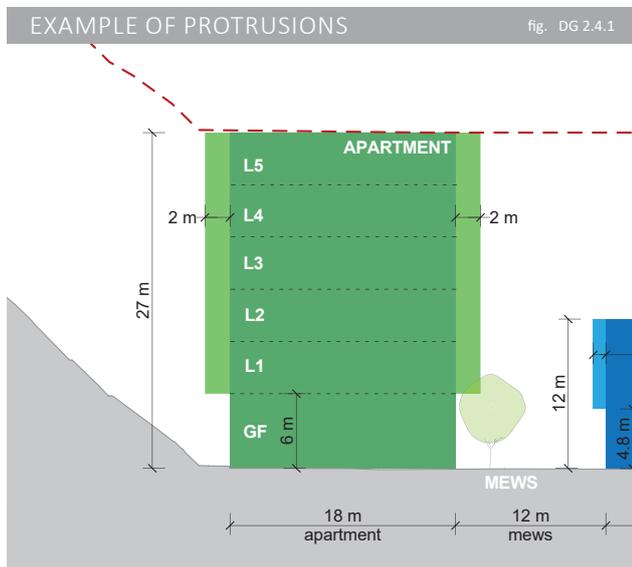
O1 To provide for balcony, bay window and other protrusions that contribute positively to both the architectural form and interior amenity of the dwelling.

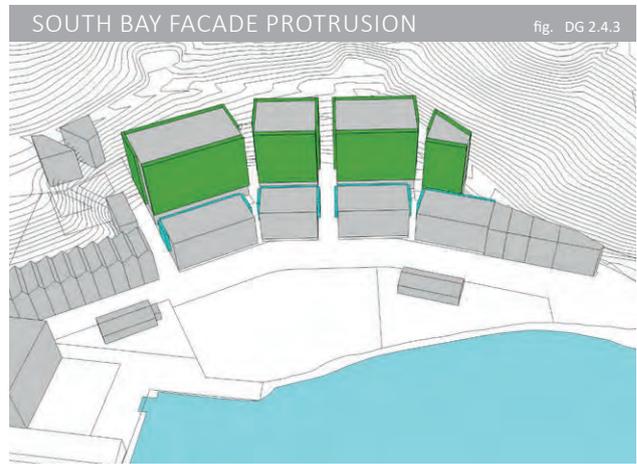
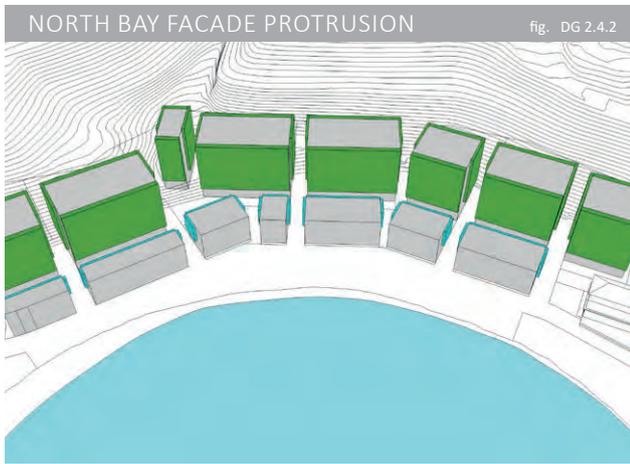
Guidelines

G1 Design all protrusions so that they are consistent with a whole-of-building architectural composition.

G2 Locate and design building protrusions so they maintain the reasonable amenity and privacy of residents within the development or in adjoining buildings.

G3 Pay particular attention to visual privacy in the location and design of protrusions on lane facades.





2

2.5 Public-Private Interface

The public-private interface is the transition between the building, its private or communal space at street level and the adjacent public domain.

The quality of this interface contributes to the amenity and character of the street. Subtle variations through planting and fencing can contribute to an attractive and active public domain with an appropriate pedestrian scale. Conversely long, high blank walls or fences can detract from the appearance of the public domain and impact on safety of pedestrians and residents. Direct access from the street to ground floor dwellings and windows overlooking the street can improve safety and social interaction.

Key components to consider when designing the interface include entries, private terraces or balconies, fences and walls, changes in level, services locations and planting. The design of these elements can influence the real or perceived safety and security of residents, opportunities for social interaction and the identity and character of the development when viewed from the public domain.

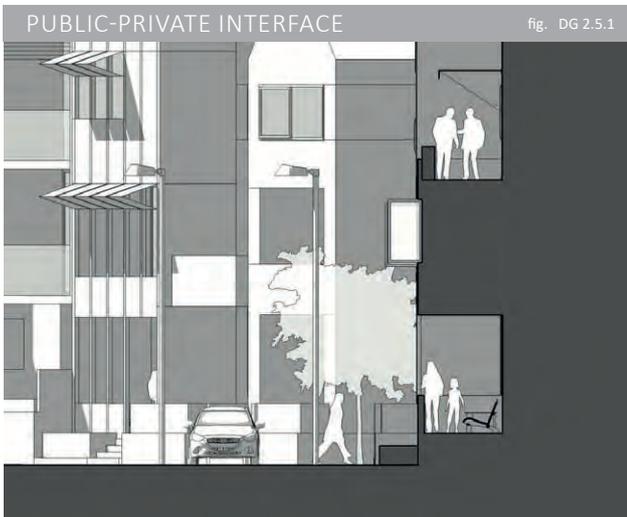
G DESIGN GUIDANCE

Objectives

- O1 To provide a clear and legible transition between the public and private domain.
- O2 To provide an active, engaging visual and social interface between dwellings and the street.
- O3 To contribute to an attractive, coherent and high amenity public domain.

Guidelines

- G1 Ensure buildings are built up to the road and lane frontages, unless otherwise provided for in the Masterplan or specific guidelines.
- G2 Provide direct street entry to ground floor level entry terraces and ground floor outdoor living areas for town houses and detached houses.
- G3 Locate upper level balconies and windows to overlook the public domain whenever practicable.
- G4 Use visually permeable materials and treatments for front fences and walls along street frontages. Limit the height of solid fences or walls to 1m.
- G5 Provide planting to enhance the edges of raised terraces to the street.
- G6 Locate mail boxes in safe visible locations to help identify individual dwellings.
- G7 Use durable graffiti resistant and easily cleanable materials (refer Appendix 2).
- G8 Address the interface between building an public open space in a positive manner by:
 - clearly defining street access, pedestrian paths and building entries;



- delineating between communal /private open space and the adjoining public open space; and
- minimising the use of blank walls, high fences and open ground level parking.

2

2.6 Building Top, Roof Design and Articulation

Building top and roof design determines the overall quality of the skyline. Buildings may be designed to create visually prominent or recessive skylines, and visual interest and variation or consistency and repetition. At Shelly Bay consideration has been given to visually distinct and individually expressed houses and town house roof forms at the street edge and to the tops of taller apartment buildings that should present a calmer backdrop at the rear.

The building top should relate to the composition of the building's facade and its overall form. Accessible roof terraces and rooftop gardens with small HASHA compliant structures are encouraged. Modestly sized, open sided roof terraces (roofed or open) atop terrace houses are encouraged as a way of providing amenity as well as some organic variety to terminate the skyline of front row buildings

T TECHNICAL SPECIFICATION

Restrictions for roof top structures

T1 Edges should be open sided and allow sight lines through the structure from buildings behind

T2 Supporting columns to have a maximum dimension of 300mm

T3 Maximum allowable footprint: 15m²

T4 Roof may be solid, pergola or open

T5 Roof top access stairs can be enclosed with fully glazed walls. Glazing must be transparent (not translucent)

THE COMPOSITION OF ROOF FORMS

fig. DG 2.6.1



G DESIGN GUIDANCE

Objectives

O1 To ensure each building reinforces the comprehensive approach to the tops of buildings across Shelly Bay.

O2 To ensure the building top is coherently resolved and relates positively to the building below.

O3 To encourage variety of form and an attractive roof-scape where overlooked from units above/behind

Guidelines

G1 Create attractive and distinctive roof forms that support individual dwelling identity for houses and town houses fronting Shelly Bay and Massey Roads.

G2 Establish a building top for any apartment and aged care building as a recessive backdrop to the buildings in front.

G3 Ensure historic character buildings retain a clear and authentic expression of their historic roof forms.

G4 Articulate the building top of new 'special buildings' at Shelly Bay Wharf to achieve visually distinctive forms that relate to the area's historic character.

G5 Maintain general continuity of height along the front facades of all apartment buildings, and avoid significant projections.

G6 Allow for small scale, open sided roof projections to lower height buildings along the street edge to provide detail and interest as seen from above and below.

VISUAL STEPPING

fig. DG 2.6.2



INDICATIVE VARIATION IN ROOF FORMS

fig. DG 2.6.3



RECESSIVE BACKDROP

fig. DG 2.6.4



2.7 Dwelling Amenity and Environmental Performance

These guidelines address the design of houses, townhouses and apartments and focus on layout, functionality, environmental performance and amenity standards.

G SOLAR AND DAYLIGHT GUIDANCE

Solar and daylight access is important to the provision of pleasant living spaces that reduces reliance on artificial lighting and heating, improving energy efficiency and residential amenity.

Objectives

O1 To maximise the number of dwellings receiving sunlight to habitable rooms, primary windows and private outdoor space.

O2 To avoid overheating by incorporating shading and glare control.

Guidelines

G1 Provide a minimum of four hours direct sunlight between 9am and 3pm at mid winter to living rooms and private outdoor spaces for at least 80% of dwellings in a building.

G2 Minimise the number of single aspect dwellings in positions where sunlight access is compromised.

G3 Optimise direct sunlight to habitable rooms and balconies by considering:

- Dual aspect dwellings;
- Shallow depth layouts;
- Bay windows;
- High ceilings; and
- Windows to the ceiling.

