

Ngā Motu Precinct Design Guide

September 2024



Te Kaunihera-ā-Rohe o Ngāmotu
**New Plymouth
District Council**



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Introduction

Ngā Motu ('the Islands') provides a unique coastal setting and rich historical context to the former Moturoa Coolstores site at 20 Hakirau Street, New Plymouth, with special significance and value to mana whenua forged through centuries of occupation before Europeans arrived in Aotearoa.

The site and setting have since been significantly, even dramatically altered through the establishment of Port Taranaki and construction of the coolstores, representing another layer to the history and significance of this place. The site is now owned by Seaport Land Company Limited (Seaport) providing an opportunity to transform the current industrial even derelict character of the place in a way that reveals and respects this rich and layered history along with the values and aspirations of mana whenua, and delivers a thriving mixed use development adding vibrancy to New Plymouth city as a whole.

This document is the outcome of a co-design process between Seaport and Ngāti te Whiti as the voice of mana whenua, drawing deeply on the rich layered history and cultural significance of the site, as well as the perspectives of other stakeholders including Port Taranaki, to provide a framework to guide and inform future resource consent decisions for that development.

Specifically, the information in this document as developed through the co-design process, converts the collective aspirations for the future of the site into planning language, providing a balance of:

- Detail at the level required to inform and guide consenting decisions for this land and the future;
- Certainty that planning and design mechanisms ensure activities at Port Taranaki will continue to be provided for; and
- Flexibility to express the design principles and values of the site and setting through built form, materiality, spatial layout and land use activities.

To help achieve this, the Ngā Motu Precinct Design Guide applies to new building development and open spaces at 20 Hakirau Street, New Plymouth. The intent of the Design Guide is to incorporate the cultural narratives, identity and mātauranga of Ngāti te Whiti hapū, and recognise and provide for their relationship with the site as part of their ancestral lands and rohe.

The key outcomes sought by the Design Guide are building developments and open spaces that are consistent with the Design Guide Vision and the following Design Principles:

- Mana whenua see themselves in the built outcome;
- Reveal the wairua;
- Restore mauri of wai, land and marine;
- A sustainable port;
- Bring life back to Moturoa; and
- Access, connection and movement between land and sea.

The Design Guide is part of a suite of design guidelines in the District Plan aimed at improving the quality of design outcomes within the district.

Figure 1 outlines the boundary of 20 Hakirau Street, New Plymouth to which a Commercial Zone and Ngā Motu Precinct applies. The site is subject to this Design Guide.

20 Hakirau Street, New Plymouth



Figure 1. The boundary of 20 Hakirau Street, New Plymouth to which a Commercial Zone and Ngā Motu Precinct applies.

Application and Purpose

The purpose of the Design Guide is to:

- give landowners, developers, architects and designers ‘good urban design’ principles for quality buildings and open spaces; and
- outline the type and quality of outcomes the Council, Seaport and Ngāti te Whiti hapū are seeking for new buildings and open spaces.

The Design Guide should be read and applied in conjunction with the relevant objectives, policies, rules and standards in the District Plan. The Design Guide is a statutory document.

The illustrations in the Design Guide are intended to support the text and illustrate the principles, not to promote specific design solutions.

Throughout the Design Guide italicised text provides explanation and further assistance on the intended application of the guidelines.

How to Use the Design Guide

Relevance and application

Good design is site-specific and responsive to its context as well as to the needs of future occupants. This means that not all of the guidelines will necessarily be relevant to every development site or type of development in the precinct. Relevant guidelines for each proposal can be identified and confirmed with the Council in pre-application meetings. The Design Guide does not seek to prescribe specific design solutions, but rather provides a set of design principles which developers and designers need to consider and interpret in relation to the development site and its context.

Design Guide and consenting process

To be effective the Design Guide should be considered at the early stages of design to inform the initial design concepts. It is important that all of the relevant guidelines are considered in an integrated way, as they are inter-related and reinforce each other.



Applicants should attend pre-application meetings with Ngāti te Whiti to discuss the initial design concepts and ensure consistency with cultural elements. Ngāti te Whiti should be engaged to design, site and create mahi toi that references the cultural narratives of the area, and to provide guidance on tikanga where appropriate.

Applicants are also encouraged to attend pre-application meetings to discuss the initial design concepts with Council staff from different disciplines (e.g. planning, design, transportation and engineering). This will help the Applicant gain an understanding of the key issues and clarify the site-specific outcomes sought by the Council for each development site. It will also ensure that the Applicant receives coordinated, transparent and consistent advice from all Council officers involved in assessing the proposal.

An efficient design and consenting process based on early Council engagement and clarity of Council's expectations are key outcomes sought through the application of the Design Guide.

Context and Urban Form

Surrounding Area

Ngāti te Whiti, a hapū of Te Ātiawa, are tangata whenua and kaitiaki over the area where the Ngā Motu Precinct is located. As shown in Figure 2, features in the immediate vicinity include Paritūtū; Ngā Motu/Sugar Loaf Islands (Moturoa, Whareumu, Pararaki, Mataora, Mikotahi, Motuotamatea and Motumahanga); several reefs (Waikaranga, Tokutapu, Tokomapuna, Paparao, Tai Kokako and Tarawhata); Hongihongi, Tutu and Waitapu streams; Onukutaipari and Ngā Motu beaches; and a number of former settlements (Ōtaka, Araraki, Mataipu, Maungaroa, Papawhero, Pukewhero, Onuku Taipari, Te Poki Te Rangi, Takahere and Ruataka).

