

Appendix DG6 - Central Ōhaupo Character Guidelines

DG6.1 Introduction

DG6.1.1 This character description is a guide to future development within the precinct area of Ōhaupo. People wishing to erect new buildings and/or extend or alter existing buildings in this area will require a resource consent. The purpose of this consent process is to promote development within the area that builds on the existing character of the area. The information that follows describes the existing character and will be of assistance to people in the preparation of resource consents. It is recommended that applicants talk to Council in the early stages of the resource consent process to ensure that they are made aware of design elements that must be considered.

DG6.1.2 Both a Town Concept Plan and Analysis Report have been prepared for Ōhaupo and these documents provide an additional source of information relating to the existing nature and potential future development of the area.

DG6.2 History

DG6.2.1 Ōhaupo (meaning ‘the place where the wind blows at night’) is a small service town approximately 17 kilometres south of Hamilton. Little is known about Ōhaupo’s early Māori history, except that the main Highway was once an important trail between Kirikiriroa (Hamilton) and Ō-Tāwhao (Te Awamutu). Europeans settled the areas from 1865. In 1877 the first meeting of the Waipa County Council was held in Hamilton. The meetings were then transferred to Ōhaupo and by 1879 the Council Offices were built and operational in Ōhaupo and used for this purpose until 1920s. One of the earliest schools in the Waikato was also built in Ōhaupo (1860s). Ōhaupo also staged some of the biggest sheep and cattle shows in New Zealand with sale yards covering most of the area of the current township.

DG6.3 Existing environment

DG6.3.1 The Great South Road (State Highway 3) forms the main street of Ōhaupo. Burke Street, the main cross street in the town centre, has not been a focus for community facilities or commercial businesses. The commercial buildings along the main street of Ōhaupo represent a range of periods in the development of the town. The majority of buildings in Ōhaupo are single storey, widely spaced and modest in appearance. Several residential structures are located in the main commercial area.

DG6.3.2 Only a few historic buildings remain to mark Ōhaupo’s history. These include the old feed store - K Cees Place (a.k.a Rendezvous Café) (Photo 1), the old Bakehouse (a.k.a. Clock World) (Photo 2), the Presbyterian Church (now a residence) and the Memorial Hall (Photo 3). These buildings are listed in the District Plan as Historic Buildings.



- Stepped parapet
- Fan lights above large display windows
- Verandah posts
- Stall boards at the base

Photo 1: K Cees Place, State Highway 3.



- Simple roof form
- Honest material selection

Photo 2: The Bakehouse, State Highway 3.



- Expressed window head
- Tassel / bragger supported canopy
- Expressed sills
- Recessed entrance

Photo 3: Ōhaupo Memorial Hall, State Highway 3.

DG6.3.3 An effort has been made to create a main street feel in Ōhaupo, with some of the more traditional building styles replicated in newer buildings (Photo 4).



Photo 4: Modern commercial buildings, State Highway 3.

DG6.4 Streetscape

DG6.4.1 The distinctive character of Ōhaupo is the main street - Great South Road (State Highway 3) which runs along the elevated ridgeline. There are commercial uses on both sides of the State Highway. The majority of residential settlement of Ōhaupo is located to the west of the State Highway, between Great Collins Street and Forkert Road. This is largely due to the steep topography to the east of the State Highway. Development to the west is bounded by the main trunk railway line.

DG6.4.2 There are distant, open views across the surrounding land from the State Highway and from the edges of the village. Long street vistas are framed by a mix of native and introduced trees along the sides of roads, mostly in the front gardens of adjacent properties. The small number of side streets limits opportunities to maximise dramatic long views to the west and east.

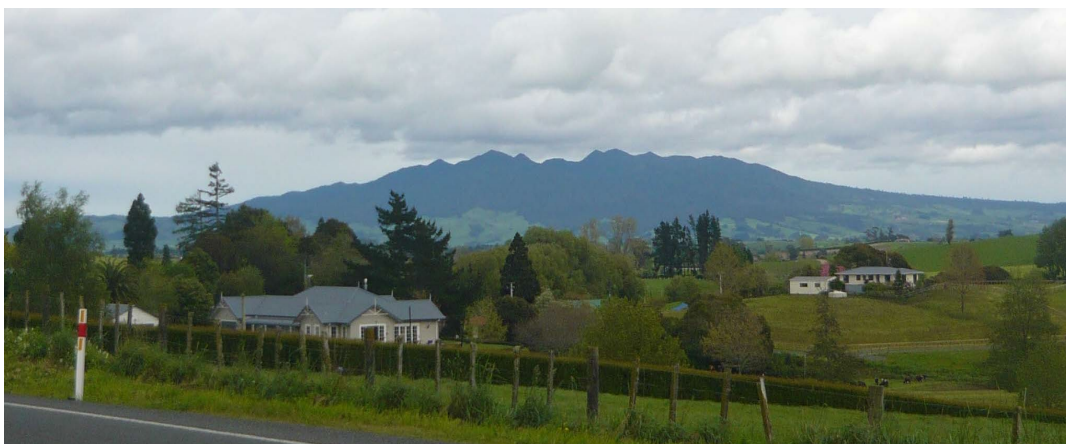


Photo 5: View of Mount Pirongia from Ōhaupo.

