



Ron Wrey

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FIRST EDITION.
 FEBRUARY 1980
 (at long last!)

I WONDER
 WHAT'S IN
 HERE ON
 LAMPOSTS.



Introduction.

BACKGROUND

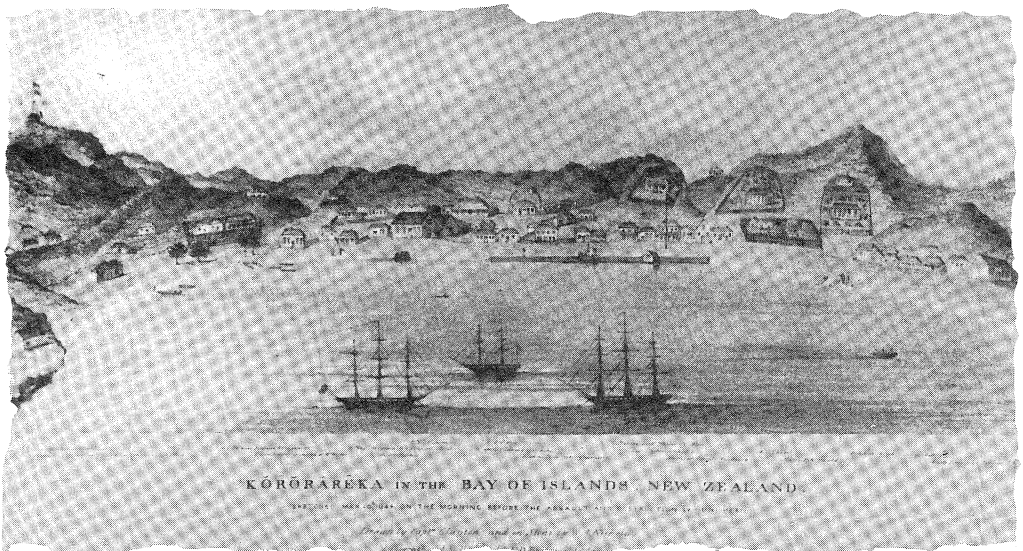
Russell occupies a unique place in New Zealand's past. The historic role of the settlement and its gradual evolution into what we today know as a quiet but popular tourist town in the Bay of Islands have afforded it a special significance of both regional and national importance.

The historic pattern of the town has endured and a sufficient number of good colonial buildings sustain its character within that pattern. The special qualities that contribute so much to Russell's individual and unique character survive in a delicate and fragile state of balance. It is vital in the national interest that this balance should not be upset by the loss of good buildings or by the construction of new out-of-scale buildings seeking to profit from a situation that they would only destroy. (refer T.C.P.A. of 22/4/75 in appendix.)

The Planning Tribunal had, this to say, in 1975 about a proposed 24 unit Tourist Apartment Development on the Russell waterfront adjacent to Pompallier and Clendon House (The Bungalow).

"That the development proposed by the company would adversely affect the scenic amenity of Russell in general and the immediate vicinity in particular, and would adversely affect the enjoyment of the adjoining scenic reserve."

Further details of the tribunal's report are contained in appendix.



Growing concern for the preservation and enhancement of many of the unique historic and scenic features of Russell prompted a comprehensive study of the township to provide a framework for its future planning and management.

In 1974 the Russell Working Party was set up by the Department of Lands and Survey and the Ministry of Works and Development with the support of the Bay of Islands County Council, the Northland Regional Planning Authority and the Russell Community Council. The historical background of Russell was traced and social and economic aspects were investigated. Questionnaire surveys were also undertaken, of visitors, landowners, and Russell residents. It was found that many people like to visit and live in areas which retain a sense of character and identity.

This character and identity is influenced by the topography and natural setting of the town, its history, its intimate scale, and its relatively vehicle-free environment. In several planning studies undertaken the population has been found to be very stable — people living in these 'conservation' areas have no desire to leave.

It is not intended to discuss the historical aspects of Russell in detail in this document, or its historical importance to the nation. Nor is it intended to discuss the scenic beauty of Russell or the Bay of Islands. These matters have already been well documented and the community for whom this Handbook is intended are generally well aware of Russell's qualities.



It is enough to say that the authentic feeling of the small nineteenth century seaport has been retained. No other New Zealand town can claim the same early historic importance, and few can claim a comparably idyllic setting. It is the interaction of these general qualities which endows each particular object and place with its sense of context, and conversely each object or place influences the character of the town.

LEGISLATION

The general planning framework is laid down by Government in the 1977 Town and Country Planning Act. Precise objectives policies and values are to be determined through public participation in the development and operation of the District Scheme. (refer appendix for further details).