G4 Provide shading to avoid solar heat gains and glare by utilising a number of means such as:

- Balconies or sun shading that extends far enough to shade summer sun, but allows winter sun to penetrate into living rooms;
- Eaves, awnings, balconies, pergolas, and/or

external louvres;

- Horizontal shading to north facing windows;
- Vertical shading to west facing windows;
- Operable shading to allow adjustment and choice; and
- High performance glass with low reflectivity and tint.

G NATURAL VENTILATION GUIDANCE

Natural ventilation to create a comfortable indoor environment is important and design should address the orientation of the building, its configuration and the external building envelope. Reliance on mechanical ventilation and air conditioning should be minimised.

Objective

O1 To ensure all habitable rooms are naturally ventilated.

Guidelines

G1 Provide adequate natural ventilation with adjustable opening windows, or other opening devices.

G2 Ensure the depth of habitable rooms supports natural ventilation and achieve cross ventilation where practicable.

G CEILING HEIGHT GUIDANCE

Generous ceiling height contributes to amenity and the perception of space. Height is directly linked to achieving sufficient natural ventilation and daylight access to habitable rooms.

Objective

O1 To achieve generous ceiling heights that provides good daylighting, a sense of space and well proportioned rooms.

Guidelines

G1 Provide a minimum ceiling height of 2.7m for habitable rooms and 2.4m for non-habitable rooms.

G2 Top floor habitable rooms with sloping ceilings and/or roofs can have a minimum average height of 2.7m.

G ROOM LAYOUT GUIDANCE

The layout of rooms in a dwelling directly impacts on the quality of residential amenity

Objective

O1 To ensure that amenity and environmental performance of a dwelling is maximised by good planning.

Guidelines

G1 Ensure dwellings have a minimum internal area of;

- studio apartments 35m²;
- 1 bedroom dwellings 50m²;
- 2 bedroom 65m²;
- 3 bedroom 85m²

Beyond 3 bedrooms, each additional bedroom increases the minimum internal area by 10m²

G2 Increase the minimum internal area of dwellings by 5m² where a second bathroom is provided and for each additional bathroom provided beyond that.

G3 Limit habitable room depth to a maximum of 2.5 x the ceiling height.

- For open plan layouts where living, dining and kitchen are combined the maximum habitable room depth should be 8m from a window

G4 Locate all living areas and bedrooms on the external face of a building.

G STORAGE GUIDANCE

Adequate storage is an important component of residential design. It should be provided in proportion to the dwelling size.

Objective

O1 To ensure adequate, well designed storage is provided for all dwellings.

Guidelines

G1 Provide dedicated storage in addition to kitchen, bathroom and bedroom storage. Ensure each dwelling has the following minimum storage;

- Studio apartments 4m²;
- 1 bedroom dwellings 6m²;
- 2 bedroom dwellings 8m²;
- 3 bedroom dwellings 10m².

G2 The Aged Care Facility type has separate requirements for storage as follows:

- Care Suites no requirement
- Studio apartments 2m² minimum area
- 1 bedroom dwellings 6m² minimum area
- 2 bedroom dwellings 8m² minimum area
- 3 bedroom dwellings 10m² minimum area

G3 Locate at least 50% of the dedicated storage within the dwelling.

G4 Locate any storage that is not within the dwelling to be conveniently and readily accessible. If in the car park, storage should be provided at the rear, side or above the car park allocated to the dwelling.

G WASTE MANAGEMENT GUIDANCE

Minimisation and the effective management of domestic waste from dwellings contributes to visual and physical amenity as well as limiting potential negative environmental impacts. Waste management includes providing for safe, convenient and unobtrusive storage and collection of waste and recycling.

Objective

O1 To minimise impacts of waste storage facilities on the streetscape, building entry and amenity of residents and neighbours.

2

2.7

Guidelines

G1 Locate adequately sized storage areas for rubbish bags and bins discreetly away from the front of the building and where they do not compromise adjacent dwellings.

G2 Provide good ventilation to waste and recycling storage areas.

G3 Provide circulation for bins to be easily moved between storage and collection points.

OUTDOOR LIVING SPACE

fig. DG 2.7.1



OUTDOOR LIVING SPACE

fig. DG 2.7.2



G PRIVATE OUTDOOR SPACE GUIDANCE

Private outdoor space including balconies, terraces and courtyards enhance amenity and facilitate an indoor / outdoor lifestyle. These are also important architectural elements that contribute to the form and articulation of facades.

Objectives

O1 To provide appropriately sized private open space to enhance residential amenity.

O2 To ensure primary private open spaces are appropriately located to enhance livability for residents.

O3 To ensure private open space and balcony design is integrated into and contributes to the aesthetic of the overall architectural form and detail of the building.

Guidelines

G1 Ensure all dwellings have primary private outdoor living spaces as follows:

- Care Suites (Aged Care Facility only) 2m² minimum area.
- Studio apartments 4m² minimum area.
- 1 bedroom apartments 6m² min area, 2m min depth.
- 2 bedroom apartments / townhouses / houses 8m² min area, 2m min depth.
- 3+ bedroom apartments / townhouses / houses 10m² min area, 2m min depth.

G2 Locate primary open space adjacent to the living room, dining room or kitchen to extend the main living space.

G3 Position private open spaces to predominantly face north, east or west.

G4 Orientate primary open spaces with the longer side facing outwards to optimise daylight access into rooms below.

G5 Select solid, partially solid or transparent balustrades to respond to the location. These should be designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing a range of uses on the balcony.

G6 Integrate projecting balconies into the building design.

G7 Use operable screens, shutters and pergolas to control sunlight and wind.

G8 Integrate downpipes and balcony drainage with the overall facade and building design.

G9 Screen and integrate into the building design any clothes drying, storage or air conditioning units that are located on balconies or on outdoor open space.

G10 Provide water taps for primary balconies and private open space for watering and washing.

G COMMON CIRCULATION GUIDANCE

Circulation and other common spaces within a building are shared communally by residents. They provide opportunities for casual social interaction among residents. Important design considerations include safety, amenity and durability.

Objective

O1 To ensure common circulation spaces are safe and provide for social interaction.

Guidelines

G2 Provide daylight and natural ventilation to all common circulation spaces.

G3 Articulate longer corridors greater than 12m from the lift.

G4 Provide direct and legible access between vertical circulation and apartment entries by minimising corridor length to give short, straight and clear sight-lines.

G5 Avoid tight corners which compromise access, including for furniture movement.

G6 Provide lighting for amenity and safety.

G7 Provide incidental spaces such as a seat by the lift, or in a corridor or stair landing where there may be a glimpse view to the outside.

G SERVICES GUIDANCE

Services and plant should be considered at the building planning stage to ensure they can be conveniently and unobtrusively located and integrated by design.

Objective

O1 To minimise the effects of services on the appearance and amenity of the environment.

Guidelines

G1 Provide shared provision for communication infrastructure (eg Sky dishes or equivalent) within any single development.

G2 Locate equipment where it is not prominent in view from the street, or for dwellings elevated behind the dwelling.

G3 Locate heat pumps and other plant and integrate them into the design to avoid noise nuisance and screen to be visually unobtrusive from adjacent dwellings.

2

2.8 Retaining Wall Treatment

These guidelines address the treatment of retaining any cuts in the hillside and focus on the quality, suitability and consistency across the development.

Any retaining should address the character of the development and not detract from the visual amenity of either the public realm or building outlook.

G

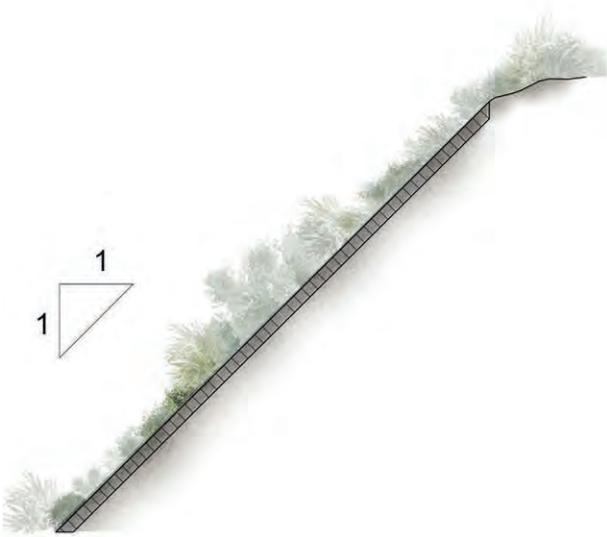
DESIGN GUIDANCE

Objectives

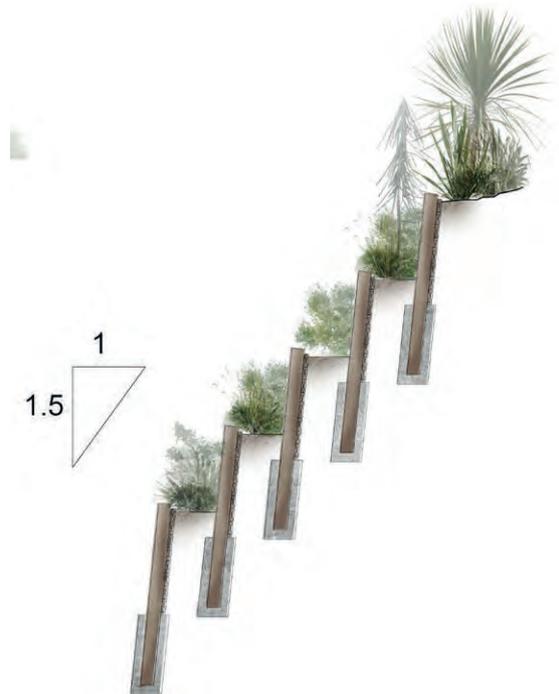
- O1 To provide high visual amenity for the public realm and buildings through the design of retaining walls
- O2 To provide a retaining wall system that is robust and attractive in views from both apartments and publicly accessible places.
- O3 To ensure general consistency in the treatment of retaining walls across adjoining sites.