The site is known to Ngāti te Whiti today as Ōtaka Pā.

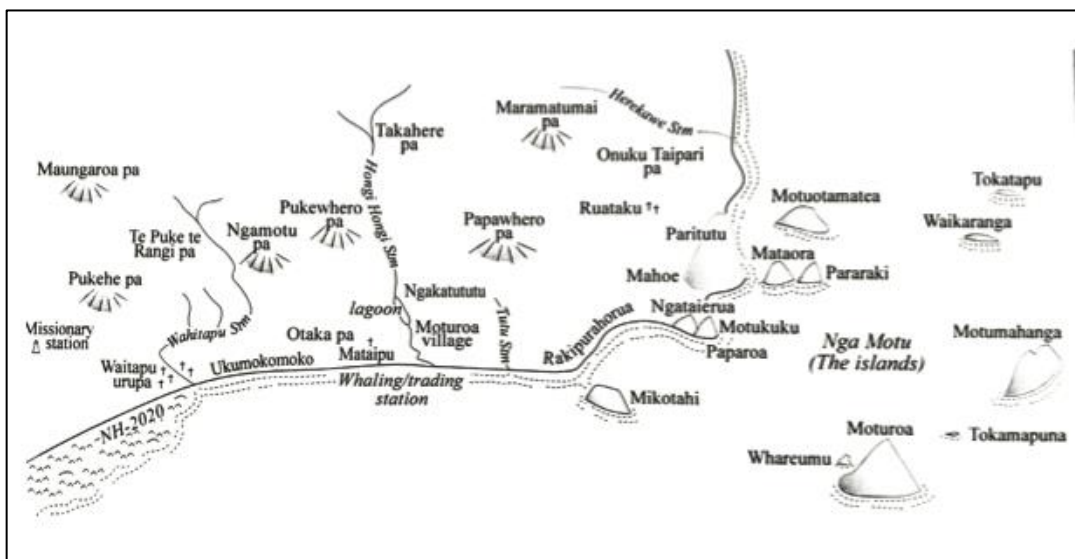


Figure 2. Key sites of significance, Moturoa, D & N Harris August 2021.

Te Āti Awa, and in particular the Ngāti te Whiti hapū, traditionally used the beach, marine environment and the Waitapu, Hongi Hongi and Herekawe Streams to support settlement and life. The coast and stream catchments provided for mahinga kai gathering/harvesting, with Ōtaka Pā in particular being an important area of occupation, and, over time, a defensive pā.

Ōtaka is difficult to discern today, because it is hidden beneath the coolstores buildings and surrounding Port activities.

The value of this location and the natural resources here was recognised centuries later by the Pakeha settlers. The area of Ngā Motu Beach was immediately recognised for its potential as a Port, and settlement began in the 1840's with temporary housing provided for early settlers who arrived on the shores on boats. Reflecting the marine nature of the area, a whaling station was set up on the shores.

Carrington's original survey plan (see Figure 3) shows the reefs, islands and nearshore features of the Moturoa area.



Figure 3. Plan of the town and part of the settlement of New Plymouth Fred A. Carrington c. 1850.

Oil was also discovered in Moturoa in the late 1800's, resulting in oil rigs and a refinery being established in the area.

With the formation of Port Taranaki, the landform was heavily modified. This has included the creation of breakwaters, land reclamation and the establishment of a railway line. The Waitapu Stream is largely piped and channelised, or covered by buildings. To the west of the site, the Hongi Hongi is also partially piped through the Port. The confluence of both streams with the sea is currently formed by culvert pipes discharging onto Ngā Motu Beach.

Buildings and infrastructure of an industrial nature have evolved in this area based on the products being shipped out of Port Taranaki. This includes dairy products, meat, and petroleum products and petrochemicals. A coolstore/freezing works was first developed on the site in the late 1800's, located conveniently between the railway line and the sea.

Residential activities have continued to surround the Port, with the suburb of Moturoa overlooking Port activities.

Ngā Motu Beach lies within the Port, directly to the north of the site. The Coastal Walkway runs from Port Taranaki to Bell Block adding visitors and vibrancy to the area and connecting it to the New Plymouth CBD. Images of the area are shown in Figure 4.



Figure 4. Images of the public walkway next to the site, Ngā Motu beach looking west toward the port and the current stormwater outlet (the diverted Waitapu Stream).

The original state of the whenua, through layers of occupation to its condition today, is illustrated in Figure 5.