Zoning has been adopted as a means of reinforcing the objectives and policies in the District Scheme. That is, certain forms of development such as small scale domestic building on hillsides or preservation and enhancement of the seafront commercial quality at the centre of town reflect those objectives and policies. It is recognised that such a broad approach needs to be able to accommodate diverse yet compatible land uses and styles as exceptions within the general intent of the respective zones. Hence Council's intention of using the discretionary powers provided by the 1977 Town and Country Planning Act in conjunction with the guidelines in this Handbook.

There is other legislation which affects people who wish to build, but broadly speaking the following procedures must be followed before construction can commence:

1. Consult District Scheme and Handbook.
2. Obtain further information from the Advisory Centre if desired.

3. Prepare outline proposals and discuss with Council.

Council may refer any application for a controlled use to The Review Committee.

If applicant is dissatisfied with the decision of the council officer he may, within one month apply in writing to the council for review of the decision.

4. **Historic Protection Zone**
Here a Conditional Use Application is required a) where an addition exceeds 15 m², or b) where any building is not an addition to an existing structure. Such application requires public advertisement. In the event of an objection the matter is heard by Council. In the event of a Council decision against the proposal the matter can be taken to the Planning Tribunal or revised and resubmitted to council.

5. Prepare and submit detailed documents for Permit approvals. e.g. plans, drawings, specifications.

6. Receive approvals and permit.



THE HANDBOOK

This handbook is designed to bridge the gap between planning philosophy and the man in the street. It is intended to be a **practical handbook** — to encourage participation in the scheme for Russell's future, and to present ideas for residents involved in house renovations and property improvements. **EVERYTHING IN THE HANDBOOK IS TO GIVE YOU IDEAS AND ENCOURAGEMENT!**

The Handbook does not attempt to be a design manual or a means of removing creative decisions from the individual. The individual (sometimes using the skills of others) is the best designer — he knows what he wants.

The Handbook does however illustrate matters of common interest as they are assumed to relate to the expectations of others concerned with the future of Russell — closer neighbours and the public alike.

Are the values in this handbook the same as yours?
If not, make your point of view known to the Council

THE ADVISORY CENTRE

This is located in 'The Bungalow' and performs two basic roles.

1. It provides a contact point for people wishing to carry out work on their property.
2. It provides information for visitors to Russell about the township, its history and the amenities which may be enjoyed in and around the town.

The Advisory Centre provides information and if necessary arranges for preliminary landscape or architectural advice. Landscape and Architectural advisors make frequent visits to Russell and are available to discuss any problem which you may have before you approach your architect or builder.



Most people would believe that agreement can be reached on a set of values that will shape the future of Russell. Council and the Review Committee will use the criteria outlined in this handbook as a basis for exercising their discretionary powers under the Town and Country Planning Act.

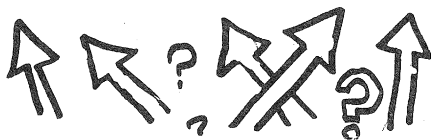
Planning does not eliminate conflict it only polarizes it. Furthermore, the District Scheme cannot take care of objects and places; only persons or a group of persons can do that.

"... personal troubles into public issues... public issues into the terms of human meaning."

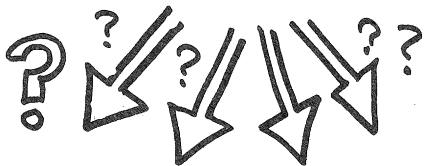
'Planning for Community' by Ian Shirley 1979.

Planning may be a continuing controversy and involvement of the local community in a transformation process which concentrates on that opportunity as much as on solutions and underlying order.

Tight planning is not desired.



WHICH WAY RUSSELL?



Matters of common interest include publicly determined objectives and values. The cut-off point between public and private responsibilities may well be argued for a long time. This is held as valuable in itself as the final shaping of Russell will be in the hands of the people and their elected representatives. In other words, the Handbook may enable the people of Russell to deal with matters of common interest in a self-sufficient way.

"Self-sufficiency — an arrangement of society which allows every one of us to have more control of the things which affect us, which enables more of us to see the beginning, the middle, and the end, of more of the things that we do, and which enables more of us to know, personally, the people with whom we deal in trade, for whom we have to do things and who have to do things for us,"

'Bring Me My Bow' by John Seymour 1977.

Creative development proposals which do not conform with the ordinances will be welcomed if it can be demonstrated that they contribute richness and diversity without detracting from the overall character of Russell.

