

TAMAHERE VILLAGE

DESIGN GUIDE



Boffa Miskell

Prepared by Boffa Miskell Limited for the Waikato District Council

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Contents

1.	Introduction	1
2.	Existing Character of Tamahere	1
3.	Tamahere Village Business Zone Design Guide and Concept Plan	2
4.	Built Form	3
4.1	Building Orientation	3
4.2	Building Setbacks	3
4.3	Building Scale	4
4.4	Building Height	5
4.5	Building Form and Shape	6
4.6	Roof Form	7
5.	Detail Design Elements	8
5.1	External Wall Cladding	8
5.2	Roofing Materials	8
5.3	Windows	8
5.4	Doors	9
5.5	Verandahs	10
5.6	Detail Elements / Decoration	11
5.7	Colour Schemes	11
5.8	Shopfronts and Signage	12
5.9	Glazing and Reflectivity	13
6.	Other	14
6.1	External Signage	14
6.2	Fences	15
6.3	Pergolas, Arches and Gateways	16
6.4	Paving Materials	17
6.5	Street Furniture and Lighting	19
6.6	Low Impact Stormwater Management	19
6.7	Outdoor Storage	19
6.8	Planting Scheme	20
7.	Overall Village Precinct Considerations	21
7.1	Cultural Design	21
7.2	Location of Service Areas and Parking	21
7.3	General Landscaping Principles	21
7.4	Site, Pedestrian and Vehicular Access	22
7.5	Stormwater Management	22
7.6	Village Green	22
	Appendix 1 - Concept Images of Pavilion	23



1. Introduction

The Waikato District Council engaged Boffa Miskell Limited to prepare a conceptual site layout plan and associated design guide for the Tamahere Village Business Zone and Recreation Zone located adjacent to the existing Tamahere Model Country School and Tamahere Community Centre.

The intention of the proposed layout plan and associated design guide document is to ensure that any future commercial and recreation development within the Tamahere Village area is designed to provide full integration between the school, recreation facilities and the Village Business Zone, in order to define the village area as a cohesive community hub. It is anticipated that the Village Business Zone will be developed as a neighbourhood centre that will provide for the growing country lifestyle community living in the surrounding Tamahere area.

The design guide provides general design principles for development of the neighbourhood centre and additional detail where a heritage theme is adopted in the design approach. This advocated heritage approach encourages any new development within the Tamahere Village Business Zone and Tamahere Recreation Zone, including the Village Green, to be in keeping with the historical character of the original Tamahere School building, which was constructed in 1884 and is now a registered historic building.

The design guide further aims to guide the integration of both architectural and landscape design elements to achieve a high quality, cohesive development that promotes sustainable urban design principles, low impact stormwater management and the preservation of historical, cultural and community values.

The design guide is a method of providing the Tamahere community, Council and future developer/s with a level of certainty as to the expected standard, design and layout of the commercial and recreation developments in the Tamahere Village area to enhance the existing character of the precinct.

2. Existing Character of Tamahere

The Tamahere Country Living Zone is located immediately southeast of Hamilton City and is principally characterised by low density, country living properties typically ranging between 0.5 and 4 hectares in size. The existing Tamahere village area is located within the Tamahere Country Living Zone at the northeastern end of Devine Road and consists of the Tamahere Model Country School, the Tamahere Play Centre and Community Hall as well as a large area of land that will be developed by Council for community recreation, including sports fields and a sports pavilion. The Tamahere Village Business Zone, the Tamahere Model Country School, the Recreation Zone, including the Village Green and community hall will make up the Tamahere Village Centre.



3. Tamahere Village Business Zone Design Guide and Concept Plan

The Tamahere Design Guide and Concept Plan (Guidelines) are an integral part of the rule framework for the future commercial development within the Tamahere Village Business Zone as well as future recreational development within the Tamahere Recreation Zone. The aim of the Guidelines is to assist Council and any future developer to manage the design quality of building and site development.

The Guidelines outline general urban design principles that are relevant to the Tamahere Village context and issues associated with development of a neighbourhood scale retail centre. The Guidelines are complementary to and should be read in conjunction with the rules in Schedule 23B and 28A and all other relevant objectives, policies, explanations and definitions within the District Plan. To be effectively implemented the Guidelines must be considered by the developer/s and their designer/s from the outset of the design process and be prepared in consultation with the Waikato District Council.

The intention of the Guidelines is to achieve high quality buildings and site development that are appropriate for a small neighbourhood village centre. Development should:

- have regard to the existing character of the village centre precinct and its wider Tamahere setting;
- support valued aspects of the area's local character and heritage features;
- be attractively designed with the use of high quality building materials;
- be coherently designed to promote an integrated village precinct area;
- integrate with the adjacent community facilities;
- promote conditions of safety and accessibility; and,
- incorporate sustainable urban design principles.

All development within the Business and Recreation Zones will be assessed for quality of design and finish and how well it fits the site and neighbourhood context in Tamahere. Demonstrating an understanding of the existing character of the Tamahere village and the wider Tamahere area will be essential to the success of any development proposal as the existing character will form the primary design reference point.

The guidelines include more specific design details using a heritage theme based on a building style similar to the original Tamahere School Building. This heritage theme detail is merely an example of what could be achieved on the site in a way that will comply with the relevant planning provisions.

Alternative design proposals will still need to be cognisant of the general design principles contained in the Tamahere Village Design Guide and prepared in consultation with the Waikato District Council.

4. Built Form

All building design in the Tamahere Village Business Zone should be consistent with a single design theme.

The placing and design of buildings, should maintain good connectivity with other buildings and activities within the village precinct, particularly with the Tamahere recreation area.

Building layout and design should ensure easy and safe pedestrian access to and between all activities. Buildings also need to be located so that adequate off-street car parking can be provided for within the site.