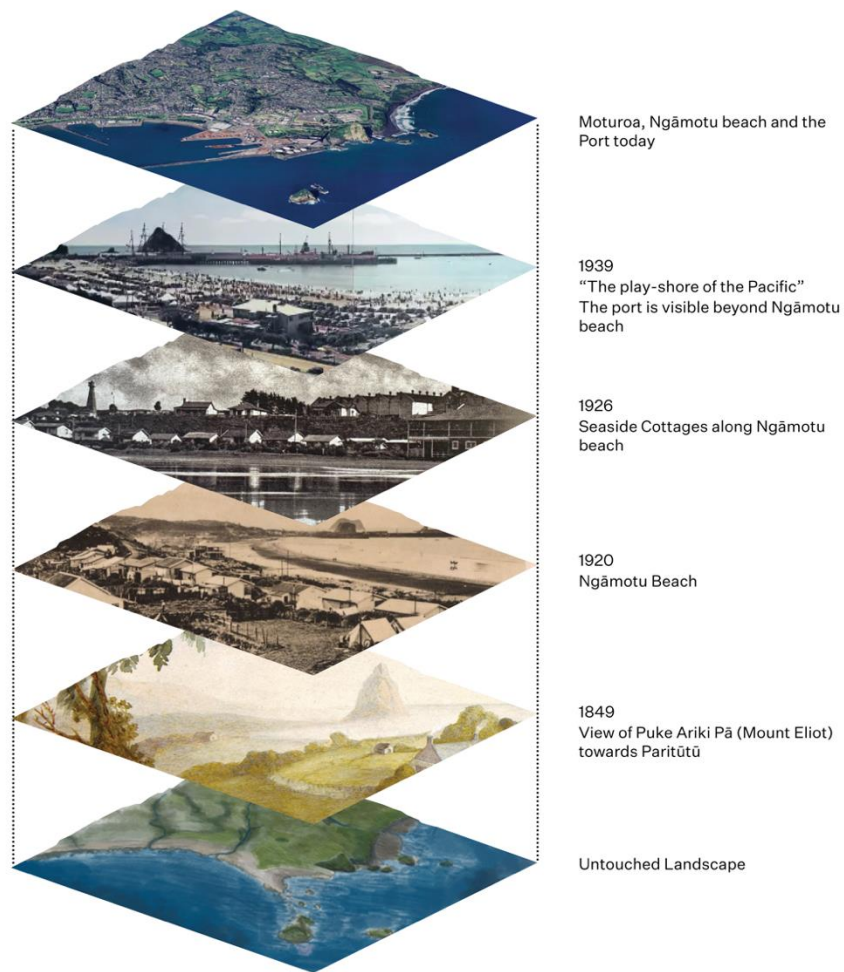


Figure 5. Layered History Stacked Plan Diagram.

Ngā Motu Precinct

The site in its current state is shown in Figure 6. It is currently used for storage, offices and light industrial activity. Until 2018, it was operated as a coolstore facility by Fonterra. The site is surrounded by a high security fence, and access is currently tightly controlled. There is no public access to the site.

The existing buildings range from 15-21m in height and have been present for many years as dominant forms in the Moturoa streetscape. They form a visual barrier between the whenua and the sea, and the restricted access further exacerbates the lack of connectivity.

The site is bounded by the KiwiRail rail corridor and SH44 to the south, and a steep drop down to Ngā Motu Beach and associated public space (including a playground and public amenities) to the north. Port activities occur on Port land to the northwest and northeast and Port traffic utilises the roading network through the public areas to the north.

The Moturoa Shopping Centre is a short distance to the east, Moturoa Primary School is located a short distance to the southwest. Residential activities are located to the east and south.

There are a number of oil wells in the area, both operational and historic. The site contains the historic TPC-5 Oil Well, which is located beneath the existing Scott building.

To the west of the site and adjacent to Hakirau Street is Settlers Park, also known as Ōtaka Park, a small New Plymouth District Council owned reserve which contains the monument to the first settlers in New Plymouth, the historic 'traders and whalers' of the area, and the historic Ngā Motu Mission. This area is also the final resting place of Poharama Te Whiti, an important Ngāti te Whiti Chief.¹²



Figure 6. Images of the site in its current state.

Cultural Context

The cultural context plan shown in Figure 7 has been developed to express the strong cultural connections this site has with the surrounding landscape of Ngā Motu.

There are several sites of significance to Māori in the vicinity, including the above mentioned grave of Poharama Te Whiti, Ōtaka Pā, and an urupā (burial place) which is located on Bayly Road.

This unique landscape has many important features to Māori, including the distinctive forms of the local motu and maunga. The Seaport site is elevated, sitting on a historic spur. As shown in Figure 7, the elevation of the site makes it one of few opportunities where sight lines to sites of significance could be achieved at higher stories and rooftops. On the western boundary of the site is the Ōtaka Pā, a section of the spur that was once fortified, and Mataipu, a fishing kāinga. The spur landform directed the previously abundant Waitapu Stream to the east before it travelled through reefs once full of life and into the ocean. The grave of Poharama Te Whiti sits on the western border of the site close to the main entry.

A detailed account of the site history and cultural context is available in the document **Cultural Impact Assessment - Ōtaka Pā, Ngā Motu**, prepared by Te Onewa Consultants for Ngāti te Whiti, dated December 2018. A copy of this is available from Ngāti te Whiti.

Design Principles

The following vision for the site was developed by Seaport and Ngāti te Whiti, with input from the New Plymouth District Council.

VISION – TE MATAWHANUI

“Create a prosperous, sustainable and diverse community in Moturoa.”

The following design principles cover the key issues new development should address and underpin the guidelines included in this Design Guide.



MANA WHENUA SEE THEMSELVES IN THE BUILT OUTSOME

Building reference such as form, materials, colours; landscapes features; way-finding; cultural reference and stories.



REVEAL THE WAIRUA

Acknowledging landforms, habitation, and sites of cultural significance including pā, wāhi tapu, and kai moana through mahi toi, landscape design, view shafts and way-finding. Reveal past ecologies by reinstating habitats.



RESTORE MAURI OF WAI LAND AND MARINE

Enhancing and preserving fresh and sea water quality. Daylighting sections of the streams running through both Seaport and Port land.



A SUSTAINABLE PORT

Acknowledging the early history and function of the Port and its role as a significant positive contributor to Moturoa by introducing a gradient of uses across the site from industrial to residential, allowing the port to continue into the future.



BRING LIFE BACK TO MOTUROA

A prosperous community, living & working, families, place making and events



ACCESS, CONNECTION AND MOVEMENT BETWEEN LAND AND SEA

Access, connectivity, and movement are enhanced, particularly between land and sea. Active and passive modes to and from Moturoa, creating a high quality public realm and increasing safety for all.