Guidelines

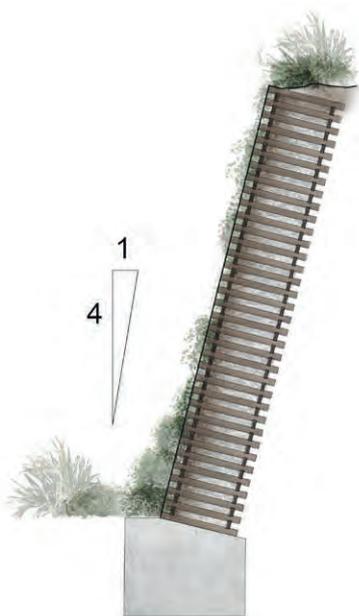
- G1 Consider the use of shotcrete for those parts of retaining walls that are not in view from the public realm or directly from any dwelling.
- G2 Install planting on slopes and batters using the 'toe slope' mix identified in the Masterplan, section 7.2 Planting Strategy.
- G3 Utilise retaining wall treatments from the established palette, with application of types to relate to slopes and achieve consistency across an escarpment:
- Slopes to a maximum of 1 to 1 may be stabilised with geogrid and planted.
 - Slopes to a maximum of 3 to 1 use mesh with rock anchors, with planting to base and in pockets up the slope where possible.
 - Slopes to a maximum of 4 to 1 use timber crib and planting to base and within crib wall face.
 - Slopes to a maximum of 5 to 1 may be terraced using timber retaining with planted terraces between.



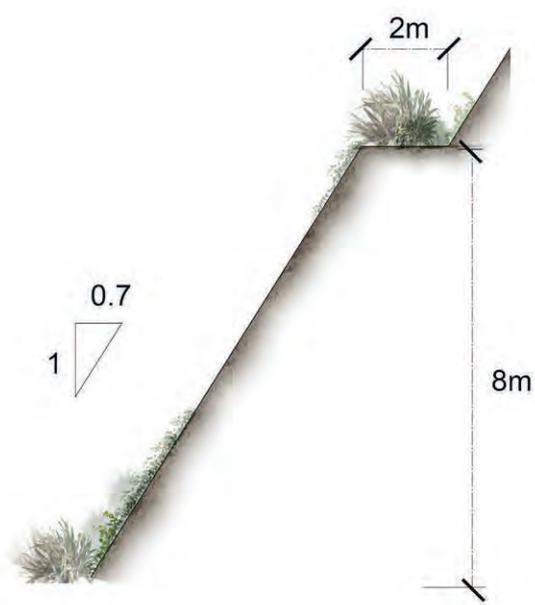
MAX 1:1
Planted slope



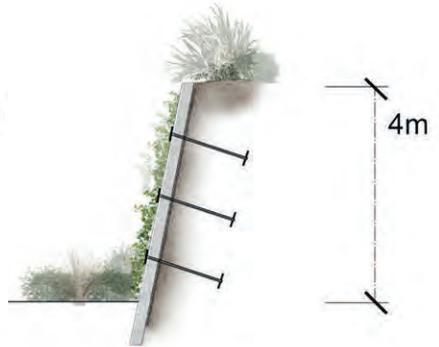
MAX 1.5:1
Terraces of timber retaining



MAX 4:1
Timber crib wall



MAX 1:0.7
Cut slope natural ground with
2m flat bench for every 8m
vertical rise



MAX 4m high
Low level hidden shotcrete

2

2.9 Fences

Fences are only allowed on detached house sites and should generally be concealed behind the house. Fencing behind houses will allow the creation of a secure yard in a discreet manner.

G

DESIGN GUIDANCE

Objectives

O1 To provide high visual amenity for the public realm and buildings through the design and location of fences.

O2 To restrict fencing to locations where they will have minimum visual impact on the public realm.

O3 To ensure general consistency in the treatment of fencing.

Guidelines

G1 Side fencing closer than 5m to the street frontage should be low and allow good visual connection with the street. It should be consistent with 2.2 Type 3: Detached Houses Design Guidance G11.

G2 Solid fencing further than 5m from the frontage and rear fencing can be up to 1.8m, with this extending no higher than the level of the top floor level of the dwelling.

G3 Boundary treatments higher than those indicated in G2 are discouraged or should be designed as landscape elements, or carefully designed as enclosures to usable yard areas that fit within rather than dominate the landscape.

3 STREETS

3.1 Overview

The section sets out the design intent for the street network.

The spatial layout and street pattern is defined in the Masterplan. A network of streets is proposed to ensure high quality access to and within Shelly Bay.

A range of street types including streets, lanes and parking mews are described in the guidance. These have varying characteristics reflecting their different functions and locations. They allow for a hierarchy of movement and a range of modes, and are designed to enhance the pedestrian environment and experience along the foreshore.

The majority of streets will be adopted as public road and therefore the design and quality of those streets is a technical requirement.

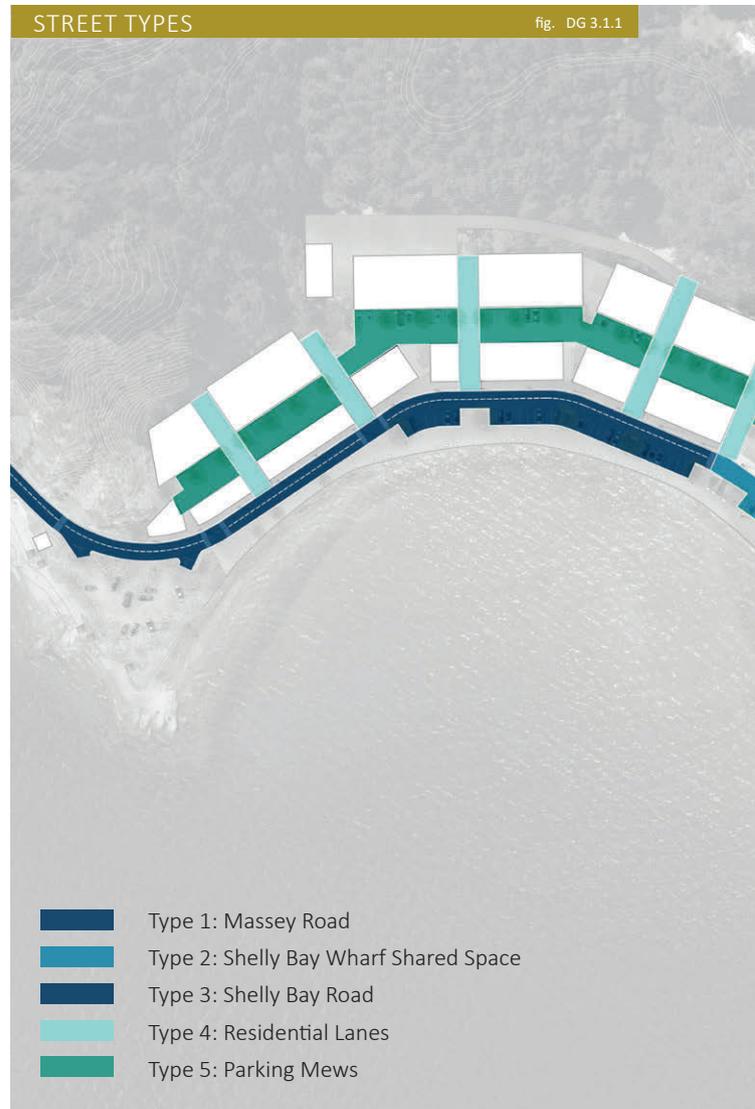
T TECHNICAL SPECIFICATION

Standards for Massey Road, Shelly Bay Wharf Shared Space, and Shelly Bay Wharf, are to form the basis of detailed design in conjunction with WCC requirements. Specifications are to be compliant with NZS4404:2010 “Land Development and Subdivision Infrastructure”

Standards for the Parking Mews and Residential Lanes are to form the basis of detailed design in conjunction with WCC requirements.

Technical specifications for materials relating to each street and space type are suggested and indicate the required level of quality

Sample concept designs shown in the guide are advisory only, showing the application of the standards.



Type 1: Massey Road

Primary street providing through movement and local access.