The principles of universal design and barrier free access should be followed to ensure ease of access to and through the Tamahere Village Business Zone and Tamahere Village Green and Recreation Area for all disability groups.

Special consideration should be given to the location of disabled carpark spaces in being flat and providing curb free access to adjoining footpaths.

4.1 Building Orientation

Buildings should have an active frontage to both the roads and to the Tamahere Village Green and Recreation Area. In addition, consideration should be given to solar access and exposure to prevailing westerly winds particularly for outdoor seating and eating areas.

Verandahs, canopies and awnings can be used to provide shelter from rain and sun while shutters and blinds can provide additional control of sun for windows on eastern and western building facades.

Soft landscaping elements such as trees and hedgerows can also be used to provide shelter from wind, low sun angles and shade in summer. Consideration should be given to the use of deciduous species for areas where winter sun is desirable.

4.2 Building Setbacks

- Buildings within the commercial development should be set back a minimum of 1.5m from adjacent parking areas, to allow pedestrian circulation between the building verandahs and adjacent parking stalls;
- As a general guide, a minimum internal setback of 20m from the road boundary allows sufficient space for a double stall parking area and pedestrian footpath to be located in front of the proposed commercial buildings;
- Adjacent buildings should be designed to have aligned front facades thereby maintaining design consistency and avoiding awkward visual orientations.



4.3 Building Scale

Building scale refers to the overall size, height, bulk, shape and visual proportion of buildings.

- Buildings should exhibit proportions and forms that are complementary to the existing adjacent buildings in the vicinity and to its surrounding context in the Tamahere Country Living area;
- Design consideration should be given to the scale and relative proportion of key architectural components which contribute to the overall appearance of any new building, e.g. scale of roofs relative to walls, gables and verandahs; scale and proportion of windows and doors relative to building facades etc;
- Avoid buildings that excessively dominate the surrounding built environment and are not in keeping with the scale and appearance of nearby buildings. If a heritage theme is proposed, buildings should be in line with the nearby historical Tamahere School original building (see *Figure 1).

↘ **Figure 1.**
Tamahere School
Original Building



4.4 Building Height

- Buildings should be either single or double storied with a maximum allowable height of 10m. Additional height protrusions above the 10m height plane for architectural focal elements such as clock towers or chimneys would be permissible;
- Overall consideration should be given to the relationship in height between adjacent new buildings designed within the Tamahere Village Business Zone and how these buildings relate to buildings on surrounding properties;
- Increased building height on key or focal buildings should be considered as a mechanism to define key development nodes within the commercial zone;
- Single storey buildings are preferable, however the height of single storey buildings should not be lower than 6m in overall height, i.e. low roof pitches or skillion (monopitch) roofs should be avoided unless they are a lean-to type roof attached to the main structure (See *Figure 2). Refer to item 4.6 for further discussion on roof form.



↘ **Figure 2.**
Typical roof design
with lean-to verandah
configuration



4.5 Building Form and Shape

The design of buildings should create visual interest through modulation, articulation, roof form, openings and variation. Continuous flat or blank building frontages should be avoided.

The design of buildings should aim to reduce the overall perceived size of the building. Reducing building bulk can be achieved through breaking the form into 'house size' elements and mimicking forms and materials found in the adjacent neighbourhood buildings (such as pitched roofs). The incorporation of architectural detailing such as porches, canopies, bay windows, balconies, pediments and dormer windows will also help reduce building and roof mass. All elevations must exhibit some form of relief, whether by architectural detailing, a mixture of building materials or incorporation of doors and windows. Architectural features should provide visual interest.

The following points are relevant where a heritage design theme is to be adopted:

- Building form and shape should be designed to be complementary to the existing buildings in the vicinity and to the surrounding Tamahere area;
- Simple rectangular buildings with gable ends are the preferred design style;
- Where a building is required to be wide in proportion, it is recommended that the building be broken up into more vertically proportioned elements. In so doing, excessive roof heights can also be avoided (See *Figure 3);
- General building form should complement existing heritage buildings in the surrounding Tamahere Village area, with particular reference to key historic buildings (See *Figure 4).

▷Figure 3.

Side elevation of typical building indicating design method to reduce building scale



Full building width broken up into distinct vertical components

▷Figure 4.

Conceptual commercial building designed in a traditional style



4.6 Roof Form

Where a heritage theme is proposed, the following will apply:

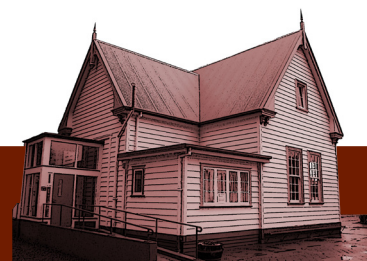
In general, heritage building roofs are typically designed with gable ends. Gables incorporate decorative fascias and architraves to add interest to the design. Porches and verandahs can be designed either with a parapet front wall or lean-to style roof.

- Flat roofs, low roof pitches and skillion (mono pitch) roofs should be avoided, unless they are a lean-to type roof attached to the main structure (See *Figure 5);
- Steep roof pitches between 40° and 50° are recommended, with lean-to roofs and verandah roofs designed at an 8° to 10° pitch.



➤ **Figure 5.**

Typical roof structure with 55° roof pitch & lean-to verandah at 5° roof pitch



5. Detail Design Elements

5.1 External Wall Cladding

External wall cladding should be consistent with and enhance the proposed design concept.

Where a heritage theme is proposed, the following will apply:

The typical historic buildings in the area used traditional timber weather boards (185-195mm wide) for exterior wall cladding, painted white, however light beige has also been used in the surrounding area.

- A traditional appearance can be achieved by utilising modern James Hardie Linea™ Weatherboard or similar fibre cement weatherboards with deep shadow lines.

