
Recommended amendments to the provisions following the hearing – right of reply (clean version)

Reefton Heritage Town Design Guidelines

1.0 Introduction

-
- This document has been developed to provide guidance to those preparing and reviewing development proposals in the Reefton town centre. This guide seeks to achieve high quality building design that:
 - Responds to the historical context
 - Is visually interesting and in sympathy with the streetscape values
 - Addresses cultural and built heritage values and design elements
 - Creates a vibrant, active pedestrian environment

1.1 When does the Design Guide apply?

Under Te Tai o Poutini Plan rules within the Reefton Town Centre Zone , all new buildings and alterations to the exterior facade of existing buildings are encouraged to be assessed against these design guidelines. Where resource consents are required the Councils will use this guide to help assess and make decisions on those consent applications.

These guidelines however have been developed to support the wider heritage character of Reefton and developers of new buildings or those undertaking alterations of existing character buildings are encouraged to use them.

2.0 Reefton Heritage Town Design Guidelines

2.1 Context

The historic significance of Reefton and its heritage values is recognised by the registration of parts of Reefton as an historic area under the Historic Places – Pouhere Taonga Act. The main commercial street, Broadway, retains a number of mid to late nineteenth and early twentieth century buildings contributing to its late Victorian era mining town character.

Reefton has such high heritage and recreation values that retaining the existing heritage buildings is essential and any new buildings should be designed to be sympathetic with and enhance the existing character and values.

Within this design guide there are three main categories of building – each with a different approach to new building works.

Historic buildings - these include listed historic heritage buildings [refer Schedule 1 of Te Tai o Poutini Plan] but also unscheduled historic buildings centred around Bridge St and Broadway such as the BNZ Bank, Broadway Supplies Building, Caples/Conlon Villa (Bellbird Motel), Homemakers Hardware Shop, Old National Bank, Wilson's Hotel and Hotel Reefton. These should be retained, with modifications kept to a minimum.

-
- Contributory buildings – these should be retained but can be modified to a greater degree in a sympathetic manner.

Non-contributory – which are neutral or intrusive in the street and can be demolished or modified to be more in sympathy with the character of the street (a nod to the past).

Broadway Character

- Broadway is a long wide, open street with single and two storied commercial buildings lining it.
- Generally the buildings that contribute positively to the character of Broadway
 - Are built to the street boundary
 - Are rectangular with elongated or tall proportions
 - Are designed based on early West Coast heritage styles
 - Have tall horizontal or stepped parapets hiding the roof behind
 - Have verandahs (although one or two do not and historically many did not)
 - Are connected or are joined by fences on the street boundary
 - Are long and narrow
 - Are of different heights, with little or no alignment of parapets or shopfronts
- Are constructed of timber with timber shopfronts

Verandahs are of different designs:

- Unadorned or decorated posts
- With or without brackets
- With or without signage on the fascia
- With or without fascias
- With or without cheeks
- Skillion or bullnosed roofs

The shop front design of buildings contributing to the character of Broadway also has general level of consistency:

- A large display window which can be divided into large symmetrical panes particularly in the older shops
- Recessed or flat entries either to one side, or, for the older shops, centrally located
- A bulkhead, or base to the shopfront, which is panelled on the older shops

2.2 Design Guidelines

2.2.1 Historic buildings



-
1. **General Principles:** Generally visible external work should be limited to repairs, maintenance, restoration or reconstruction. Key principles are:
 - To maintain rather than repair
 - To repair rather than replace
 - If replacement is essential try and use materials that match the original as closely as possible (like for like)
 - Use a date stamp so that replacements can be identifiable on close inspection.
 - Restore original colour schemes where possible [Refer to Resene heritage colours for the period pre – 1920 and note this does not include blue].
 - Painting the whole building one block colour as a “sign” to brand the building is not acceptable.

 2. **Adaptation:** When adapting the exterior of a historic building:
 - Retain, repair and maintain all significant external fabric
 - Avoid removal or obscuring significant external fabric, elements and features
 - Respect the style, form, planning, materials, craftsmanship, scale and patina of the building

 3. **Additions:** When making additions, these should
 - Be on elevations not visible from the street
 - Avoid additions on significant elevations, including the roof
 - Be compatible with the architectural character of the building
 - Not dominate the original building
 - Not contrast harshly with original materials, building and roof form, proportions, colour or scale
 - Maintain the same orientation and proportions of building composition as the original
 - If a large addition, be separate from the original building and follow the guidelines for new buildings

 4. **New Elements:** Where removal or replacement of non-original elements is proposed try and restore or reconstruct the original elements.

 5. **Strengthening** Strengthening work for earthquake protection should be installed on the interior or within the existing structure. Where this is not possible locate it away from the front elevation.

2.2.2 Contributory Buildings



1. **General Principles:** The general principles are similar to those of heritage buildings except that retention of original fabric on non-visible elevations is less important.