Type 2: Shelly Bay Wharf Shared Space

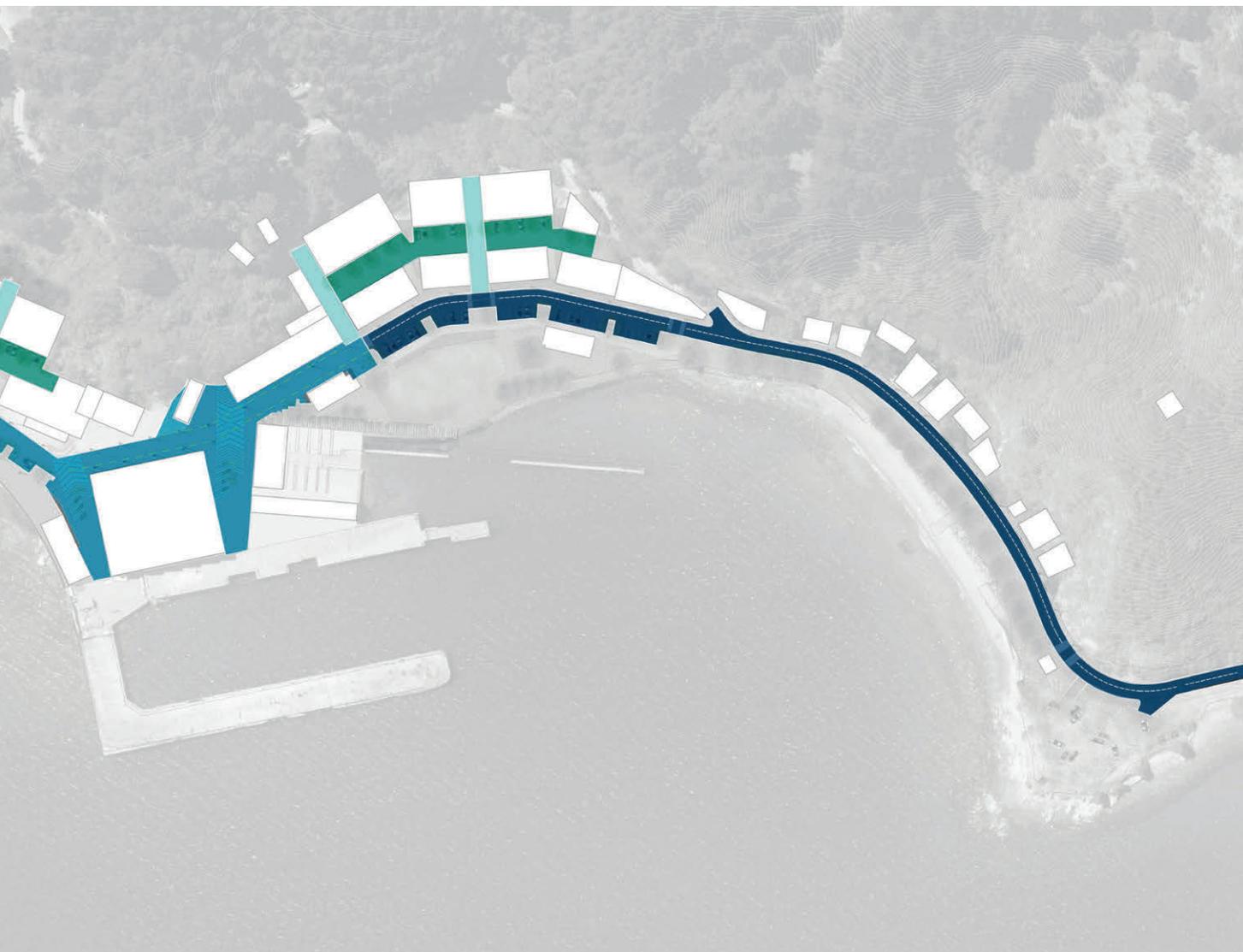
Shared space street with pedestrian priority through the centre.

Type 3: Shelly Bay Road

Primary street providing through movement and local access.

Type 4: Residential Lanes

Publicly accessible shared space routes providing residential access.



Type 5: Parking Mews

Shared space routes including car parking.

3

3.2 Street Types

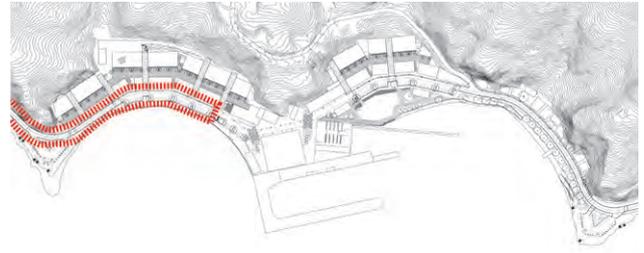
Type 1: Massey Road

Massey Road takes its cues from the coastal road leading into the Shelly Bay Village and integrates the North Bay Promenade into a new slow speed streetscape. Raised pedestrian crossings, narrow lanes and street trees all assist to create a low speed environment. Existing Pohutukawa street trees are retained and new Pohutukawa trees are planted at regular intervals on the coastal side of the road.



T TECHNICAL SPECIFICATION

- T1 Minimum 2.0m wide footpath to the landward side of road along residential frontages.
- T2 Minimum 3.0m wide shared pedestrian / cycle path along the coastal side of the road (refer North Bay Promenade)
- T3 6m two-way carriageway where no parking occurs.
- T4 7m two-way carriageway where adjacent to parking. Parking 90 degree, 4.8m length with kerb overhang to Promenade (refer to Scorching Bay roadside parking precedent).
- T5 Carriageway surface to be asphalt with fine grade asphalt to footpaths.
- T6 Raised pedestrian crossings to be rough stone setts to ramps to provide rumble strips and exposed aggregate concrete to the walking surface.



G DESIGN GUIDANCE

Objective

O1 To establish a high quality, low speed street along North Bay providing both local access and through movement.

Guidelines

- G1 Provide safe pedestrian access to the Promenade along the coastal edge and footpaths along the residential edge.
- G2 Provide a shared pedestrian / cycle path along the coastal edge.
- G3 Provide on street public car parking.
- G4 Maintain a consistency of streetscape treatment with Shelly Bay Road in South Bay.
- G5 Connect materiality to the wider public realm palette of the coastal road language while introducing more robust and constructed wharf design language for crossings and kerbs.
- G6 Plant new Pohutukawa trees at regular intervals on the coastal side of the road.
- G7 Provide furniture that is simple, robust and consistent throughout the North and South Bay environments.
- G8 Use pole mounted lights with light directed down to avoid night sky pollution and away from residential dwellings.

MASSEY ROAD

fig. DG 3.2.2



MASSEY ROAD

fig. DG 3.2.3



3

3.2

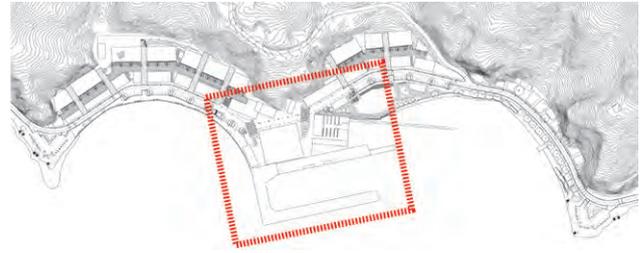
Type 2: Shelly Bay Wharf Shared Space

Shelly Bay Wharf is characterised by the existing wharf sheds, continuous flat asphalt surfaces, prosaic paint markings, rough concrete of seawalls and slipway, and timber wharf structures. This materiality is proposed to be continued into the adaptive reuse of this area into a mixed use village centre. The slow road through encourages cross flow and flexibility in the use of space and is defined by paint markings.



T TECHNICAL SPECIFICATION

- T1 Minimum 2.0m wide footpath to the landward side of road along residential frontages.
- T2 Minimum 3.0m wide shared pedestrian / cycle path along the coastal side of the road (refer North Bay Promenade)
- T3 6m two-way carriageway where no parking occurs.
- T4 7m two-way carriageway where adjacent to parking. Parking 90 degree, 4.8m length with kerb overhang to Promenade (Scorching Bay roadside parking precedent).
- T5 Carriageway surface to be asphalt with fine grade asphalt to footpaths.
- T6 Raised pedestrian crossings to be rough stone setts to ramps to provide rumble strips and exposed aggregate concrete to the walking surface.



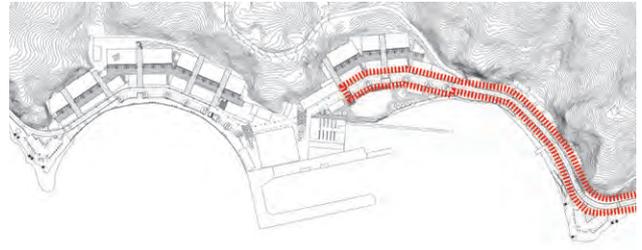
G DESIGN GUIDANCE

Objective

- O1 To provide a multi-modal shared space environment that manages slow through traffic and facilitates pedestrian flows in a pedestrian priority setting.

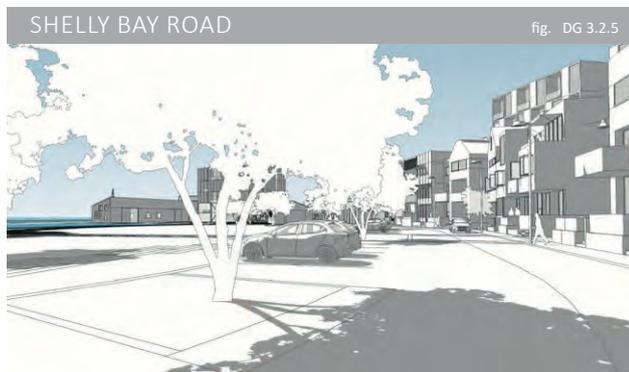
Guidelines

- G1 Set ground surface finishes flush.
- G2 Provide safe pedestrian access to the public open spaces and crossing of traffic flow.
- G3 Connect materiality to the wider public realm palette, while maintaining the more robust and unadorned quality that is synonymous with a 'working' wharf.
- G4 Provide for flexible public open space where vehicles and pedestrians may mix and be managed at different times.
- G5 Provide furniture that is simple, robust and consistent throughout the North and South Bay environments.
- G6 Use pole mounted lights with light directed down to avoid night sky pollution and away from residential dwellings.



Type 3: Shelly Bay Road

Shelly Bay Road takes its cues from the coastal road leading into the Shelly Bay area, introducing raised pedestrian crossings, narrow lanes and street trees all assist to create a low speed environment. Existing Pohutukawa street trees are generally retained but with some thinning to open views and create space for the now mature trees and new dwellings. New Pohutukawa trees are planted at regular intervals on the coastal side of the road.



T TECHNICAL SPECIFICATION

- T1 Minimum 1.5m wide footpath to the landward-side of road along residential frontages.
- T2 Minimum 2.5m wide shared pedestrian / cycle path along the coastal edge (refer South Bay Promenade) 6m two way carriageway where no parking.
- T3 7m two-way carriageway with parking. Parking 90 degree 4.8m with kerb overhang to Promenade (Scorching Bay roadside parking precedent).
- T4 Carriageway surface to be asphalt with fine grade asphalt to footpaths.
- T5 Raised pedestrian crossings to be rough stone setts to ramps to provide rumble strips and exposed aggregate concrete top surface.