5.2 Roofing Materials

Roofing materials should be consistent with and enhance the proposed overall design theme.

Where a heritage theme is proposed, the following will apply:

The typical roof cladding used in the Tamahere Village and surrounding area was traditionally standard profile short-run corrugated iron sheets, painted in various heritage colours.

- Roof cladding on new buildings within the Tamahere Village Business Zone may substitute modern long run corrugated profile colour-coated steel (Colorsteel® or similar) for the original short-run corrugated iron sheets;
- Long-run tray or trough section profiles are not acceptable.

5.3 Windows

Windows should be designed to maintain visual connectivity between the interior of buildings and the external public spaces.

↘ **Figure 6.**
Typical traditional double hung sash windows with decorative mouldings and coloured sills



Where a heritage theme is proposed, the following will apply:

Heritage windows are traditional double hung sash or casement windows (9 or 12 light windows). Windows are generally vertical in orientation, with the height being slightly more than twice the width. Windows were recessed with plain sills, decorative moulded trim beneath and decorative window mouldings surrounding the top and sides. Window frames were generally painted white or light grey (See *Figure 6).

- Timber window frames are recommended, however modern aluminium window frames designed to match traditional heritage windows would be acceptable;
- Decorative mouldings, frames and hood mouldings above windows are all typical design elements that could be used to enhance the design of new buildings within the Tamahere Village Business Zone;
- Large areas of glass used for shop front displays should be avoided where possible or divided by posts, columns or mullions into vertically proportioned sections;
- Window placement is symmetrical and this should be respected. Windows are usually taller than they are wide, and placed in regular spacing on the facades;
- Window generally decrease in size from lower to higher storeys and are usually vertically aligned. Decorative trim or detailing often emphasizes this vertical alignment.
- Skylights and louvres to upper floors and gable ends are also widely used to provide both ventilation to roof spaces and decoration to large wall expanses.

5.4 Doors

Doors into buildings should be positioned for ease of pedestrian access from the road and park fronts. Doorway and door design should cater for wheelchair access.

Where a heritage theme is proposed, the following will apply:

Typical heritage doors are timber framed panel doors with decorative recessed panels or window panes. Tongue and groove type timber door were also widely used. Doors were generally painted white or light grey. Door frames included decorative architrave designs.

- For the Tamahere Village Business Zone a combination of single and double timber and cottage pane 'French' doors would be recommended;
- Modern aluminium doors would be acceptable if they were designed to match existing traditional door styles (See *Figure 7).



Figure 7.

Typical traditional cottage pane door design



5.5 Verandahs

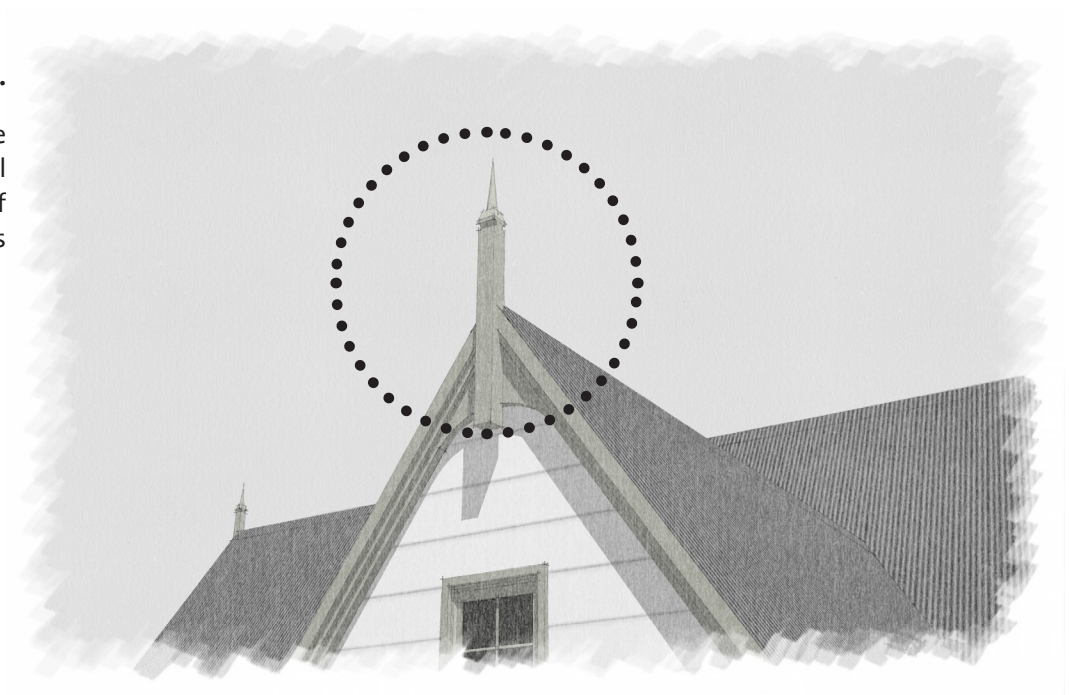
Verandahs provide weather protection for pedestrians on the street as well as protection to shop fronts and building entries. Verandahs provide a feeling of enclosure for pedestrians as well as adding visual interest and character to building facades.

Where a heritage theme is proposed, the following will apply:

- The general style of verandahs should be corrugated iron (or modern long run corrugated profile colour-coated steel) exposed to the underside with the roof sloping with a bull nose or a straight lean-to-style. Alternatively a horizontal verandah roof may be utilised, supported by steel rods with an integrated supporting structure hidden within the roof plane;
- Verandah support posts should be either square profile timber or steel with decorative cut-outs, lace and router work to add a traditional character to the buildings;

↘ **Figure 8A.**

Typical image of timber finial extending from roof gables



↘ **Figure 8B.**

Typical image of barge boards with decorative detailing



For all design concepts the following verandah design details will apply:

- Verandahs should have a minimum clearance of 2.2m (3.5m maximum) from floor level to the underside of the lowest support beam;
- Where verandahs are directly adjacent to a kerb, a minimum setback from the kerb of 500mm is required;
- Verandahs should be no narrower than 2.5m;
- Verandah fascias should be between 150mm and 400mm in depth.