2. **Additions:** When additions are proposed, these should:
 - ◊ Be on elevations not visible from the street
 - ◊ Be compatible with the architectural character of the building
 - ◊ Not dominate the original building
 - ◊ Not contrast harshly with original materials, building and roof form, proportions, colour, or scale
 - ◊ Maintain the same orientation, proportions and rhythm of building composition as the original
 - ◊ If a large addition, be separate from the original building and follow the guidelines for new buildings
 - ◊ Not negatively affect the setting of or views to or from the building
 - ◊ Should be of a respectful new design based on a simplified modern interpretation of the original
 - ◊ Where the original verandah design is suspended or cantilevered from the wall, do not install “dummy” verandah posts.

2.2.3 Non-contributory buildings

Demolition is acceptable and encouraged when possible. The design guides for new buildings and for additions and alterations to existing buildings should be followed. Where additions and alterations are to be carried out, the intention is to design modifications to regain greater consistency with the existing significant and heritage buildings.



2.2.4 New single storied buildings

1. Location

- ◊ The building should be constructed up to the street (footpath) boundary
- ◊ Where the building does not extend the full width of the site there should be a fence from the building to the boundary.
- ◊ If there is an existing neighbouring building, it is acceptable to locate the new building against the existing building.

2. Form

- ◊ The building should be rectangular in plan and face the street
- ◊ The façade of the building should be rectangular with the proportion elongated or tall.

3. Above verandah design

- ◊ The building should have a horizontal parapet hiding the roof with a flat weatherboard cladding or similar flat fitting facing material facing the street,
- ◊ Where the building is to be constructed alongside an existing building, the parapet should be of a different height to the neighbouring building but no taller than existing Victorian or Edwardian buildings.
- ◊ The parapet for single story buildings should be between one-third to one half the total elevation height.
- ◊ The parapet should be simple with simplified or modern interpretation of existing detailing and not copy original detailing.

4. Verandah

- ◊ Buildings on Broadway are required to have a verandah (refer Plan rules) which should have a timber frame with a roof supported on timber posts
 - ◊ The verandah should extend the full width of the footpath and allow space above the edge of the footpath (kerb) to allow for clearance of taller vehicles.
 - ◊ Awnings are discouraged.
 - ◊ Cast iron filigree is discouraged.
 - ◊ Non-alignment of verandahs with neighbouring buildings is encouraged.
-

5. **Shopfront design.**

- ◊ Shopfronts should be made of timber.
- ◊ Entries should be recessed and angled.
- ◊ In wide shops entries should be central, in narrow shops entries next to the side boundary wall is preferred.
- ◊ The stall board should be 300-600mm high,
- ◊ Windows should extend from the stall board to the underside of the verandah framing. The street pane should be divided vertically and horizontally with glazing bars.
- ◊ Recessed entry glazing should match the design of street glazing.
- ◊ The door should be glazed and panelled with a toplight.
- ◊ The use of roller shutters, security grills or other forms of non-traditional additions to shopfronts should be avoided.

6. **Roofs**

- ◊ The roof should be hidden behind a parapet. A pitch of between 30-45 degrees is ideal, with corrugated metal or timber shingles.

7. **Materials**

- ◊ Wall materials should be painted corrugated metal or timber weatherboard.
- ◊ Joinery should be timber

8. **Corner buildings**

- ◊ Corner buildings can be chamfered or square
- ◊ Parapets to corner buildings should return around the corner for the full length of the building.
- ◊ Entries to corner buildings should be at the corner.

9. **Signage**

- ◊ Signage on buildings should be symmetrical about the face of the element on which it is located and generally extend the full width.
- ◊ Signage in upper case lettering is encouraged.
- ◊ Signage should relate to the business or owner- not advertising products.
- ◊ Antique, Fat Clarendon, San serif lettering styles or similar are encouraged so as to give the impression of traditional hand sign writing.
- ◊ Other acceptable styles are Tuscan, Fat -faces, Fat Italics, Fat Gothic and Sans Serif compressed.

10. **Fencing**

- ◊ Fencing should be sympathetic to the era.

11. **Colours**

- ◊ Colours should be taken from the Resene or Aalto Heritage colour chart and be a three or four colour scheme. Note these should be the pre-1920s colours.

12. **Lights**

- ◊ Lighting should highlight the architectural character and lighting under the verandah is encouraged.
-

2.2.5 New two-storied buildings

- The first-floor design should have symmetrically located, discreet window openings matching the proportion of ground floor windows.
 - Where there is no parapet, eaves should project beyond the face of the wall.
 - The building can have a single or two-storied verandah.
 - On the ground floor the building could have a shopfront matching the design guide or repeat the openings on the first floor. One of the openings should be a door and this can be wider than other openings.
-