G DESIGN GUIDANCE

Objective

O1 To establish a high quality, low speed street along South Bay providing both local access and through movement.

Guidelines

G1 Provide safe pedestrian access to the Village Green along the north and west edge and footpaths for residential activity along the south and east edge.

G2 Provide a shared pedestrian/ cycle path along the coastal edge.

G3 Provide on street public car parking.

G4 Connect materiality to the wider public realm palette and coastal road language, while introducing a more robust and constructed wharf language for crossings and kerbs.

G5 Maintain a consistency of streetscape treatment with Massey Road in North Bay.

G6 Plant new Pohutukawa trees at regular intervals on the coastal side of the road.

G7 Provide furniture that is simple, robust and consistent throughout the North and South Bay environments.

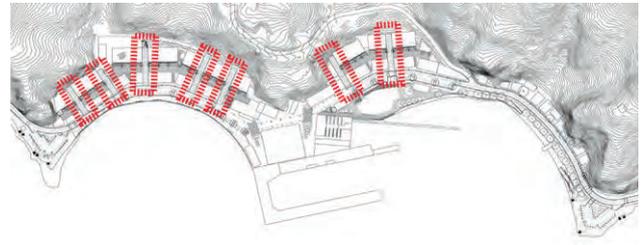
G8 Use pole mounted lights with light directed down to avoid night sky pollution and away from residential dwellings.

3

3.2

Type 4: Residential Lanes

Residential Lanes run as shared spaces from the coastal road to the bush clad hillside behind, providing visual links to the green escarpment and peninsula beyond. They provide access to residential development and parking.



G DESIGN GUIDANCE

Objective

O1 To establish shared space lanes that provide multi-modal access and servicing to the Parking Mews, townhouse garages, and apartment building entries and parking.

Guidelines

G1 Provide safe pedestrian access to the open spaces beyond.

G2 Connect materiality to wider public realm palette and wharf language rather than the apartment language.

G3 Maintain a consistency of treatment across all lanes.

G4 Provide an unconstructed clear space below 4.8m at building edges.

G5 Ensure clear and open access along the length of the lanes, free of urban furniture and elements.

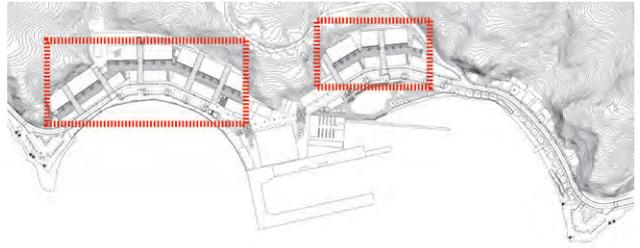
T TECHNICAL SPECIFICATION

T1 7m wide flush surface lane evenly graded at no steeper than 1:20 longitudinally.

T2 Medium exposed aggregate dark grey concrete.

T3 Saw-cuts at max 1m intervals, parallel to Lane's short axis, to modulate the surface.

T4 Integrate lighting into the built edges as catenary or attached outreach system.



Type 5: Parking Mews

Parking Mews are connected by the shared public lanes and provide paved courtyards with tree planting that will predominantly be for parking and access but may also be used for community gathering at times. The Mews are privately owned but will not be gated or fenced, and will allow public access.



PARKING MEWS

fig. 3.2.8



PARKING MEWS

fig. 3.2.9

T TECHNICAL SPECIFICATION

- T1 Pave flush with dark grey stone setts, with parking indicated by light grey stone sett.
- T2 Lighting to be pole mounted, 4m pole with directional downlights.
- T3 Wheel-stops 600mm from building wall.
- T4 400mm planting strip along apartment buildings to allow for in-ground planting of climbers for green walls where required.
- T5 Trees to be small to medium scale deciduous tree to allow sunlight into Mews in winter and tolerate wind conditions.

G DESIGN GUIDANCE

Objective

O1 To establish shared space Mews with dedicated parking for apartment dwellers and access to townhouse garaging.

O2 To ensure parking mews are visually attractive and offer a good level of amenity.

Guidelines

G1 Provide safe pedestrian access.

G2 Indicate a more private but shared space through the use of materiality.

G3 Maintain a consistency of treatment along each parking mews lane.

G4 Provide an unconstructed clear space on built edges to 5m high.

G5 Plant trees at regular intervals to provide spatial delineation and shade to pavements, and amenity to apartments overlooking parking.

4 PUBLIC REALM

4.1 Overview

Public open space acts as a focus for the community and contributes to the character of the Shelly Bay neighbourhood. The types of space range from green community focal spaces to intimate communal areas to exhilarating waterfront promenade edges. Each relates to the character area, land uses, and other elements of the surrounding context.

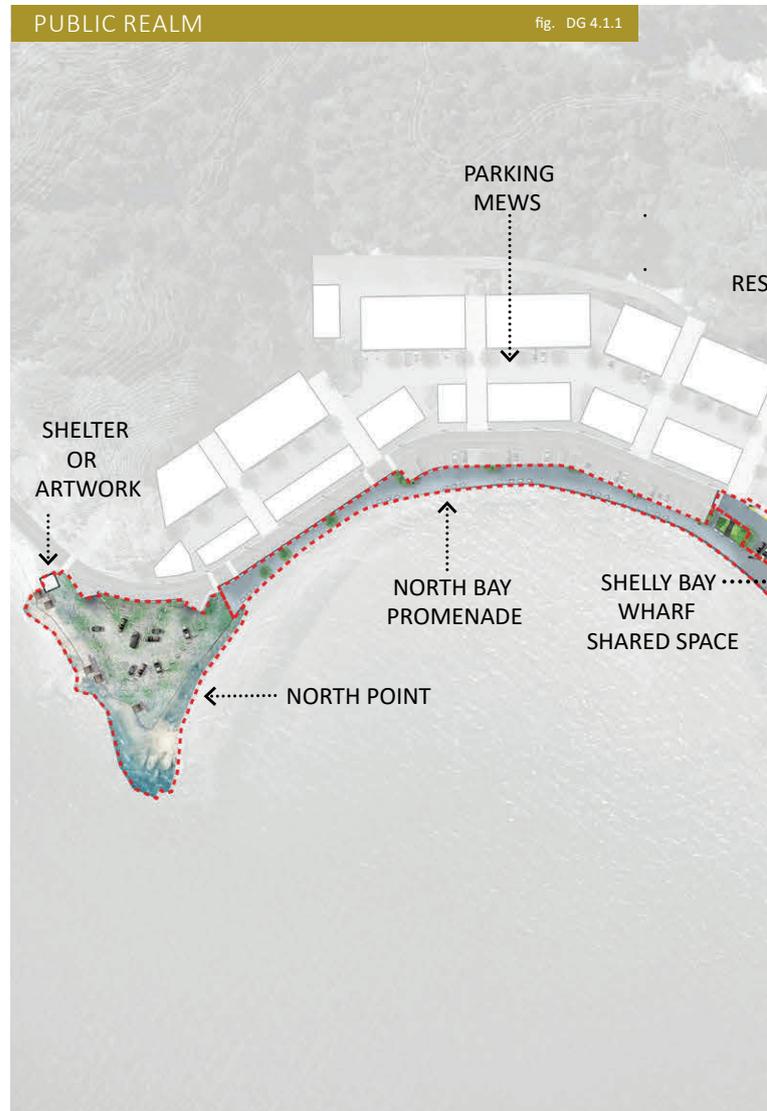
This section establishes parameters for the landscape design of open spaces following the strategy set out in the Masterplan, as well as the identification of building frontages and activities that contribute to each space's identity.