Design Guidelines

1. Building Design

Mahi toi is one way to ensure mana whenua see themselves in the built environment. By integrating local artworks into building design the community can be actively involved in shaping the development. It will also create opportunities through commissions for local artists and crafts people and the community benefits financially from locally and ethically sourced materials, labour and artworks.

The guidelines in this section provide guidance on how to design new buildings and additions and alterations to existing buildings that acknowledge the importance of mahi toi while adding to the activity and vitality of the Ngā Motu Precinct.

Outcome: Developments that:

- Recognise and integrate values of mana whenua in terms of cultural narratives in design and landscaping that are sympathetic to the natural and cultural features of the environment;
- Tell local stories through mahi toi;
- Have entries and thresholds that are clearly marked with pou (poles) or waharoa (gateways); and
- Embed cultural narratives and identity into building facades and design.

Use of Mahi Toi (Artwork)

- 1.1 Local stories are told through mahi toi within building design.
 - Reference images and potential locations of artworks are included below to demonstrate an example of what could be provided for within the development.
- 1.2 The development identifies and expresses the defining patterns and characteristics of the surrounding cultural and natural environment throughout, including:
 - Street edge definition and frontage setbacks.
 - Building alignment.
 - Building frontage width.
 - Facade articulation.
 - Materials, finishes, textures, colour.
 - Potential locations for mahi toi within the development are as shown in Figure 8.

The above characteristics are important as they determine the character of the streetscape and the scale, character and treatment of buildings. Identifying these characteristics is the first step towards creating developments that enhance their context.

Entries, Thresholds and Markers

1.3 Entries and thresholds are clear and marked with forms such as pou or waharoa.

- Waharoa and pou are used to indicate main entries and thresholds.
- Courtyard spaces and clearings after entries are designed to function as ātea (open areas) to allow for the customary practice of a formal pōwhiri (a customary welcome of visitors).
- Mahi toi such as pou are used to indicate significant locations, features, and events, recognising Māori cultural connections with ancestral land.
- Potential locations for mahi toi for entries and thresholds are indicated on Figure 8.



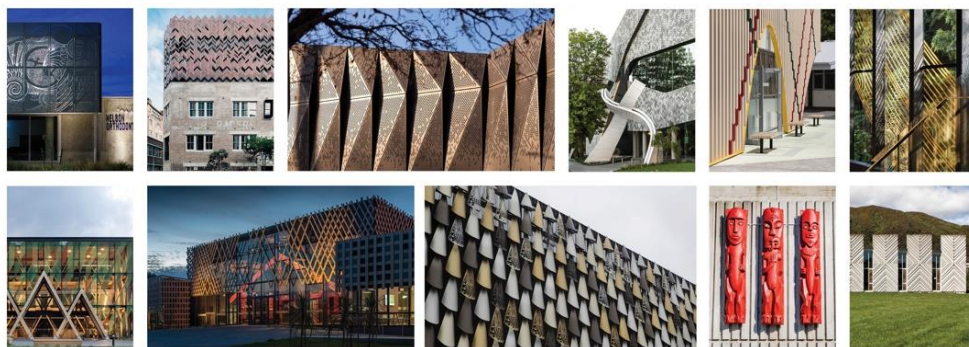
Local stories are told through mahi toi. Entries and thresholds are clear. Where appropriate they are marked with pou or waharoa.



Figure 8. Potential Locations for Mahi Toi – Artworks Integrated into entries, thresholds and landscape (Pou, waharoa, landmark indicators).

Corner Treatments and Facades

- 1.4 Facades and other building elements are opportunities to reference pūrākau (ancient legends) and customary craft in contemporary ways. Design can be used to continue the story and customs of mana whenua into the future, creating opportunities through commissions for local artists, designers, and crafts people.
- 1.5 Enhance the Ngā Motu Precinct's identity and sense of place by:
- Respecting and referencing the cultural and natural landscapes in building design.
 - Acknowledging the site's association with Māori or the history of the site's development and use.
 - Integrating pūrākau, customary design techniques and contemporary cultural expression into the built forms to ensure mana whenua see themselves in the built outcome for generations to come.
 - Creating high quality memorable buildings and open spaces.
 - Potential locations for mahi toi for facades and corners of buildings are indicated on Figure 9.



Facades and corner treatments are opportunities to embed cultural narratives and identity into a building.



Figure 9. Potential Locations for Mahi Toi – Building Design (facades and corner treatments).

2 Open Space Design

The spaces between the buildings are inviting, active and reflect the past character of the site as a lively and abundant seaside village environment. A range of spaces provide opportunity to reflect, remember, play, live, work, dine and explore. Like with building design, mahi toi can also be integrated into open spaces and the community can be actively involved in shaping the development.

The guidelines in this section provide guidance on how to design open spaces so that they complement the cultural, natural and built environment within the Ngā Motu Precinct and acknowledge the importance of mahi toi.

Outcome: Open spaces that:

- Tell local stories through mahi toi, way finding and landscape design;
- Use entry spaces as waharoa and include courtyard spaces that could be used as ātea for a formal pōwhiri;
- Improve public access allowing mana whenua to practice ahi kā on their whenua;
- Treat the centre of the site as public space, creating a village atmosphere and a community heart; and
- Create spaces for all ages to enjoy.

