



# **3.0** DESIGN PRINCIPLES AND GUIDELINES





## 3.1 DESIGN PRINCIPLES AND DESIGN CRITERIA

The following design guidelines are based on a set of overarching principles that inform more specific design criteria. The criteria act as a checklist rather than a specification. We recognise that in some situations where development is proposed these criteria may be challenged.

### Design Principles:

1

All development will respect, conserve, and where appropriate, enhance and restore the key characteristics of Piha. Future development will not detract from the unique natural aesthetic and spatial qualities of Piha.

2

All development will be restricted to only that which is necessary to serve the needs of park visitors or conservation values and, where appropriate, the local community.

3

All development will be clustered and located against natural features, such as hillsides and mature vegetation, to minimise the visual impact.

4

All development will, where practicable, use natural materials and reflect the materials of the locality of the development.

5

Existing structures (including signs, railings, planting surrounds etc) that no longer serve a demonstrable purpose will be removed as budget and resource are available.

6

All development will be planned to ensure scale and colours are appropriate within the context of the proposals location within the regional park.

7

All development will pay particular attention to the design criteria and elements outlined within the Piha Design Guidelines.

8

All development where possible will avoid multiple structures, formalisation through straight lines, hard surfaces and edges, road markings and urban elements.

## Design Criteria:

### DESIGN WITH NATURE AND SENSE OF PLACE

- Respect and respond to the complexities of the surrounding Piha landscape/environment
- Earthworks should be kept to a minimum
- An energy conscious and renewable material specification is preferred.

### AESTHETICS

- Design should enhance the appeal of the natural environment rather than detract from it and acclimatise people to the natural setting

### SITING AND LOCATION

- Structures should be located in close proximity to each other where appropriate
- A backdrop of native vegetation is preferred
- Avoid placing structures on visible ridgelines

### COLOUR AND TEXTURE

- Local cues should be used to source materials and colours that blend with the local landscape
- Sustainable and natural materials that weather are preferred over concrete/ metal and other hard urban elements.

### FIT FOR PURPOSE/ ACCESSIBILITY

- Consider the main user groups and design accordingly
- Structures should be robust and adaptable to changing use over time
- Barrier free designs are preferred
- Surface design should be appropriate for climate and classification

### SCALE

- Scale should be relative to the location
- Structures should be in relation to a human scale where appropriate
- In context of other developments, buildings and structures within the vicinity

### FORM

- Tie into the natural landform
- Structures within beach settings should take cues from the horizontal axis
- A bush or enclosed setting should consider exposing elements of the structural frame

### VISIBILITY

- Site lines and view shafts should be maintained
- Create new visual cues towards structures when proposing new development

#### CLUSTERING AND ECOLOGICAL FOOTPRINT

- The footprint of the proposed structure or base footing should be kept to a minimum
- Minimise structures by grouping them into one

#### CULTURAL HERITAGE

- All infrastructural development should respect cultural heritage sites
- Ensure existing or proposed vegetation will not have a potential undesirable effect on the site

#### ECOSOURCING AND SPECIES SPECIFICATION

- Propose species that can be easily sourced from the local environment to ensure survival
- Take cues from the existing species on or surrounding the site
- Avoid urban style planting

#### ALTERNATIVES

- Alternative sites and design concepts should be considered before the final proposal is defined

#### SAFETY

- Encourage community ownership of spaces, structures and green assets
- Well maintained, good quality structures attract people
- Consider proximity to high activity areas to encourage informal surveillance e.g. proximity of buildings to carpark
- Maintain plantings to ensure visibility into, out of and around

#### MAINTAINENCE

- Access and material specification must be considered to ensure regular maintainence can be undertaken with ease and the design is cost efficient.
- Flexible to seasonal change, weathering and erosion
- Construction materials should be easily transported to the site
- Vandalism deterrant strategies should be considered

#### PROTECTION

- Provide protection for green assets such as staking, wind cloth and pest or disease control.
- If protection or barrier is no longer required then remove redundant infrastructure





## 3.1 BUILDING DESIGN GUIDELINES

## Existing Buildings on Regional Parkland at Piha:



*ARC service shed Wai o Kahu (Glen Esk)*



*ARC park office*



*Piha Mill Camp (Stedfast Park) house*



*Wai o Kahu (Glen Esk) toilet*



*Piha Mill Camp (Stedfast Park) building*



*Piha Mill Camp (Stedfast Park) toilets*



*Mercer Bay Track toilet*



*Wai o Kahu (Glen Esk) toilet*



*Anawhata carpark toilet*

## Buildings on Regional Parkland at Piha:

Buildings often create a focal point within the landscape whether they plan to or not. Buildings in the Piha area form key components of the park infrastructure, providing service depots for park maintenance and visitor facilities including toilets and information.

When proposing new buildings, the context of the whole park should be considered to ensure the best site is chosen, and subsequent form, colour and texture of construction materials are sympathetic to the surrounding environment. Buildings can increase pedestrian and vehicular traffic of an area placing strain on sensitive environments. Thought should be given to how the area can cope with an increase in use.