5.6 Detail Elements / Decoration

Detailed design and decorative elements should be utilised to ensure new buildings complement the existing character of the Tamahere Village precinct.

Where a heritage theme is being proposed decorative elements include (See *Figures 8A and B):

- Finials extending from ends of roof ridges/gables;
- Barge boards with decorative detailing;
- Further decorative detailing at lower end of barge boards;
- Decorative horizontal sill and spaced boards on the outer walls below the interior floor level, painted dark grey;
- Coloured paint can be used to accentuate window sills (Heritage red or similar).

5.7 Colour Schemes

Colour schemes for buildings in the Tamahere Village Business Zone should complement the existing buildings in the Tamahere Village precinct.

Where a heritage theme is proposed colours should be chosen from the Resene Heritage Colour Range or similar. These colours have been developed to duplicate original paint colours utilised on heritage buildings. Colours are recommended as follows:

- Walls: White or Resene Colonial White™ (Y89-043-083) or Resene Light Beige™ (Y83-063-082);
- Base of Walls: Resene Grey Friars;
- Window Surrounds: Resene Stack™ (N65-003-154) or Resene Merino™ (Y91-009-076);
- Window Sills: Matching window surrounds or Resene Bright Red™ (R44-148-034) or Resene Burnt Sienna™ (R40-059-030) or Resene Copper Rust™ (R53-061-032).



5.8 Shopfronts and Signage

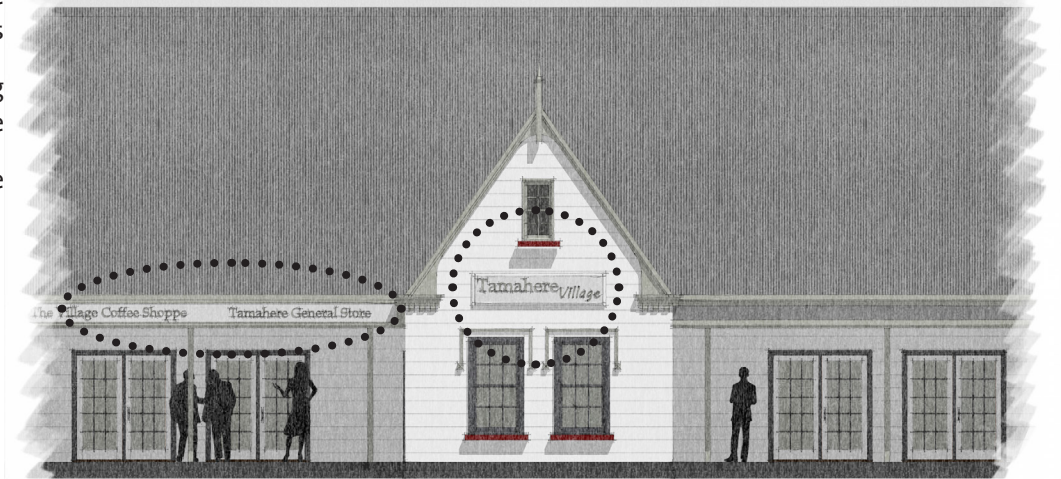
Advertising and shop signs can have a dramatic effect on the appearance of building facades and the overall street appeal of a commercial development. The following design criteria will assist in guiding signage design and ensure that an overall positive outcome is achieved (*Figures.9A and B illustrate typical signage design principles).

- Signage should not dominate the buildings or overall streetscape;
- Signs incorporating simple backgrounds, borders and text are preferable to complex graphics. Photomontage based signage should be avoided;
- Signs should integrate with the overall appearance of the building and not interfere with design elements on the building or dominate other features of the building;
- Signs may be located on the parapet, on decorative gables, at shop front level, or kept within the extent of verandah fascias;

▾ Figure 9A.

Typical signage design principles

1. Key building signage
2. Shop signage



▾ Figure 9B.

Typical signage above verandah roof



- Signs may be located at right angles to the footpath below the verandah provided that they are no deeper than 400mm and sufficient head clearance is provided below the suspended sign;
- Neon, moving or brightly lit signs will not be in keeping with the design character of the Tamahere Village Business Zone.

5.9 Glazing and Reflectivity

Highly reflective materials can cause adverse glare effects and should be avoided.

Daylight should be used as much as possible to light a building, both for energy efficiency and for the health and comfort of the occupants. Design requirements for daylight should be balanced with requirements for views, privacy and specific functions of internal spaces. Daylight must also be considered alongside factors such as building location, orientation and internal layout, in order to control solar access for passive heating and cooling.

Principles for utilising natural light include:

- Use diffused light rather than direct sunlight, which requires careful placement and sizing of windows;
- Avoid over-glazing which may cause glare and heat gain in summer and heat loss in winter;
- Using roof lights for top lighting – insulated glazing units should be used for roof glazing to minimise heat loss.



6. Other

6.1 External Signage

External signage refers to signage not attached directly to buildings; this would include signage walls, event signage, information signs and road signs. The key concepts when designing signage for the new Tamahere Village Business Zone are as follows (See *Figures 10A to D below for typical signage design).