Use of Mahi Toi (Artwork)

- 2.1 Local stories are told through mahi toi within open space design.
- Reference images and potential locations of artworks are included below to demonstrate an example of what could be provided for within the development.
- 2.2 The development identifies and expresses the defining patterns and characteristics of the surrounding cultural and natural environment throughout, including:
- Materials, finishes, textures, colour.
 - Features of the immediate and wider natural and cultural environment and landscape.
 - Open spaces.

Entries, Thresholds and Markers

- 2.3 Entries and thresholds are clear and marked with forms such as pou or waharoa.
- Waharoa and pou are used to indicate main entries and thresholds.
 - Courtyard spaces and clearings after entries are designed to function as ātea (open areas) to allow for the customary practice of a formal pōwhiri (a customary welcome of visitors).
 - Mahi toi such as pou are used to indicate significant locations, features, and events, recognising Māori cultural connections with ancestral land.
 - Potential locations for mahi toi for entries and thresholds are indicated on Figure 8.

Local Sense of Place

- 2.4 Open spaces should:
- Tell local stories through mahi toi.
 - Respond to local character and existing context.
 - Respond to the cultural environment and context.

Open Space Location, Size and Design

- 2.5 Open spaces should be:
- Coherent, integrated and planned as an integral element in conjunction with buildings and transport elements.
 - Inviting, accessible, sunny and safe.
 - Designed to add value to the development and add character.

The way that built form integrates with open spaces is considered at early stages of design and considered against plans for the precinct. This ensures coherence and integration between open spaces, landscaping and built form.

Landscaping

- 2.6 Landscaping should:
- Retain existing mature vegetation and large visually prominent trees and provide new planting suitable to the site's conditions.
 - Use local materials and planting to aid integration with the local landscape.

Entries and Courtyards

- 2.7 Entries and courtyards:
- Are designed to function as waharoa and ātea when a formal pōwhiri is required.
 - Are welcoming, safe and create a village atmosphere.
 - Provide an attractive setting for public artworks and mahi toi.

Entries and courtyards contribute to the sense of welcome and belonging on the site.



The landscape design responds to the cultural context and tells local stories through design and mahi toi.



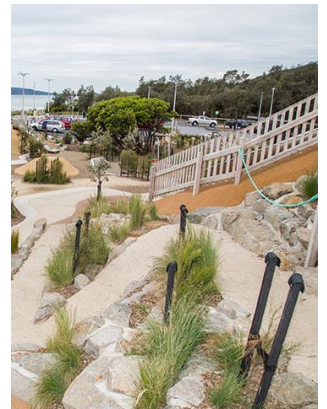
Built form integrates with open spaces creating overall site integration.



Entries can function as waharoa.

Public Access

- 2.8 Enable mana whenua to practice ahi kā (continued occupation) on their whenua by providing public access to the site.
- 2.9 Public access is effective when:
- Access between the built form on the site to the natural environment is provided.
 - Accessible connections for users of all abilities are provided throughout the site.
 - It is easy for people to orientate themselves in a place and navigate from place to place.
 - It is designed with CPTED (Crime Prevention Through Environmental Design) objectives in mind.
 - Public areas are well lit to make them safer after dark.



Examples of connections between the surrounding environment to and through the site.

Central Heart

- 2.10 The centre of the site is treated as public space, creating a village atmosphere and a community heart.
- 2.11 Water is used to bring life and energy into the heart of the site, referencing the original watercourse through the landscape.



A central heart provides community, social and recreational opportunities.

Multi-Generational Play

- 2.12 Elements of play are incorporated into open space design including:
- Flexible use areas that can be used for different activities and events.
 - A combination of formal, informal and incidental play spaces.
 - Spaces that appeal to a variety of age groups, abilities and interests.
 - Te Mara Hupara (traditional Māori play).



Multi-generational play can take many forms and can be 'multi-use'.

3 Natural Environment

The Waitapu Stream is of great importance to mana whenua. Daylighting of the Waitapu Stream as part of overall site stormwater management can help promote ecological diversity and create a clean, safe environment for Moturoa, Ngā Motu Beach and the ocean. When people see the water and understand the importance of keeping our streams clean, there is a greater incentive to care for them.

This approach, along with the use of Low Impact Stormwater Design principles, native species and the protection and enhancement of flora and fauna, will help to enhance the natural environment.

The guidelines in this section provide guidance on how to design developments that respect and enhance the natural environment and, in turn add activity and vitality to the Ngā Motu Precinct.

Outcome: Developments that:

- Enhance the mana (prestige) of the Waitapu Stream and the wider environment.
- Ecological corridors are opened through the site and are designed so that these can continue beyond the site boundary to the wider environment.
- Low Impact Stormwater Design principles are used through the site.
- Landscaping and planting reflects what is found in the surrounding environment.

Daylit Streams

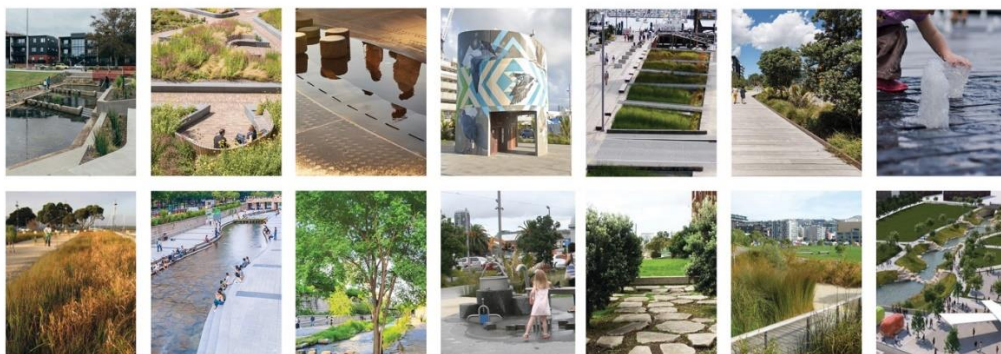
3.1 Daylighting of the Waitapu Stream is prioritised as follows:

- A nature first approach is used to promote the protection and preservation of natural places.
- The Waitapu Stream connects to Ngā Motu Beach and the ocean and future ability for downstream landowners to also achieve this is not compromised.
- The Waitapu Stream is incorporated into areas of open space.
- Opportunities for ecological improvement are provided.