Buildings within regional parkland at Piha are currently kept to a minimum. Buildings placed within bush covered areas such as Wai o Kahu (Glen Esk) have

the ability to be easily designed using materials and textures that reflect that setting. However they do inadvertently increase foot traffic and carparking in a sensitive environment. Often, the building design itself has been thoroughly worked through, but the associated infrastructure such as paths and directional structures (bollards etc) are last minute additions to ensure the design works adequately.

Design of buildings within environments such as these should consider revegetation efforts to create dense planting to restrict access to certain areas and visibly open and welcoming planting efforts where pedestrian traffic is encouraged. Buildings designed for open areas such as North Piha should consider low roof profiles and mitigation planting surrounding the building.

## Potential Design Improvements:

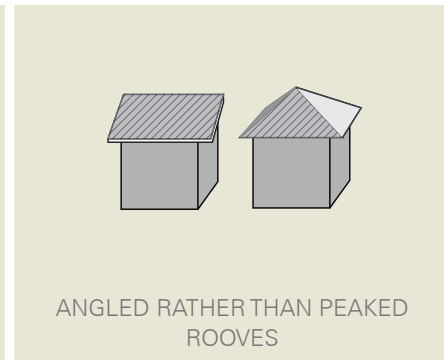
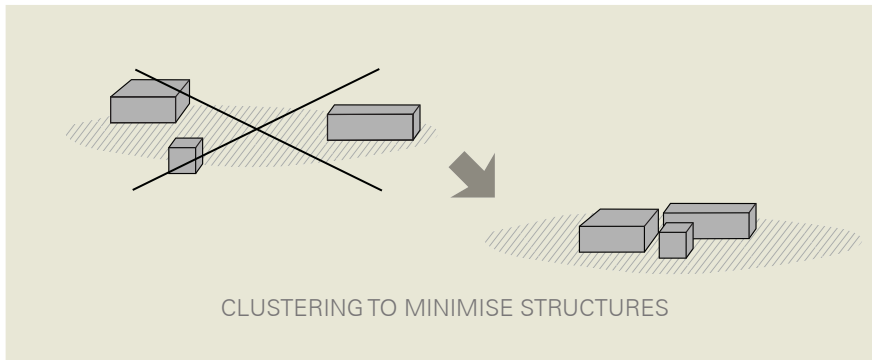
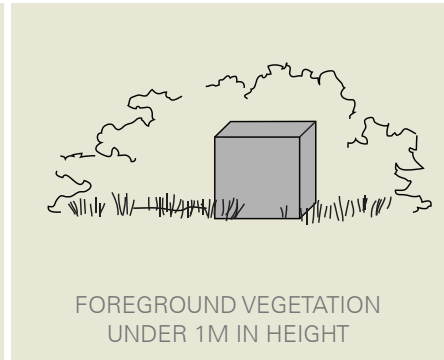
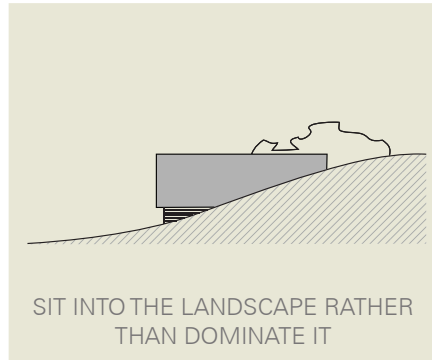
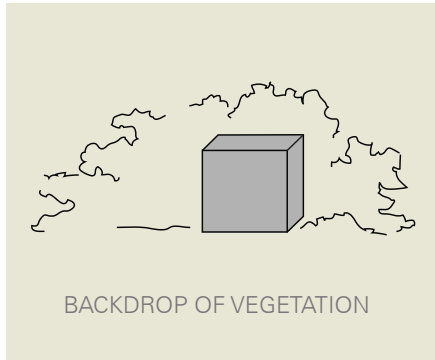


- |                         |                          |         |
|-------------------------|--------------------------|---------|
| ■ SITING AND LOCATION   | ■ FORM                   | ■ SCALE |
| ■ ACCESS                | ■ AESTHETICS AND BALANCE |         |
| ■ SAFETY AND VISIBILITY | ■ COLOUR AND TEXTURE     |         |
| ■ DESIGN WITH NATURE    | ■ CLUSTERING             |         |

KEY: ■ EXCELLENT ■ ADEQUATE ■ NOT ADEQUATE

IMPROVEMENTS :  
*Low planting such as Muehlenbeckia complexa or grass softens the front of the building.*