DG6.5 Building character

DG6.5.1 Ōhaupo's commercial centre consists of small buildings with setbacks from the Highway that vary from approximately 3m to 20m, broken by open spaces. The commercial buildings in Ōhaupo are modest in design with restrained character defining features. A predominant characteristic of buildings in Ōhaupo is their single storey construction. Many of the buildings feature verandahs, awnings and courtyards (or a combination of these elements).

- DG6.5.2 The focal heritage building in Ōhaupo is the old feed store, K Cees Place (Photo 1). This building's character has not been compromised by the construction of adjacent buildings. The adjacent buildings are of similar scale and have few character defining elements. The historic bake house (Clock World) has few stylistic or character defining features, but does have a side entry and courtyard.
- DG6.5.3 Some of the stylistic elements of K Cees Place have been replicated in the design of new buildings in Ōhaupo, particularly the use of a parapet, verandah supported posts, inset entry and large shop windows (Photo 4). Courtyards have also been inserted adjacent to several buildings.
- DG6.5.4 As mentioned, building heights in Ōhaupo are predominantly single level; however, some of the more modern residential houses are two storey buildings.

DG6.6 Design statements

- DG6.6.1 The following design statements provide guidance on key architectural and design features that should be considered as part of any application to amend or construct a new building in the Ōhaupo precinct area.
- DG6.6.2 Encourage a continuous building façade or use areas associated with buildings, i.e. courtyards. The intent should be to fill the existing gaps in the town centre and enhance the 'main street' feel, whilst maintaining the significant views identified in the Ōhaupo Town Concept Plan Framework Plan 1.
- DG6.6.3 Building setback should be consistent with existing building setbacks on the State Highway (3-20m). This will help to create a consistent street edge, enable adequate space around street trees and reinforce the spacious character of Ōhaupo. If provided, car parking should be located behind buildings or along the main street with front setback space used for landscaping or seating.
- DG6.6.4 Sloped verandahs supported by posts are encouraged as part of a continuous building façade, providing for community space and all-weather pedestrian protection.
- DG6.6.5 Building heights should reflect and be sympathetic to surrounding built form. The majority of buildings located along the main street of Ōhaupo are single storey. In order to retain a similar built scale new buildings should be single storey or a storey and a half.
- DG6.6.6 The building width should match the proportions of other buildings in Ōhaupo's main street and conform to the design and massing of adjacent buildings. Buildings in Ōhaupo are small in scale and modest in design.
- DG6.6.7 Buildings and their elements should consider the context, reflecting Ōhaupo's heritage building shapes. Elements such as parapets, recessed entrances, verandahs, large display windows with fanlights and stall boards should be considered for new developments. An example of how this could be done is included in Photo 4, where some of the façade detailing is continued over to the more modern development (verandahs supported by posts, building height and window placement).
- DG6.6.8 Use details drawn from historic architectural styles present in Ōhaupo. An example of how this could be done is included in Photo 4 where the scale, proportion and façade detailing is continued over to the more modern development.

- DG6.6.9 Building materials should be similar in appearance to those used in the historic heritage buildings along Ōhaupo's main street such as timber weatherboard.
- DG6.6.10 Use colours to complement the form of the façade and surrounding heritage buildings. Heritage colour charts may be of assistance. Refer to Resene's Heritage Colour Palette for example.
- DG6.6.11 In Ōhaupo, many of the existing buildings used whites and creams with accent colours for detailing.
- DG6.6.12 Ensure signs on existing and new developments do not detract from the buildings architectural features and remain consistent with existing built form. It is discouraged to mount signs:
- (a) On the front edge of the verandah fascia that extend more than 10cm above and below the fascia board.
 - (b) On top of the verandah frames.
 - (c) In places where they cover large segments of façade obscuring features, like windows, verandah fretwork, roof profile and other architectural features.
- DG6.6.13 Additional street tree planting along the State Highway should be encouraged, creating additional amenity and reinforcing the main street feel of Ōhaupo.
- DG6.6.14 Views to Mount Pirongia to the west, Mount Maungatautari and Lake Rotomanuka to the east should be protected and enhanced by future development. Please refer to the Ohaupo Town Concept Plan - Framework Plan 1, page 11 for these views.

DG6.7 Contextual considerations

- DG6.7.1 A key factor for the design of a building is its context and it is not only the architectural context that needs consideration. Crime Prevention through Environmental Design (CPTED) principles should be referenced when designing a new development. This will help to ensure that consideration has been given to the surrounding context and a safe environment is created. Key CPTED principles for consideration:
- (a) Access - safe connections and well defined routes/entrances.
 - (b) Surveillance and sightline - buildings overlooking the street/public spaces.
 - (c) Layout - clear and logical orientation enhancing the perception of safety.
 - (d) Activity mix - encourage a compatible mix of uses to generate a high level of human activity.
 - (e) Sense of ownership - showing a space is cared for and encouraging respectful/responsible behaviour.
 - (f) Quality environments - well designed, managed and maintained.