Low Impact Stormwater Design

3.2 Principles of Low Impact Stormwater Design are implemented throughout the site, for example:

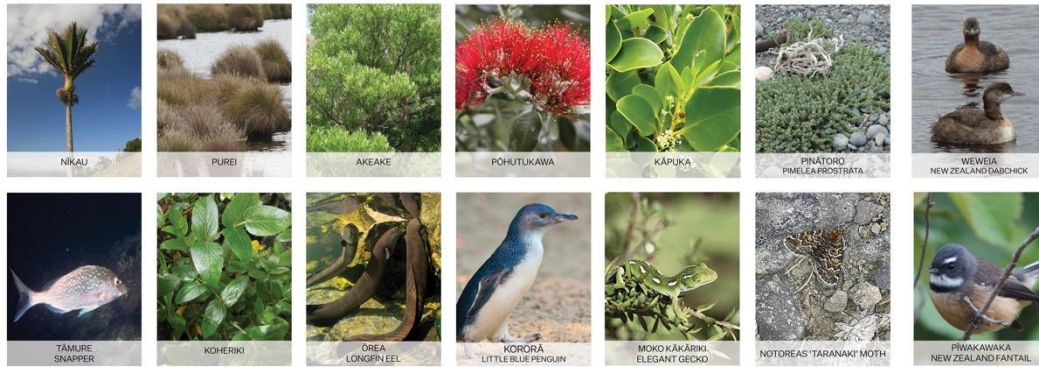
- There are swales, mounding and planted areas to slow rainwater.
- Vehicles are restricted to the edges of the site to maximise the permeable surface area.
- Permeable surface areas are integrated into design.
- There is onsite retention and treatment of stormwater.
- Stormwater design is integrated with wider catchment-based stormwater management plans.



Examples of opportunities for stream daylighting and Low Impact Stormwater Design.

Landscaping and Planting

- 3.3 When designing landscaping and planting for open space areas, and the wider site, use native species from the surrounding environment.
- 3.4 Protect existing habitats for native flora and fauna.
- 3.5 Enhance habitats for native flora and fauna.



Examples of native species.

4 Residential Development

Residential and mixed use blocks add 24/7 energy and passive security to the site and adds to the village atmosphere.

To make it attractive, residential development in the precinct should provide a high standard of amenity in terms of sunlight and daylight access, private open space, outlook and ventilation and acoustic protection. A high standard of amenity means that living activities are likely to be a sustainable and long-term residential choice for a wide range of people.

The guidelines in this section apply to new residential development in the precinct as well as to any conversions of the existing non-residential buildings to apartments or the incorporation of a residential component in a mixed use development. The guidelines are focused on the on-site/internal amenity of new residential units and should be applied in addition to the guidelines in other sections of this Design Guide.

Outcome: Residential developments that:

- Life is brought back to Moturoa through an increase in the number of people living in the area.
- Are healthy, comfortable and functional and integrate coherently with the adjacent open spaces.

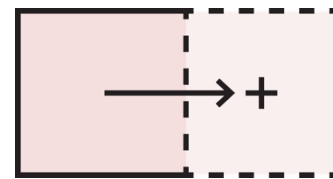
Defined Public Entrances

- 4.1 Residences and residential blocks have clear, easy to navigate entries that are appropriate to their building typology.

Flexible and Adaptable Residences

- 4.2 Provide healthy, comfortable, and functional residential units:

- Provide residences that are flexible and adaptable to future whānau needs.
- Provide overflow space to allow for different whānau sizes and intergenerational living.
- Ensure unit size and layout accommodates the needs of future residents and provides access to storage space.
- Orientate buildings so that the main living areas have a main aspect to the north, east or west in order to maximise natural light and heat.
- Optimise daylight access to main living areas by providing windows in external walls and provide each bedroom with its own source of daylight.
- Ensure bedrooms and main living areas incorporate an openable window in an external wall to allow natural ventilation where practicable.
- Ensure basic tikanga is followed in building design through the separation of tapu and noa spaces, e.g. bathrooms are screened from kitchens.



Whānau – Residences are flexible and adaptable, with overflow space to allow for different whānau sizes and intergenerational living as whānau grow.

Passive Security

- 4.3 Residences overlook open spaces enabling residents to provide informal surveillance over outdoor areas, thus increasing the feeling of security.

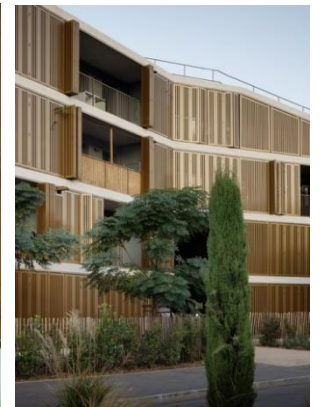


Residences overlooking public space provide passive security.