- Signage should be kept low key and designed to fit with the architectural character of the precinct;
- Flashing or neon signs should be avoided;
- Signs relating to service and facilities for the public, for example, village green, playground and car parking, should be bilingual.
- Signage walls should be a maximum height of 1.2m from ground level;
- Where a heritage theme is proposed font style should be limited where possible to the following font types, and kept to a maximum font height of 300mm:

Book Antiqua Constantia Segoe Script Garamond *Monotype Corsiva*



↘Figure 10A. Typical timber signage board incorporated into low fence design



↘Figure 10B. Typical timber signage board - perspective image



↘Figure 10C. Typical plastered signage wall with decorative columns

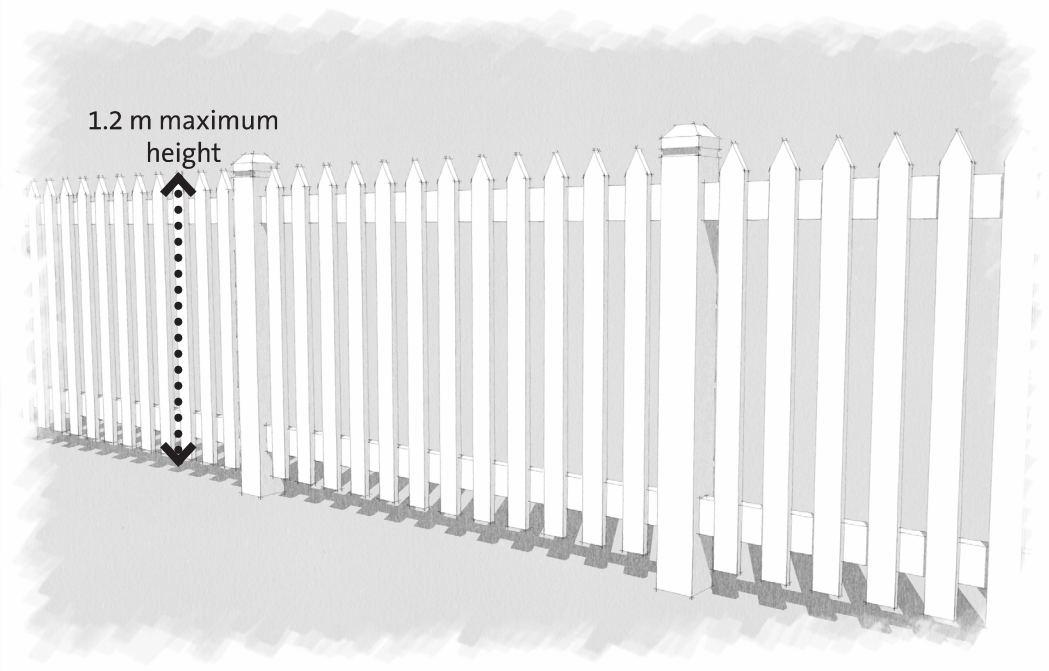


↘Figure 10D. Typical signage wall - perspective image

6.2 Fences

In principle, fencing between the Tamahere Village Business Zone and the adjoining Tamahere Recreation Zone should be avoided in order to facilitate the connection between the two spaces. Low fences may however be used for defining site boundaries, controlling pedestrian circulation and providing for pedestrian safety whilst maintaining openness and visual permeability (*Figure 11 illustrates typical traditional fence designs).

- Fencing material should be sympathetic to the proposed architectural style of the area and can be constructed of either painted wood or steel;
- If a heritage theme is proposed fences should generally be white picket type fencing with decorative design detail to add interest and a traditional character, however other light colours from the Resene Heritage Colour Range may be suitable, as long as they tie in with the overall colour palette of the development;
- Fences should be a maximum height of 1.2 metres above ground level.



▷ Figure 11.

Typical picket type fence design



6.3 Pergolas, Arches and Gateways

Various decorative landscape elements may be utilised for both functional and aesthetic purposes within the Tamahere Village precinct. These elements should be consistent in theme and design, in order to support a comprehensive design theme, which relates to the character of Tamahere Village precinct and surrounds (See *Figure 12 A and B for example where a heritage theme is proposed).

- Use decorative arches and gateways to define entries and thresholds to various areas within the Tamahere Village Business Zone;
- Timber pergola structures can be utilised to cover seating areas and define tranquil spaces within the precinct. Use of flowering creepers grown over pergolas enhances the natural character of the site and provides for additional shade cover where required;
- Gates can be manufactured from timber, steel or wrought iron and the design should complement the architectural character of the area;
- Where a heritage theme is proposed use may be made of a combination of timber work and low plastered and painted walls with traditional copings and pier caps to enhance the design theme.
- The Tamahere Village Concept Plan includes a provision to place a carved Waharoa (gateway) within the Tamahere Village Business Zone. The Waharoa should portray the story of Turongo and Mahinarangi crossing the Waikato River, which relates to the origins of the name Tamahere and should be accompanied by a story board sign. Design work is to be carried out in consultation with Ngati Haua.

↘Figure 12A.

Traditional pergola style gateway design



↘Figure 12B.

Traditional wrought iron gate with plastered columns and wing walls



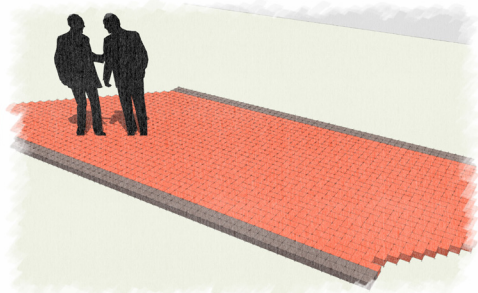
6.4 Paving Materials

Paving materials should be in keeping with the proposed design theme for the Tamahere Village Business Zone and complement the character of the surrounding Tamahere Village precinct.

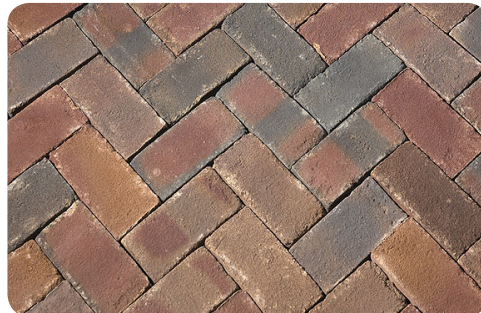
Finished surfaces are safe for all disability groups:

Should a heritage design theme be proposed paving materials may include (See *Figures 13A to F)

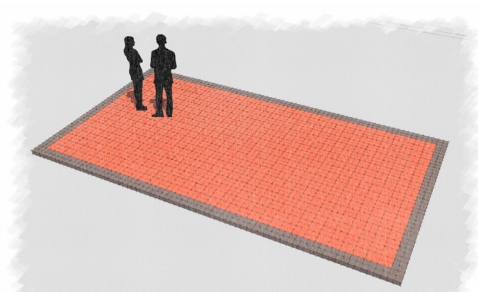
- Red clay pavers laid in herring bone and basket weave pattern;
- Natural stone cobble sets (granite, basalt or sandstone);
- Timber decking and railway sleepers;
- Compacted gravel/pea metal paths.
- Cultural reference could be included in the paving design, incorporating traditional Maaori flax weaving patterns in paving designs. This design work should be carried out in consultation with Ngati Haua.



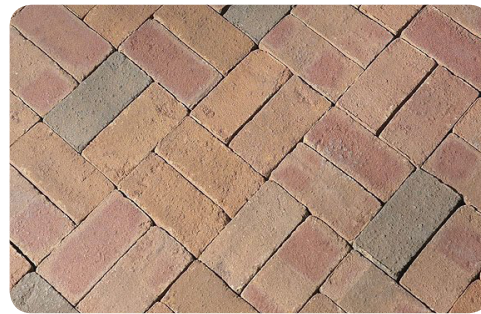
↘ **Figure 13A.** Herring bone pattern with double cobble stone border



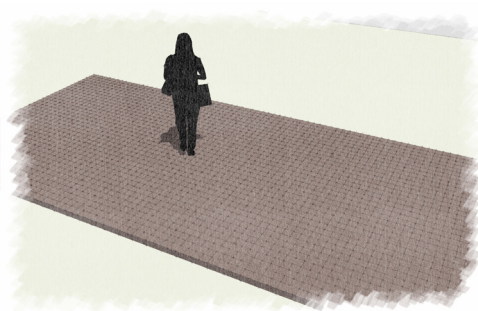
↘ **Figure 13B.** Herring bone pattern



↘ **Figure 13C.** Basket weave pattern with double cobble stone border



↘ **Figure 13D.** Basket weave pattern



↘ **Figure 13E.** Natural cobble stone pavers



↘ **Figure 13F.** Natural cobble stone pavers





↘ **Figure 14A.** Typical street light pole with optional flower baskets



↘ **Figure 14B.** Typical garden light



↘ **Figure 14C.** White painted timber bench



↘ **Figure 14D.** Typical wrought iron bollards



↘ **Figure 14E.** Square timber planters



↘ **Figure 14F.** Simple concrete pots



↘ **Figure 14G.** Simple round concrete drinking fountain



↘ **Figure 14H.** Traditional style litter bins

6.5 Street Furniture and Lighting

The design theme for the Tamahere Village should be enhanced and reinforced by utilising appropriately designed or selected street and landscape furniture elements. Key landscape elements include (See *Figures 14A to H):

- Street light poles;
- Garden lights;
- Seats and benches;
- Pots and planters;
- Bollards;
- Drinking fountains;
- Litter bins.

6.6 Low Impact Stormwater Management

Due to the lack of reticulated services in Tamahere, all stormwater and wastewater are to be serviced on site.

Low impact stormwater management on site is therefore an essential component for the future infrastructure development of the Tamahere Village Business Zone.

The following low impact stormwater devices and stormwater management methods should be considered for use:

- Dry stormwater detention ponds and vegetated stormwater swales;
- Rain gardens and soakage devices where soil conditions allow suitable infiltration;
- Use of below ground storage tanks or storage modules and re-use of water for landscape irrigation purposes;
- The use of permeable paving cells and porous paving materials (no-fines concrete or spaced modular paving for car parks and pedestrian walkways);
- Decorative wet ponds with additional capacity for storage during high rainfall events.

6.7 Outdoor Storage

Ideally, storage should be internal storage since almost all frontages of the commercial zone abut public spaces and because outdoor storage of skips and wheelie bins requires careful consideration.

A small outdoor storage area has been included in the Tamahere Village Concept Plan.

Outdoor storage should comply with the following guidelines.

- Outdoor storage should not exceed 25m² over the entire site area;
- Stockpile should not exceed a height of 2m;
- Outdoor storage should be screened from view from all public spaces and adjoining sites.



6.8 Planting Scheme

The planting scheme listed below utilises an appropriate combination of indigenous and exotic trees, shrubs and groundcovers which are in keeping with the character of the Tamahere Village precinct. Where possible indigenous plant species are preferred.

Plants have been categorised for use in specific locations within the proposed Commercial Precinct Concept Plan area.

Where possible only plants from the list below should be utilised, however alternative species could be substituted subject to plant stock availability. All species should fit in with the design scheme below (See *Figure 15 below).