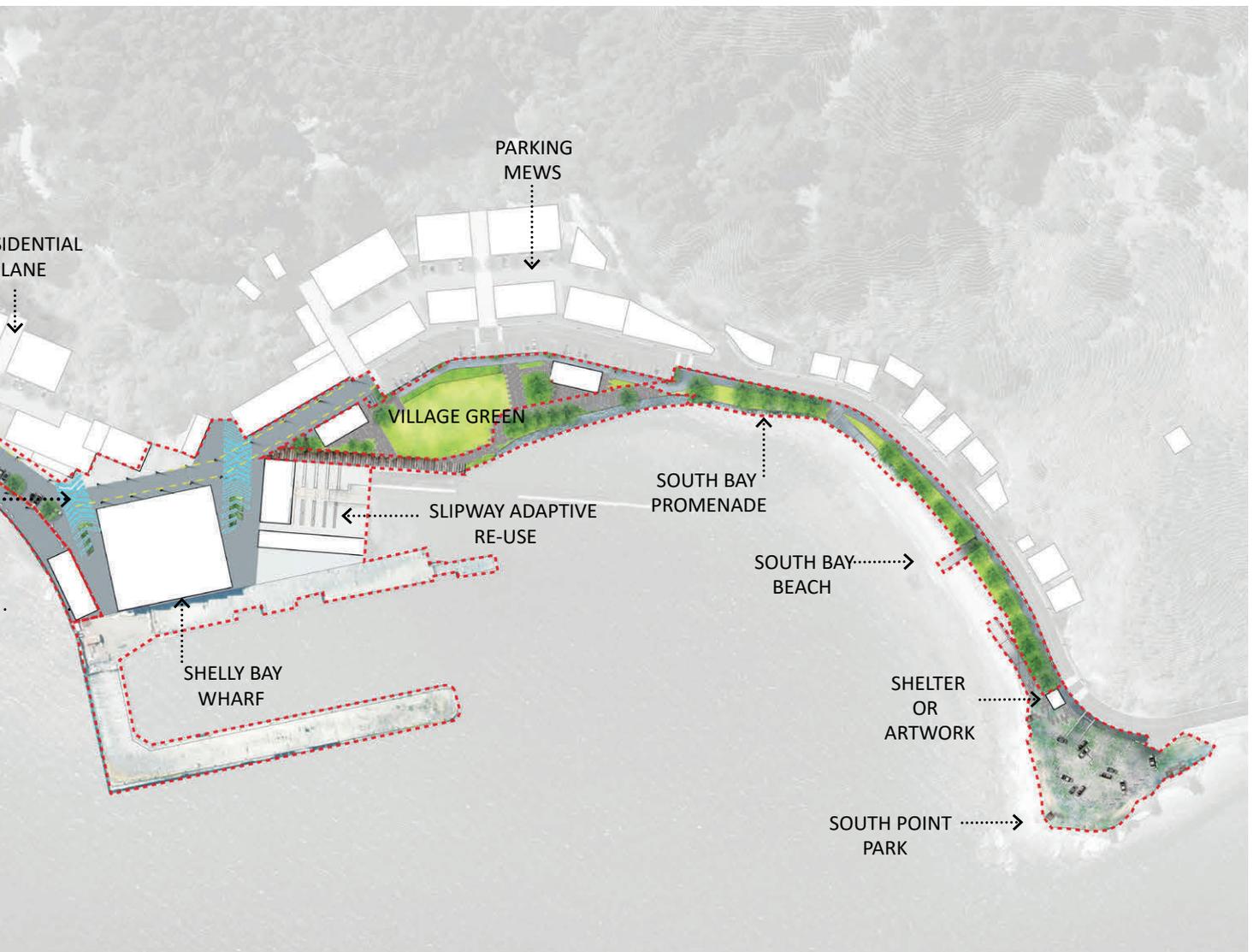
T TECHNICAL SPECIFICATION

Application

Standards for the Public Realm are to form the basis of detailed design in conjunction with WCC requirements.

Sample concept designs shown in the guide are advisory only, showing the application of the standards.





4

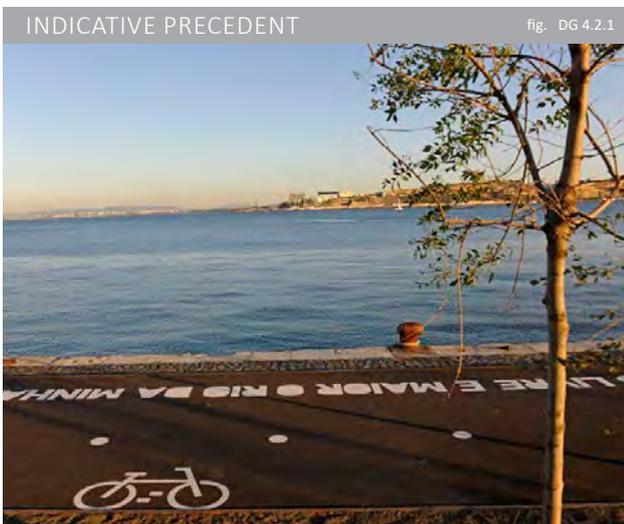
4.2 Description and Intent

North Bay Promenade

North Bay Promenade builds on the existing coastal edge path to broaden and accommodate shared pedestrian and cycle recreation, with amenity seating, tree planting and parking along the coastal edge. The existing seawall will be raised with an additional wide concrete block located on top as a defined edge. This will raise the seawall and provide a more gentle cross fall to the promenade.

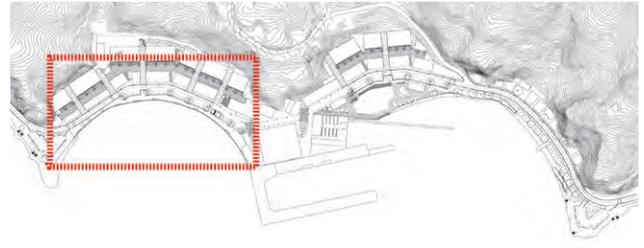
The promenade will be paved in a fine grade asphalt with the potential to have a painted overlay to provide spatial definition and site interpretation.

The promenade is planted with Pohutukawas along the 90° parking lane. The parking and planting provides a separation from the traffic along Massey Road. This traffic is slowed by raised crossings and narrow lanes. Raingardens are included to collect and filter stormwater runoff from the road and parking.



T TECHNICAL SPECIFICATION

- T1 Surface to be fine grade asphalt.
- T2 Utilise resilient NZ native species for planting and to supplement the planting of pohutukawas along the 90° parking lane.



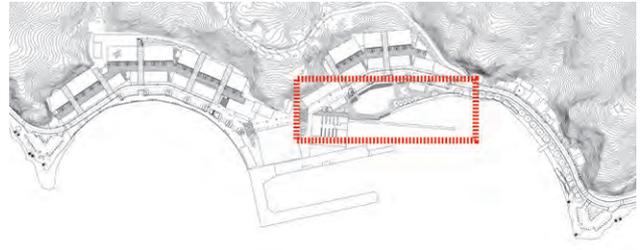
G DESIGN GUIDANCE

Objective

O1 To establish a wide generous shared pedestrian / cycle promenade oriented towards and celebrating the coastal edge.

Guidelines

- G1 Provide seating oriented to enjoy the sea view, regularly spaced along the promenade.
- G2 Connect materiality to the wider public realm palette but express the North Bay character.
- G3 Use furniture from the same palette as the South Bay Promenade.
- G4 Retain the simple utilitarian character including the existing seawall and trees.
- G5 Raise levels to accommodate a comfortable cross fall to the promenade.
- G6 Raise top edge of seawall and provide a new 400mm wide concrete top block at seating height.
- G7 Provide safe shared pedestrian and cycle access



South Bay Promenade

South Bay Promenade provides a new broad shared pedestrian and cycle pathway along the coastal edge with a replacement seawall. The promenade width varies as it accommodates existing Pohutukawa trees and introduces new terraces and ramped connections to the South Bay Beach.

The promenade is a mix of paved surfaces which change in relation to adjacent character and conditions. Along the edge of the slipway a timber wharf-like boardwalk is proposed. The seawall requires replacement and a new sea wall is provided. Running between the village green and the bay a mix of concrete paving planks are interspersed with planting accommodating existing Pohutukawa trees. Seating in these planted coastal edge gardens provide protected and relaxed spaces with good views.



SOUTH BAY PROMENADE

fig. DG 4.2.4

INDICATIVE PRECEDENT

fig. DG 4.2.3



T TECHNICAL SPECIFICATION

T1 Timber is heavy hardwood, slip resistant and selected and places to be durable in the long term

T2 Promenade width to be a minimum of 3m to accommodate the shared pedestrian/ cycle path.

G DESIGN GUIDANCE

Objective

O1 To establish a wide generous shared pedestrian / cycle promenade oriented to and celebrating the coastal edge.

Guidelines

G1 Provide regular seating oriented to enjoy the sea view.

G2 Connect materiality to the wider public realm palette while reflecting a distinct South Bay character.

G3 Use furniture from the same palette as the North Bay Promenade.

G4 Retain the simple utilitarian character including the existing seawall and trees.

G5 Complement the existing battered stone sea walls in the South Bay with the replacement seawall.

G6 Form the promenade paving surface with wide timber and concrete planks.

G7 Provide safe shared pedestrian and cycle access

4

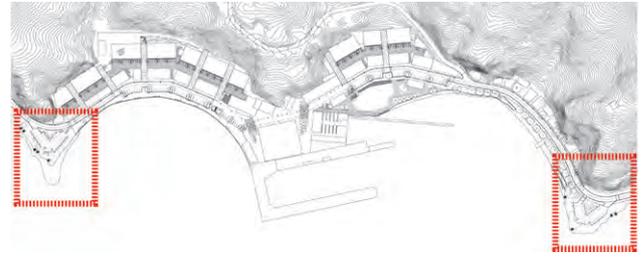
4.2

North and South Point Parks

The rocky points form natural gateways and threshold spaces to the new Shelly Bay area. These are developed as informal recreation and public parking parks with access provided to the coastal edge.

Small scale terraces are proposed to provide seating and picnicking platforms for casual recreation. The points and edges have been filled with various material. It is proposed that the coastal edge is restored to a more natural looking rocky shore. Planting of the rocky shore will be with indigenous native species. An informal gravel parking area is proposed marked only with wheel stops. Planting up to these parks will integrate this parking into the landscape.

Opportunities exist to rebuild the former guard houses as shelters with interpretation of the areas history or artwork as interpretation.



G DESIGN GUIDANCE

Objective

O1 To establish flexible open space that restores rocky coastal ecology and accommodates car parking and recreational activities.

Guidelines

G1 Provide access to the coastal edge in a number of locations for recreational uses including fishing.

G2 Provide small scale terraces oriented to enjoy the sea view, accommodate seating and picnics.

G3 Develop materiality that is principally of the natural rocky shore but with new timber constructed elements.

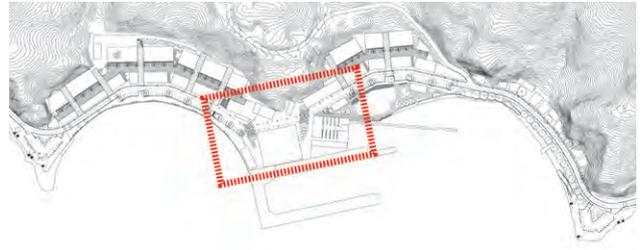
G4 Utilise local coastal species and apply these in ways consistent with the wider natural coastal edge.

G5 Upgrade the coastal interface with carefully placed rock sympathetic to the natural coast to stabilize the beach edge.

T TECHNICAL SPECIFICATION

T1 Gravel car park with bespoke concrete wheel-stops to define parking.

T2 Terraces to be robust weather concrete with large scale timbers providing seating elements.



Shelly Bay Wharf

Shelly Bay Wharf is characterised by the existing wharf sheds, continuous flat asphalt surfaces, prosaic paint markings, rough concrete of seawalls and slipway, and timber wharf structures. This materiality is proposed to be continued into the adaptive reuse of this area into a mixed use village centre.