Public/Private Gradient

- 4.4 The interface between private residential areas and public spaces is designed and managed so that site connectivity is maintained. Design considers the following:

- Screens, double skin facades, balconies and landscaping creates a public/private barrier and decreases noise levels.
- Building frontages of ground level units address adjacent street/s or open spaces positively by orientating their entrances to the street and providing windows and façade details to create an interesting and engaging frontage.
- Where a residential development is setback from the street boundary, the space between the building and the street should be well-landscaped to provide an attractive open space enhancing the building entrance/s.
- 'Fenced off' private open space should be managed at ground level.



Screens, double skin facades, balconies and landscaping to create a public/private barrier and decrease noise levels.

- 4.5 Ensure consistency of defining street and building patterns including:
- Siting and building alignment.
 - Building frontage width and orientation.
 - Building scale, facade articulation and materials.
 - Visual rhythm of windows.

Consistency is most important when a new building is placed next to buildings with similar character or within a wider area with a distinctive local character. Residential design should be based on coherently designed buildings that support pedestrian activity, enhance safety and allow for Mahi Toi (as specified by the other sections of the Design Guide).



Residences have a variety of interfaces.

5 Marine Industrial and Marine Retail Development

A high quality urban environment celebrates and reflects the historic and surrounding character of an area. Within the precinct, the existing marine industrial character that is in keeping with the nature of the adjacent Port activities will be used as a foundation to link the industrial sites with the commercial and hospitality functions of the precinct. The addition of complementary tenants and activities will support and enhance the local marine industry. Economic and employment opportunities will be provided to support the local community.

The guidelines in this section apply to marine industrial activities and marine retail activities. The guidelines are focused on built form and Māori marine heritage and should be applied in addition to the guidelines in other sections of this Design Guide.

Outcome: Developments that:

- Maintain and celebrate the local marine industrial character.

Built Form

- 5.1 Consider design that supports and celebrates marine industrial activities, for example:
- The functional requirements of marine industrial activities require wide entry building access and high roofs.
- 5.2 Built form expresses the marine industrial character through materials, finishing and/or design treatments such as:
- Highly durable and resistant materials like concrete, iron and steel.
 - Timber glulam beams, recycled timber flooring, cladding, and structural elements.
 - Brick, possibly recycled.

Land Use Activities

- 5.3 The activities operating are marine industrial activities or marine retail activities. Marine industrial activities are those that manufacture, service, repair, transport and store boats and accessory equipment. Marine retail activities are those that sell or hire boats, engage in wholesale and retail sale of fish, and sell fishing tackle and accessory goods and services.

Māori Marine Heritage

- 5.4 Celebrate Māori marine heritage and navigation through the use of storytelling, interpretation and mahi toi.



Forms reference marine industrial buildings.



Existing industry can continue through complementary activities.

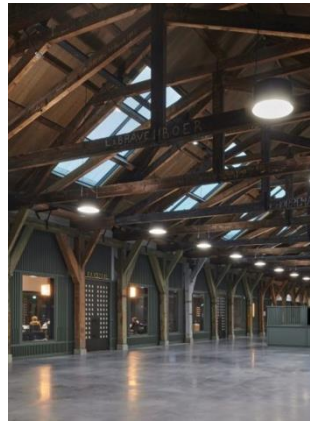


Māori marine heritage is celebrated.

Material Selection

5.5 When selecting materials:

- Consider the total life cycle of products and materials from their creation to their end of life in terms of resource use, energy use and by products.
- Minimise the use of new resources (e.g. use recycled products and materials when available and safe).
- Target sustainable local products and materials when available.
- Select products and materials with 'Environmental Choice New Zealand' labelling and energy efficient rated appliances.



Consider integrating recycled materials into the design.

6 Commercial Development

A high quality urban environment that includes a range of commercial activities including general retail, local markets, workplaces and other compatible commercial activities that do not compromise but complement the viability and vibrancy of the city centre, town centres and local centres.

The guidelines in this section apply to commercial activities other than marine retail activities. The guidelines are focused on matters such as built form, utilities and service areas and adaptive reuse and should be applied in addition to the guidelines in other sections of this Design Guide.

Outcome: Developments that:

- A range of commercial activities are provided that complement and add benefit to the existing community.

Built Form

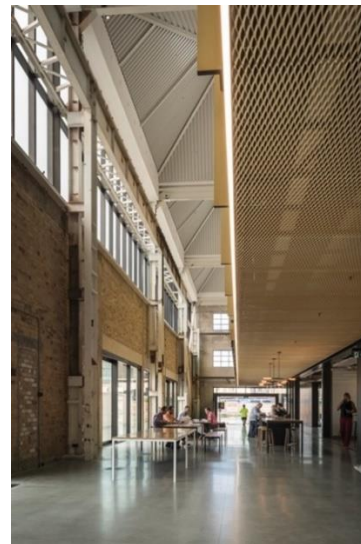
- 6.1 The building and structures respond to the local context through:
- Appropriate siting of larger buildings.
 - Density and bulk change over the site in respond to the surrounding activities and context.
- 6.2 Buildings visible from public spaces are visually interesting, maximise opportunities for the public to use and access that place, and minimise adverse shading effects on the public place.

Utilities and Service Areas

- 6.3 Utilities and service areas are located so they are not highly visible from public areas and are screened or incorporated into the overall form of structures.
- 6.4 Tapu and noa spaces are separate from each other, e.g. bathrooms, and rubbish rooms are screened from kitchens, dining areas and living zones.