## Building Guideline Diagrams:



## Design Exemplars:



*WCC public toilet (North Piha)*



*WCC public toilet (Piha)*



*Roof garden design*



*Ngarunui Beach, Raglan*



*ARC Cascade Kauri*



*ARC public toilet (Muriwai)*

## Building Design Checklist:

DESIGN WITH NATURE AND SENSE OF PLACE	
<ul style="list-style-type: none"> <li>• <i>Responds to site history, culture, geology and landscape</i></li> <li>• <i>Earthworks kept to a minimum</i></li> <li>• <i>Energy conscious and renewable materials</i></li> </ul>	<input type="checkbox"/> EXCELLENT <input type="checkbox"/> ADEQUATE <input type="checkbox"/> NOT ADEQUATE
SITING AND LOCATION	
<ul style="list-style-type: none"> <li>• <i>Backdrop of landform or vegetation</i></li> <li>• <i>Building(s) do not sit on ridge line</i></li> </ul>	<input type="checkbox"/> EXCELLENT <input type="checkbox"/> ADEQUATE <input type="checkbox"/> NOT ADEQUATE
FIT FOR PURPOSE/ ACCESSIBILITY	
<ul style="list-style-type: none"> <li>• <i>Design for main user groups</i></li> <li>• <i>Robust and adaptable structures</i></li> <li>• <i>Barrier free</i></li> <li>• <i>Surface design appropriate for climate and classification</i></li> </ul>	<input type="checkbox"/> EXCELLENT <input type="checkbox"/> ADEQUATE <input type="checkbox"/> NOT ADEQUATE
FORM	
<ul style="list-style-type: none"> <li>• <i>Tie into the natural landform</i></li> <li>• <i>Roof profile - small number of peaks rather than one large</i></li> </ul>	<input type="checkbox"/> EXCELLENT <input type="checkbox"/> ADEQUATE <input type="checkbox"/> NOT ADEQUATE
AESTHETICS	
<ul style="list-style-type: none"> <li>• <i>Design enhances appeal of the natural environment</i></li> <li>• <i>Design acclimatises people to the setting</i></li> </ul>	<input type="checkbox"/> EXCELLENT <input type="checkbox"/> ADEQUATE <input type="checkbox"/> NOT ADEQUATE
COLOUR AND TEXTURE	
<ul style="list-style-type: none"> <li>• <i>Materials and colours that blend with the local landscape</i></li> <li>• <i>Natural materials chosen that weather with time</i></li> </ul>	<input type="checkbox"/> EXCELLENT <input type="checkbox"/> ADEQUATE <input type="checkbox"/> NOT ADEQUATE
SCALE AND BALANCE	
<ul style="list-style-type: none"> <li>• <i>Building scale relative to location</i></li> <li>• <i>Relative to human scale</i></li> <li>• <i>In context of other developments, buildings and structures within the vicinity.</i></li> </ul>	<input type="checkbox"/> EXCELLENT <input type="checkbox"/> ADEQUATE <input type="checkbox"/> NOT ADEQUATE

VISIBILITY	
<ul style="list-style-type: none"><li>• <i>Site lines and view shafts maintained</i></li><li>• <i>Create new visual cues towards structures when proposing new development</i></li></ul>	<div><input type="checkbox"/> EXCELLENT</div> <div><input type="checkbox"/> ADEQUATE</div> <div><input type="checkbox"/> NOT ADEQUATE</div>
CLUSTERING AND ECOLOGICAL FOOTPRINT	
<ul style="list-style-type: none"><li>• <i>Footprint of building kept to a minimum</i></li><li>• <i>Clustering of structures</i></li></ul>	<div><input type="checkbox"/> EXCELLENT</div> <div><input type="checkbox"/> ADEQUATE</div> <div><input type="checkbox"/> NOT ADEQUATE</div>
SAFETY	
<ul style="list-style-type: none"><li>• <i>Community ownership of asset encouraged</i></li><li>• <i>Building in close proximity to high activity areas to encourage informal surveillance</i></li></ul>	<div><input type="checkbox"/> EXCELLENT</div> <div><input type="checkbox"/> ADEQUATE</div> <div><input type="checkbox"/> NOT ADEQUATE</div>
MAINTAINENCE	
<ul style="list-style-type: none"><li>• <i>Regular maintainence can be undertaken with ease</i></li><li>• <i>Cost efficient design</i></li><li>• <i>Flexible to seasonal change, weathering and erosion</i></li><li>• <i>Construction materials should be easily transported to the site</i></li><li>• <i>Vandalism deterrant stratagies should be considered</i></li></ul>	<div><input type="checkbox"/> EXCELLENT</div> <div><input type="checkbox"/> ADEQUATE</div> <div><input type="checkbox"/> NOT ADEQUATE</div>
CULTURAL HERITAGE	
<ul style="list-style-type: none"><li>• <i>Respect cultural heritage sites (refer to section.4.5)</i></li></ul>	<div><input type="checkbox"/> EXCELLENT</div> <div><input type="checkbox"/> ADEQUATE</div> <div><input type="checkbox"/> NOT ADEQUATE</div>
ALTERNATIVES	
<ul style="list-style-type: none"><li>• <i>Alternative sites considered</i></li></ul>	

ON SITE NOTES: