

Appendix DG5 - Central Pirongia Character Guidelines

DG5.1 Introduction

- DG5.1.1 This character description is a guide to future development within the precinct area of Pirongia. People wishing to erect new buildings and/or extend or alter existing buildings in this area will require 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.
- DG5.1.2 Both a Town Concept Plan and Analysis Report have been prepared for Pirongia and these documents provide an additional source of information relating to the existing nature and potential future development of the area.

DG5.2 History

- DG5.2.1 Pirongia is a small, scenic rural town adjacent to the Waipā River and Mount Pirongia. Pirongia has a rich history reflecting both Māori and European settlement. The present village was first settled as a garrison town after the battle at Ōrakau which preceded the land confiscation by the government. The presence of redoubts in Pirongia serve as reminders of this period in New Zealand's history. It was also here, near the intersection of Franklin and Crozier Streets, where King Tawhiao finally declared peace in July 1881.
- DG5.2.2 There are several historic buildings and features scattered around the community. Mātakitaki Pā is a site of early Māori occupation where later, a significant battle took place between Tainui and Ngapuhi in 1822. This pā site is located to the north west of Pirongia at the junction of the Mangapiko Stream and the Waipā River. Some of the buildings and sites of historical significance, elsewhere in the village, echo the town's original name of Alexandra. Alexandra Racing Club, established in 1866, is reputed to be the second oldest racing club in New Zealand.
- DG5.2.3 The buildings along the main street of Pirongia (Franklin Street) represent a range of periods in the development of the town from initial settlement through to more recent years. The building types range from the former library (a simple one room, single storey building constructed as a Native Grain Store in 1879, and moved into the town for use as a library in 1886) to the Memorial Hall (constructed in 1921).



Photo 1: Pirongia Memorial Hall, Franklin Street.

DG5.3 Streetscape

DG5.3.1 The distinctive character of Pirongia is Franklin Street, the main street which bisects through the western edge of the town. Pirongia’s streets are laid out in a ‘grid’ layout which makes its layout easily understood by visitors.

DG5.3.2 There are commercial premises on both sides of Franklin Street which is framed by mature trees on either side of the street. Street views through the centre of the town are flat and open. The wide State Highway, small scale buildings and generous street setbacks contribute to a sense of spaciousness.



Photo 2: Franklin Street, Pirongia.

DG5.3.3 Most of the residential settlement in Pirongia is located to the east of Franklin Street, between Baffin and Beechey Streets. The Waipā River bounds the town to the west and Mount Pirongia dominates views in this direction, rising impressively from the gently undulating landscape. Framed views are achieved in Pirongia through extensive street tree planting.



Photo 3: View of Mount Pirongia from a residential street.

DG5.4 Building character

DG5.4.1 The majority of Pirongia’s buildings are residential, single storey structures on lots predominantly larger than 2,000m². Building heights in Pirongia, particularly along Franklin Street are single storey (with the exception of Memorial Hall). However, some older buildings (churches and a few dwellings) have higher ceilings and/or roof pitches that lend some variety to the building scale.

DG5.4.2 Most of the commercial buildings have a significant set back from the street, which contributes to the rural character of the village.



Photo 4: Pirongia Bakery (with extensive street setback), Franklin Road.

DG5.4.3 A number of buildings along Franklin Street are built of timber weatherboard. The Memorial Hall is, however, made from reinforced concrete. The absence of large signs means that the architectural features of buildings are easily seen at street level. Controlling the location of future signs will be important to maintain the unobstructed views of the existing buildings.

DG5.4.4 It is clear that an effort has been made to create a main street feel in Pirongia, with more traditional building styles replicated in newer buildings, such as the presence of verandahs supported by posts. It is recommended that this approach should be adopted for new buildings and alterations so as to retain the existing character and celebrate the historical architectural styles.

DG5.5 Design statements

DG5.5.1 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 Pirongia precinct area.

DG5.5.2 Encourage a continuous building façade, filling the existing gaps in the street edge to emphasise the 'main street' feel.

DG5.5.3 Building setback should be consistent with existing building setbacks on Franklin Street (5-10m). This will help to create a consistent street edge, enable adequate space around street trees and reinforce the spacious character of the village. Car parking should be provided behind buildings or along the main street, leaving the front setback space used for landscaping or seating.

DG5.5.4 Sloped verandahs supported by posts are encouraged as part of a continuous building façade to provide all-weather pedestrian protection, community space and reinforce the heritage character of the town.

DG5.5.5 Building heights should reflect and be sympathetic to surrounding built form. The majority of the buildings located along the main street of Pirongia are single storey and a single or double height limit should be maintained.

DG5.5.6 The building width should match the proportions of adjacent buildings.

DG5.5.7 Buildings and their elements should reflect their context. Pirongia's commercial heritage buildings are simple in design and devoid of elaborate stylistic elements. Elements such as parapets, verandahs, awnings, horizontal cornice relief and central entrances should be considered for new developments.

DG5.5.8 Use details drawn from historic architectural styles present in Pirongia, but do not replicate heritage buildings. An example of how this could be done is the Pirongia Voluntary Rural Fire Force building (Photo 5) where the scale, proportion and façade detailing is continued in this more modern development – such as use of similar materials, two-tone colouring accenting details and window form.



Photo 5: Continuation of architectural details in a modern addition to a historical building, Pirongia Voluntary Rural Fire Force, Franklin Road.

- DG5.5.9 Materials should be similar in appearance to those used in the historic heritage buildings along Pirongia’s main street such as timber weatherboard.
- DG5.5.10 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.
- DG5.5.11 In Pirongia, existing buildings have used whites and creams with accent colours for detailing.
- DG5.5.12 Ensure signs on existing and new developments do not detract from the buildings architectural features and remain consistent with existing built form.
 - (a) Signs mounted on the front edge of the verandah fascia should not extend more than 10cm above and/or 10 cm below the fascia board.
 - (b) Signs should not be mounted above the top of the verandah frames.
 - (c) Signs should not cover large segments of the façade, obscuring features, like windows, verandah fretwork, roof profile and other architectural features.
- DG5.5.13 Street tree planting is a key characteristic along Franklin Street and should be retained and reinforced.
- DG5.5.14 Views to Mount Pirongia should be considered and enhanced by future development. Please refer to the Pirongia Town Concept Plan - Framework Plans 1 and 4, pages 9 and 4 for these views.

DG5.6 Contextual considerations

- DG5.6.1 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.