Adaptive Reuse

- 6.5 Respecting the context and history of the site, including the retention and adaptive reuse, if practicable, of:
- a. the Engine Room Building in Area B; and
 - b. the Parsons Building in Area C.



Maximise opportunities for the public to use and access commercial spaces, e.g. provide access through buildings via laneways.



Adaptive reuse where possible.

Material Selection

6.6 When selecting materials:

- Consider the total life cycle of products and materials from their creation to their end of life in terms of resource use, energy use and by products.
- Minimise the use of new resources (e.g. use recycled products and materials when available and safe).
- Target sustainable local products and materials when available.
- Select products and materials with 'Environmental Choice New Zealand' labelling and energy efficient rated appliances.



Local markets to support the development and wider community.

7 Entertainment and Hospitality Development

A high quality urban environment will include a variety of entertainment and hospitality options designed to bring life into the precinct at various times. These offerings and activities should engage a diverse range of people.

The guidelines in this section provide guidance on how to design activities that will bring viability and vibrancy to the Ngā Motu Precinct. The guidelines are focused on matters such as built form, utilities and service areas and adaptive reuse and should be applied in addition to the guidelines in other sections of this Design Guide.

Outcome: Developments that:

- Are popular places to dine and play for a diverse group of people including locals, residents, mana whenua, workers and visitors.

Bring Life into the Site

7.1 Spaces are provided within the site for:

- Daytime activities, such as markets, art activations, cafes, restaurants, family activities and events, community performances.
- Nighttime activities, such as evening festivals for special events, art openings, movie screenings, performances, music and restaurants.

Utilities and Service Areas

7.2 Utilities and service areas are located so they are not visible from public areas and are screened or incorporated into the overall form of structures.

Adaptive Reuse

7.3 The context and history of the site is respected, including the retention and adaptive reuse, if practicable, of the Engine Room Building in Area B.

Material Selection

7.4 When selecting materials:

- Consider the total life cycle of products and materials from their creation to their end of life in terms of resource use, energy use and by products.
- Minimise the use of new resources (e.g. use recycled products and materials when available and safe).
- Target sustainable local products and materials when available.
- Select products and materials with 'Environmental Choice New Zealand' labelling and energy efficient rated appliances.



A range of activities occurs to ensure a diverse group is encouraged into the precinct.



The Engine Room is adapted into a hospitality offering.

8 Subdivision

Good subdivision design provides a considered response to the conditions and attributes of a site and neighbourhood context. It considers the landform and landscape features; the layout of streets, walking and cycling routes; the layout of blocks, streets and lots; and provides for open space and recreational opportunities

The guidelines in this section provide guidance on how to carry out effective and efficient subdivision with a focus on context, access and connections, layout, character/sense of place, open space, safety and infrastructure.

Outcome: Subdivision that:

- Results in efficient use of land and achieves patterns of development that are compatible with the aspirations sought for the Ngā Motu Precinct.
- Occurs in a sequenced and coherent manner that responds to the site's physical characteristics and context; is accessible, connected and integrated with the surrounding area; and protects and enhances scheduled features.
- Infrastructure is planned to connect with the wider infrastructure network in an integrated, efficient and coordinated manner.

Context

8.1 Subdivision should respond to the characteristics of the site and its context by:

- Responding to the opportunities and constraints.
- Respecting the local landform and natural character.
- Integrating important site features in a manner that adds value to the subdivision and enhances its identity.

Access and Connections

8.2 Subdivision should be accessible and connected to the surrounding neighbourhoods and provide a choice of routes and travel modes by:

- Integrating with surrounding neighbourhoods through walkways, cycleways and the roading network.
- Connecting and designing streets, walking and cycling routes within the subdivision to provide accessibility and choice, promote walking and cycling and reduce vehicle dependency and emissions.

Layout

8.3 Subdivision should have a logical and integrated layout which supports the range of building typologies, ownership models, connections and land uses in the precinct by:

- Reflecting the Nga Motu Precinct Map.
- Ensuring the size and layout of blocks promote connectivity, increase the choice of routes and minimise the number of rear lots.
- Ensuring street and block orientation take advantage of existing views and maximise solar access.
- Ensuring layout does not compromise future subdivision.

Character/Sense of Place

- 8.4 Subdivision should achieve the planned character and contribute of a local sense of place by:
- Ensuring streets and open spaces are of high amenity and create a network which people readily understand and find easy to navigate.
 - Designing layouts that facilitates informal surveillance for future occupants of the development.
 - Providing for a range of building typologies, ownership models and land uses on the site.

Open Space

- 8.5 Subdivision should provide well-designed, accessible, sunny and open spaces by:
- Providing recreational opportunities.
 - Ensuring they are conveniently located, sunny, safe and easily accessible by users of all abilities.
 - Enhancing the natural character of the site, providing a focal point and contributing to a sense of community.
 - Provides for cohesive management of open space areas.

Safety

- 8.6 Subdivision should incorporate the principles of CPTED (Crime Prevention Through Environmental Design) by:
- Facilitating informal surveillance of the public realm by occupants of the development, e.g. residences overlook streets and adjacent open spaces.
 - Pedestrian and cycle routes are sufficiently wide with clear sightlines.

Infrastructure

- 8.7 Subdivision should consider the provision of infrastructure such as water supply, sewage disposal and network utilities by:
- Recognising the value of natural systems in order to mitigate environmental impacts and enhance local amenity and ecological values.
 - Connecting with the wider infrastructure network in an integrated, efficient and coordinated manner.

For more detailed information about subdivision, please view the Subdivision Design Guide within the Subdivision Chapter of the District Plan.

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