Parking Areas		Roadways	
Trees	Groundcovers	Trees	Groundcovers
<ul style="list-style-type: none"> • <i>Magnolia grandiflora</i> Bull Bay • <i>Liquidamber styraciflua</i> Redgum • <i>Acer palmatum</i> Japanese Maple 	<ul style="list-style-type: none"> • <i>Ficinia nodosa</i> Knobby Club-rush • <i>Lomandra tanika</i> • <i>Lomandra longifolia</i> • <i>Poa cita</i> Silver Tussock • <i>Chionochloa flavicans</i> Miniature Toetoe 	<ul style="list-style-type: none"> • <i>Quercus robur</i> English Oak • <i>Populus nigra</i> Lombardy Poplar 	<ul style="list-style-type: none"> • <i>Carex solandrii</i> Forest Sedge • <i>Carex testacea</i> • <i>Poa cita</i> Silver Tussock • <i>Lomandra tanika</i>

General Landscape Areas				Rain gardens & Stormwater ponds		
Trees	Shrubs	Groundcovers	Climbers	Trees	Shrubs	Groundcovers
<ul style="list-style-type: none"> • <i>Ginkgo biloba</i> • <i>Prunus x yedoensis</i> Yoshino Cherry • <i>Meryta sinclairii</i> Puka • <i>Hedycarya arborea</i> Pigeonwood • <i>Syzygium paniculatum</i> Brush Cherry 	<ul style="list-style-type: none"> • <i>Buxus sempervirens</i> English Box • <i>Astelia banksii</i> Wharawhara • <i>Rhododendron</i> spp. • <i>Pittosporum crassifolium</i> Karo • <i>Griselinia littoralis</i> Broadleaf • <i>Viburnum opulus</i> Snowball tree • <i>Murraya exotica</i> Oranga Jasmine 	<ul style="list-style-type: none"> • <i>Coprosma kirkii</i> Goldstream • <i>Libertia peregrinans</i> NZ Iris • <i>Rosa 'iceberg'</i> White Rose • <i>Hebe buxifolia</i> • <i>Hebe stricta</i> Koromiko 	<ul style="list-style-type: none"> • <i>Trachelospermum jasminoides</i> Star Jasmine • <i>Choisya ternate</i> Orange Blossom • <i>Wisteria sinensis</i> Chinese Wisteria • <i>Jasminum azoricum</i> • <i>Rosa banksiae lutea</i> Yellow lady Bank's Rose 	<ul style="list-style-type: none"> • <i>Cordyline australis</i> Cabbage Tree • <i>Dacrydium dacrydioides</i> Kahikatea • <i>Pseudopanax crassifolius</i> Lancewood • <i>Pseudopanax arboreus</i> Five Finger 	<ul style="list-style-type: none"> • <i>Pittosporum tenuifolium</i> Karo • <i>Coprosma propinqua</i> Mingimingi • <i>Kunzea erioides</i> Kanuka • <i>Leptospermum scoparium</i> Manuka • <i>Phormium tenax</i> Harakeke • <i>Phormium cookianum</i> Wharariki • <i>Pseudopanax lessonii</i> Houpara • <i>Griselinia littoralis</i> Broadleaf 	<ul style="list-style-type: none"> • <i>Ficinia nodosa</i> Knobby Club-rush • <i>Lomandra tanika</i> • <i>Lomandra longifolia</i> • <i>Poa cita</i> Silver Tussock • <i>Chionochloa flavicans</i> Miniature Toetoe • <i>Libertia peregrinans</i> NZ Iris • <i>Baumea articulate</i> Jointed Twig-rush • <i>Carex secta</i> Purei

Figure 15. Tamahere Village Planting Scheme

7. Overall Village Precinct Considerations

7.1 Cultural Design

Where appropriate and in addition to a carved Waharoa portraying the story of Turongo and Mahinarangi, cognisance of tangata whenua links to Tamahere should be incorporated as cultural design elements in the overall design and development of the village precinct.

7.2 Location of Service Areas and Parking

Parking

Service and parking areas are essential to the efficient functioning of the village green and both should be carefully planned and integrated. Buildings should be located adjacent to the Village Green and carparking should be located between the buildings and the public roads.

Service Area

The service area should be located separately from public spaces and pedestrian pathways. Appropriate screening and/or landscaping needs to be used to screen the area from public view. Plans accompanying applications need to show the service area, and how effective screening is to be achieved.

7.3 General Landscaping Principles

Landscaping has several functions besides providing amenity value for the village. It can be used to separate pedestrian from vehicle routes, to screen unsightly service areas, as a means of storm water management and to create feature areas.

Landscape components of developments should consider the need for hard surface and planted areas. Pedestrian routes need to have different surface treatments (texture or colour). The open space area needs to include furniture, lighting, planting and hard surface areas (pathways and seating space).

Hard surface areas may need to have a permeability function for storm water management, thus materials need to be investigated for their function and identified in landscape plans accompanying the development plan proposal.

Specimen trees need to be included at a ratio of not less than 1 tree per 10 car parks plus 1 tree per 25m at other locations throughout the village such as between activities and along boundaries.

The use of plants needs to be appropriate to their location and intended function and affect. Landscape plans need to identify plant type and state their intended purpose in the area proposed; e.g. specimen tree to break parking area, or row of 1m tall shrubs to edge open space, or mass planting of grasses to add texture and colour. Planting needs to be effective, visible from the intended viewing space and create soft edges to built development. Landscape plans need to demonstrate how this is achieved. An inappropriate use of plants would be for example, low level grasses in the parking area as they are hardly visible and do not compartmentalise or break-up the open space created by parking.



7.4 Site, Pedestrian and Vehicular Access

Pedestrian

The location of pedestrian access points need to be legible and provide connectivity from the Village Green to the adjacent road side footpaths and the Tamahere Village Business Zone. Approximate locations for pedestrian access points are indicated on 23B.4 Tamahere Village Concept Plan map, though the number and locations are not precise and are ultimately dependent on building design and location.

The principles of universal design and barrier free access should be followed to ensure ease of access for all disabled groups.

Vehicular

The design of vehicle access points needs to incorporate landscape treatments and space for signs. Additionally, pedestrian friendly design of the vehicle access points is to be considered with use of islands, paths and landscaping to assist. Development proposals must demonstrate these components have been considered and incorporated.