Spaces adjacent and framed by existing, relocated and new built infrastructure are variously oriented and sheltered in different conditions.

The slipway is retained for adaptive reuse, including boutique accommodation, outdoor seating, interactive play and interpretation.

Raingardens are included to collect and filter stormwater run off from the adjacent road and parking. These are arranged to assist spatial definition and manage traffic. Seating is provided against the gardens.

Restoration of the wharves will be undertaken as far as practicable to enable pedestrian access and the harbour ferry to dock.



SHELLY BAY WHARF

fig. DG 4.2.7

T TECHNICAL SPECIFICATION

T1 Asphalt surfacing. Within wharf itself retention of existing wharf surfacing, with replacement where necessary to provide safe surfacing.

T2 Existing wharf structures, services and industrial components including the existing slipways and timber wharfs are to be retained to maintain the existing wharf character. Selective restoration for preservation and public health and safety purposes are to be undertaken.

T3 Raingarden to be provided with min 200mm wide concrete edges.

T4 Limited furniture to be provided and to be simple, robust and consistent to the wharf.

G DESIGN GUIDANCE

Objective

O1 To build on the site's existing character and texture, develop interconnected flexible spaces that integrate existing and new built form.

Guidelines

G1 Retain and restore the existing infrastructure to a safe level for proposed adaptive reuse.

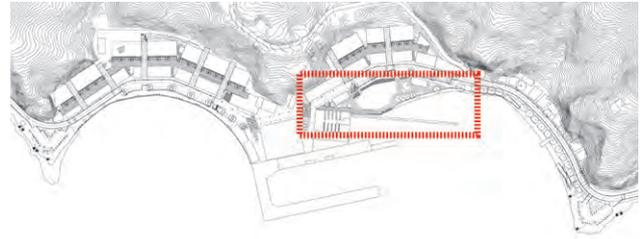
G2 Utilises existing materials including weathered concrete, rusted steel and large scale timbers.

4

4.2

Village Green

The Village Green is located in a sheltered position with access to the coastal edge. This new open space results from the relocation of the existing coastal road inland close to its historical alignment. The new open space comprises a simple, flexible lawn space framed by the retention of existing large Pohutukawa trees and relocated small scale buildings. The scale of the lawn will support various small scale community events. A relocated building occupies the northern end of the Village Green in close proximity to the slipway. Sheltered outdoor seating is available on paved and lawn areas allowing for the continuation of the active spaces associated with the current Chocolate Fish Café. To the south another relocated building may be reused as a community hall or other community use. The roadside edge of the park will accommodate rain gardens for road run-off filtration.



VILLAGE GREEN

fig. DG 4.2.9



T

TECHNICAL SPECIFICATION

- T1 Use large format concrete paving and timber inlays to provide access across the green space and along the coastal edge.
- T2 Retain existing mature Pohutukawas and augment with native coastal species.

G

DESIGN GUIDANCE

Objective

- O1 To establish a new green flexible space that can accommodate active and passive recreation

Guidelines

- G1 Utilise space available to include raingardens for stormwater treatment of road runoff.
- G2 Provide a clear simple, gently graded green lawn reflecting the simplicity of the current landscape 'utilitarian/relaxed' character.
- G3 Materiality to be broad lawns with weathered concrete and gravel paving with coastal planting.

VILLAGE GREEN CONTEXT

fig. DG 4.2.10



VILLAGE GREEN - SOUTH VIEW

fig. DG 4.2.11



4

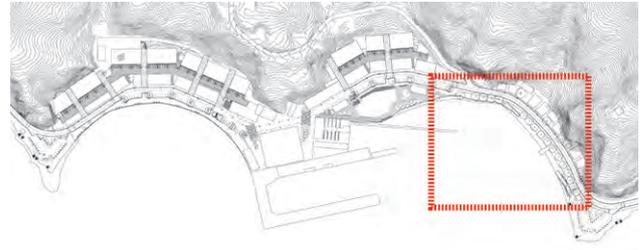
4.2

South Bay Beach

South Bay Beach is retained in its relaxed, tree edged environment. A shared cycle / pedestrian path is added along the road. The boat ramp to the centre of the bay is retained with new ramp access for pedestrians and small scale water craft added to each end. The sea edge requires some erosion protection and this is to be undertaken using carefully placed rocks to create a natural rocky shore edge. To the landward side of the road a 1.5m wide footpath provides safe pedestrian connections from the houses to the South Point Park and Shelly Bay Wharf.

T TECHNICAL SPECIFICATION

- T1 Locally sourced rock to be used in carefully placed rip rap and weathered concrete to ramps and supporting terrace.
- T2 2.5 - 3.0m wide shared cycle / pedestrian asphalt path to road edge (refer Shelly Bay Road).



G DESIGN GUIDANCE

Objective

- O1 To retain and augment the existing beach character.

Guidelines

- G1 Retain existing natural pebble beach.
- G2 Provide safe shared pedestrian and cycle access along road.
- G3 Improve pedestrian and small scale water craft access to the beach with an enhanced boat ramp and new pedestrian ramp at the south end of the beach.
- G4 Utilise the materiality of the rocky shore.
- G5 Upgrade the coastal interface with carefully placed rock sympathetic to the natural coast to stabilize the beach edge.



Communal Courtyards

The open spaces between the town houses and apartments are defined as communal courtyards. In general terms the proposed residential developments are orientated in accordance with the site's topography, fringing the shoreline and base of hills. This curvilinear arrangement opens up generally tapered courtyard spaces between apartment and townhouse developments at their northern and southern ends.

These publicly accessible communally owned courtyards provide access for dwelling occupants to move between the coastal road and parking mews and upper slopes of the apartment lots.

These courtyards are proposed to accommodate a balance of planting and paved surfacing to provide communal amenity and access.

T TECHNICAL SPECIFICATION

- T1 Utilise resilient NZ native species for planting.
- T2 1500mm wide minimum accessible path.
- T3 High quality paving.



G DESIGN GUIDANCE

Objectives

O1 To provide amenity and access for future residential occupants in the spaces between buildings.

O2 To encourage design individuality and qualities that reflect and complement the quality and character of the buildings to which they sit adjacent.

Guidelines

G1 Provide a balance of impermeable and permeable surfaces.

G2 Accommodate storm-water filtering gardens where courtyards are adjacent to parking mews.

G3 Develop a material and planting palette that is consistent with, and complements adjacent laneway and parking mews development.

G4 Provide a safe access path through the courtyards between road and parking mews.

G5 Provide amenity lighting which contributes to safety and the unique identity of each space.

4

4.2

Eastern Escarpment Spaces

The eastern side of the apartment developments incorporates the site's steep vegetated slopes which are defined as the eastern escarpment spaces.

These vegetated slopes contribute significantly to the precinct's character and quality, and are proposed to be retained and augmented. Given the steepness of gradients it is likely that physical access to this portion of privately owned land will be minimal, however the slopes will be directly visible from east facing apartments and visually accessible from the surrounding development and waterfront.

It is recognised that the existing invasive pines and other weed species detract from the site's character and should be strategically eradicated from the development sites and replaced by endemic New Zealand bush species.



T TECHNICAL SPECIFICATION

- T1 Develop a vegetation removal plan in consultation with a qualified arboriculturalist.
- T2 Re-vegetate cleared slopes with endemic New Zealand species suited to site conditions.
- T3 Retaining structures to be stained timber crib or timber board.