Special consideration should be given to the location of disabled carpark spaces in relation to slope and curb free access to adjoining footpaths.

7.5 Stormwater Management

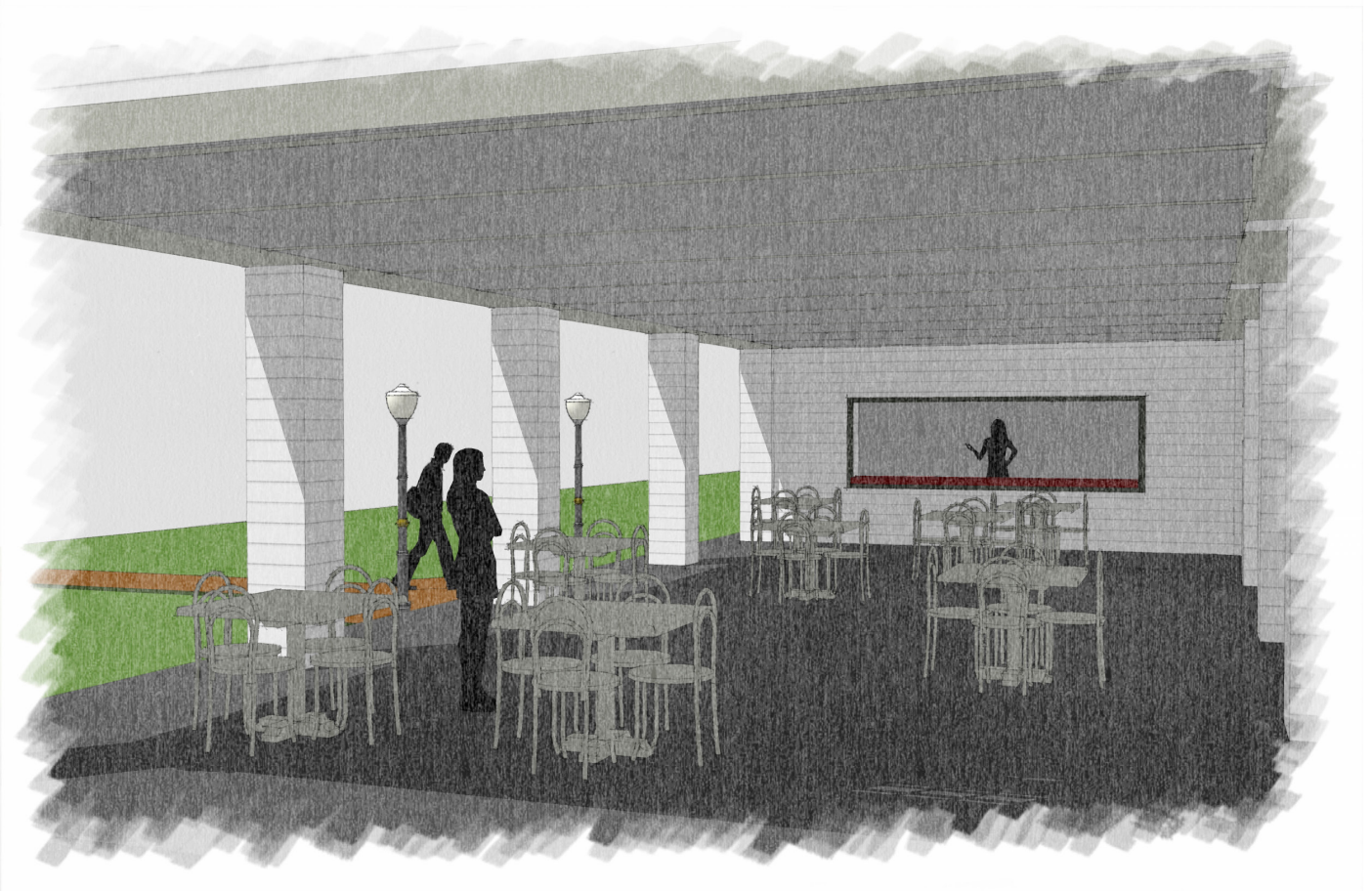
On site development needs to consider the volume of water that can be accepted into the adjacent retention pond.

The role of hard (permeable) and soft landscaping options need to be considered in reducing storm water flow from the site and be used as a means of primary treatment of storm water.

7.6 Village Green

The development of the Village Green needs to consider and provide for good access to sunlight and protection from the wind. Physical and visual connections need to be made with the active edges of adjoining buildings and pathways. Overall the space needs to provide a pleasant place for people to congregate, be user friendly and well connected to other parts of the village hub. The design and location of the space needs to demonstrate these attributes and how they will be achieved through design, landscaping, furniture, planting etc.

Appendix 1 - Concept Images of Pavilion



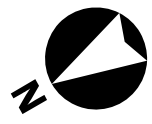
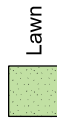


Appendix 2 - Tamahere Village Concept Plan



KEY

- 1 Shops / Commercial
- 2 Main Building / Commercial Pavilion
- 3 Gallery / Commercial
- 4 Sports Pavilion
- 5 Playground
- 6 Central 'Piazza' / Village Green
- 7 Village Square
- 8 Trellised Courtyard
- 9 Feature Signage Wall
- 10 Stormwater Detention Ponds
- 11 Rain Gardens (Low Impact Stormwater Wetland / Dry Ponds)
- 12 Business Zone Parking Area
- 13 Playing Fields Parking Area
- 14 Bus Stop / Shelter
- 15 Service Access
- 16 Sports Fields
- 17 Outdoor Storage Area (25m² max)
- 18 Carved Waharoa



Scale: 1:1000 @ A4