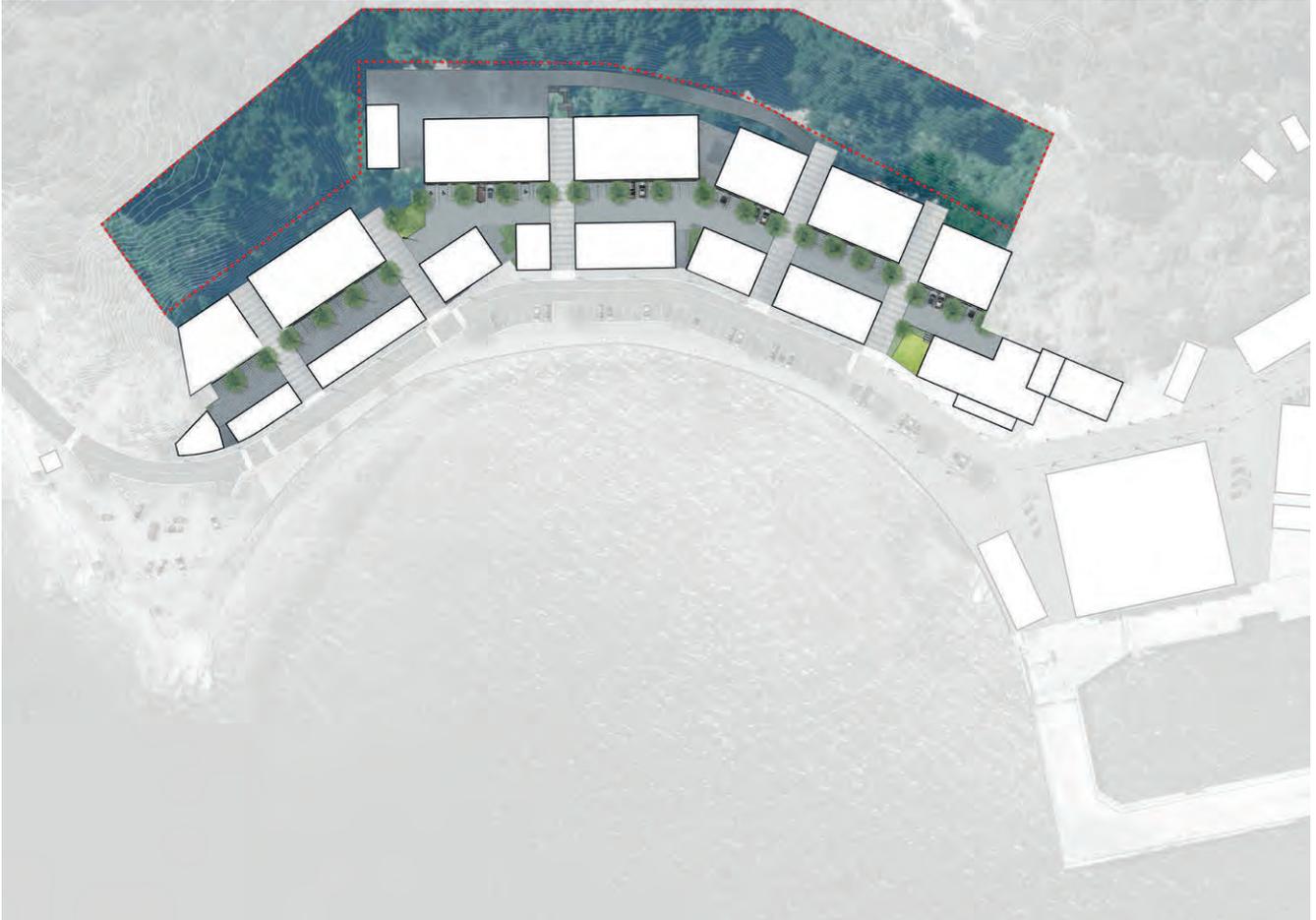
G DESIGN GUIDANCE

Objective

- O1 To retain the site's verdant green hillside quality but with endemic bush species.

Guidelines

- G1 Remove pine and weed species, replace with endemic bush species suitable for site conditions.
- G2 Minimise retaining and cut faces.
- G3 Where retaining is required, allow for vegetation cover.



APPENDICES

A1 Technical Specifications Construction Systems and Materials

Buildings are to be built with contemporary construction systems and materials. Materials should be used in an authentic manner and should express what they are rather than attempting to represent another material. The proposed material palette should consider the tectonic properties of materials, their correct location within an overall composition and if they are sympathetic with the tectonic qualities of existing historic character buildings. Materials should be used in a way that reinforces functionality, is sustainable and facilitates maintenance.

Only the following materials can be used. The Design Panel may, at its discretion, allow other materials and/or colours if they consider that their inclusion is beneficial to the holistic design of Shelly Bay.

More latitude will be given to diverse materials on Special Buildings and they will be assessed on a case by case basis. Consideration of the relationship of Special Buildings to Historic Character Assets must be made given their close proximity.

T TOWNHOUSES AND HOUSES

- **Concrete**
Unpainted / sealer coat only
- **Concrete block**
Unpainted / sealer coat / painted white, off-white, light grey, mid to dark grey (selected colours only)
- **Stone**
Honed or flamed finish only (light, mid or dark grey coloured where used as cladding; mid to dark grey coloured where used as paving)
- **Brick**
Painted white, off-white, light grey (selected colours only)
- **Steel**
Grey painted steel (light, mid or dark where

used as cladding; mid to dark where used as roofing) / galvanised

- **Weathering steel (Corten)**
- **Stainless steel**
Matt finish only
- **Zinc**
Natural / pre weathered zinc (quartz, anthra)
- **Aluminium**
Mill finish / sandblasted / anodised silver or black / powdercoated light, mid or dark grey
- **Copper**
- **Brass**
Except lacquered
- **Timber**
Natural unpainted or without stain / light grey stained (selected colours only) / white, off-white, light grey painted (selected colours only)
- **Plaster**
Natural / grey coloured (selected colours only) / painted white, off-white, light grey (selected colours only)
- **Fibre cement board**
Sealer coat / painted white, off-white, light grey (selected colours only)
- **Waterproof membrane**
Self coloured mid to dark grey
- **Glass**
Except reflective
- **uPVC**
Self coloured grey or painted grey downpipes only

- **Green walls and roofs**
Green walls - living walls or vertical gardens
Green roofs - living roof partially or completely covered in vegetation

T APARTMENT BUILDINGS

- **Concrete**
Unpainted / sealer coat only
- **Concrete block**
Unpainted / sealer coat / painted mid to dark grey; mid to dark green (selected colours only)
- **Stone**
Honed or flamed finish only (mid to dark grey coloured)
- **Brick**
Painted mid to dark grey, mid to dark green (selected colours only)
- **Steel**
Grey painted steel (mid to dark), galvanised
- **Weathering steel (Corten)**
- **Stainless steel**
Matt finish only
- **Zinc**
Natural / pre weathered zinc (quartz, anthra)
- **Aluminium**
Mill finish / sandblasted / anodised black / powdercoated mid to dark grey
- **Copper**
- **Brass**
Except lacquered

- **Timber**
Natural unpainted or without stain / dark stained (selected colours only) / painted mid to dark grey; mid to dark green (selected colours only)

- **Plaster**
Natural / grey coloured (selected colours only)
- **Fibre cement board**
Sealer coat / painted mid to dark grey; mid to dark green (selected colours only)
- **Waterproof membrane**
Self coloured mid to dark grey
- **Glass**
Except reflective
- **uPVC**
Self coloured grey or painted grey downpipes only
- **Green walls and roofs**
Green walls - living walls or vertical gardens
Green roofs - living roof partially or completely covered in vegetation

T HISTORIC CHARACTER ASSETS

- **Concrete**
Unpainted / sealer coat only
- **Concrete block**
Unpainted / sealer coat / painted white, off-white, light grey, mid to dark grey (selected colours only)
- **Brick**
Painted white, off-white, light grey (selected colours only)
- **Steel**
Painted light, mid or dark where used

APPENDICES

A1

*as cladding; red where used as roofing
(selected colours only) / galvanised*

- **Weathering steel (Corten)**
- **Stainless steel**
Matt finish only
- **Zinc**
*Natural / pre weathered zinc (quartz,
anthra)*
- **Aluminium**
*Mill finish / sandblasted / anodised silver or
black / powdercoated light, mid or dark grey*
- **Copper**
- **Brass**
Except lacquered
- **Timber**
*Natural unpainted or without stain / light
grey stained (selected colours only) / white,
off-white, light grey painted (selected
colours only), red where used for doors
(selected colours only)*
- **Plaster**
*Natural / grey coloured (selected colours
only) / painted white, off-white, light grey
(selected colours only)*
- **Fibre cement board**
*Sealer coat / painted white, off-white, light
grey (selected colours only)*
- **Waterproof membrane**
Self coloured mid to dark grey

- **Glass**
Except reflective
- **uPVC**
*Self coloured grey or painted white or grey
downpipes only*

T SPECIAL BUILDINGS

- **Concrete**
Unpainted / sealer coat only
- **Concrete block**
*Unpainted / sealer coat / painted white, off-
white, light grey, mid to dark grey (selected
colours only)*
- **Stone**
*Honed or flamed finish only (light, mid or
dark grey coloured where used as cladding;
mid to dark grey coloured where used as
paving)*
- **Brick**
*Painted white, off-white, light grey (selected
colours only)*
- **Steel**
*Grey painted steel (light, mid or dark where
used as cladding; mid to dark where used as
roofing) / galvanised*
- **Weathering steel (Corten)**
- **Stainless steel**
Matt finish only
- **Zinc**
Natural / pre weathered zinc (quartz, anthra)

- **Aluminium**
Mill finish / sandblasted / anodised bronze or black / powdercoated mid or dark grey
- **Copper**
- **Brass**
Except lacquered
- **Timber**
Natural unpainted or without stain / light grey stained (selected colours only) / white, off-white, light grey painted (selected colours only)
- **Plaster**
Natural / grey coloured (selected colours only) / painted white, off-white, light grey (selected colours only)
- **Fibre cement board**
Sealer coat / painted white, off-white, light grey (selected colours only)
- **Waterproof membrane**
Self coloured mid to dark grey
- **Glass**
Except reflective
- **uPVC**
Self coloured grey or painted grey downpipes only
- **Green walls and roofs**
*Green walls - living walls or vertical gardens
Green roofs - living roof partially or completely covered in vegetation*

T EXCLUSIONS

All materials and colours not listed above are excluded unless the Design Panel authorises their use. Additionally the following materials and systems are excluded:

- **Metal roofing tiles**
- **Expanded polystyrene panel systems covered with plaster and/or high build paint**
- **Unpainted tanalised pine**
- **Aluminium windows and doors on Historic Character Assets**
- **Proprietary glass balustrade fixings including extrusions, clamps, disc and button fixings where visible externally**

APPENDICES

A2 Technical Specifications Building Colours

A hierarchy of colours has been established to reinforce the Urban Character of Shelly Bay. This establishes the following structure:

- Retention of the original colour palette for existing historic character buildings
- Neutral colours for new residential buildings to give more focus to the existing and new 'special buildings'
- Mid to dark coloured tall buildings so that they recede into the hillside behind

T TOWNHOUSES AND HOUSES

- Paint / stain
White, off-white, light grey, mid to dark grey (selected colours only)
- Stone, timber, metal and other self-coloured materials

refer to the Materials Section

T APARTMENT BUILDINGS

- Paint / stain
Mid to dark grey; mid to dark green (selected colours only)
- Stone, timber, metal and other self-coloured materials

refer to the Materials Section

T SPECIAL BUILDINGS

- Paint / stain
White, off-white, grey cladding (selected colours only)
Grey roofing (selected colours only)
- Stone, timber, metal and other self-coloured materials

refer to the Materials Section

T HISTORIC CHARACTER ASSETS

- Analysis of original colour scheme to be undertaken
- Paint / stain
White and off-white cladding (selected colours only)
Red for doors (selected colours only)
Red and grey for roofing (selected colours only)

refer to the Materials Section

APPENDICES

A3 Resource Consent Decision