By consulting the Handbook and using the Advisory Centre facilities, many problems relating to non-conforming development can be discussed and resolved prior to application for planning consent.



Objectives & Values.

These objectives place a strong emphasis on the significant landscape and architectural character of Russell. This character has as its basis the historical styles of earlier buildings and the distinctive nature of the surrounding landforms and natural features.

Maintain the informal blending of land uses.

Support service institutions, clubs, churches etc.

Russell caters primarily for day visitors.

Style is influenced by social, economic, cultural and physical conditions.

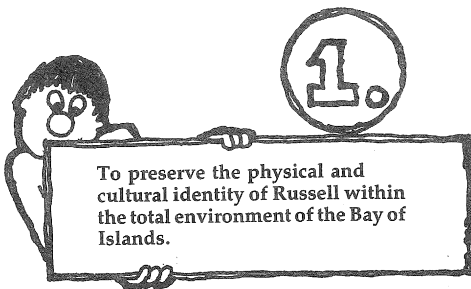
Intimacy and an easy going atmosphere are most important.

Preserve the existing intimate residential quality.

Retain the existing scale of a setting unless diversity of scale can be used to reinforce the image of an important place.

Preserve the existing intimate residential quality.

Groupings of similar structures establish consistency.



Radical change is not expected or desired.

Encourage social and cultural variety.

To preserve the physical and cultural identity of Russell within the total environment of the Bay of Islands.

Have a sympathy for the choices of others.

Tourism is the main economic base of Russell.

Precedence is more important than innovation.

A healthy town continues to develop and change.

Russell is a restful place.

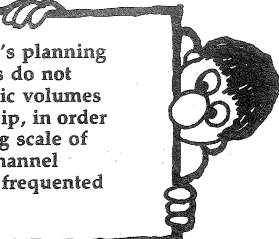
Russell is a town with an important Historical Heritage.

12.

Growth should be limited to the needs of local Community and services provided for them rather than for tourist demands.

Encourage visitors to use water transport.

Encourage large scale development in centres removed from Russell.



To ensure that council's planning objectives and policies do not encourage higher traffic volumes within Russell township, in order to preserve the existing scale of development and to channel traffic away from areas frequented by pedestrians.

Retain and encourage unsophisticated street detailing.

Preserve lanes and small street quality.



2.

Develop designs for appropriate roadside parking.

Discourage increased vehicular traffic.

Discourage unnecessary use of Strand — Cass Street area.

Increasing demands for accommodation cause pressure.

Use trees to reduce apparent width of carriageways.

Keep road and path edges informal.

Cars create great pressure on small townships.

Promote aquisition of private land for discrete parking areas.

Encourage the use of Ferry service from Paihia and Waitangi.

Contain further urban development in Russell within boundaries of existing zones to assist in the protection of views of important features.

Contain the township development to the area between the Matauwhi Bay and Maiki Hill promontories and the Oneroa dividing range.

Encourage the blending in of development within the residential B zone to soften impact on hills and ridges.

Some rezoning to rural C is based on site engineering limitations.

3.

To contain the growth of the Russell township in order to preserve the visual and historical character, the individual "place" quality, and the village atmosphere of Russell.

Limit growth to needs of local community.

Maintain the size of community where street numbers are unnecessary.

FOURTEEN

Encourage sensitive development of Matauwahi Bay as the centre for recreational boating facilities of Russell.

Develop alternative walkway access between Matauwahi Bay and Russell.

Respect the coastal ecology of the Peninsula.

Retain coastal village atmosphere.

The wharf is the principal arrival centre for tourists.


Use provisions in the Maritime Planning Scheme to have regular testing of water carried out by Regional Water Board to ensure compliance with the water classification appropriate for swimming, fishing and other water based activities.

Use landscape and architectural design elements to reduce vehicular traffic in the vicinity of the wharf.


Promote the wharf, the adjacent portion of The Strand and the commercial area of Cass Street as the main focal point of the township.

Retain unsophisticated design for any additions, alterations or repairs to wharf.

Limit development to the capability of drainage systems to cope with septic leaching and consequent water quality in the Bay.



To encourage the use of the waters adjacent to Russell Peninsula. In sympathy with the relevant objectives for the land areas of Russell.



Restrict the use of further swinging moorings.

Discourage the development of more concentrated boating facilities in Kororareka Bay.

Strongly discourage the depositing of waste from boats in the bays around the Russell Peninsula.



Minimise the visual impact of vehicles by careful use of planting and street design.

Use advisory centre display and brochures to determine points of interest.

Create interest and diversity with walkways.

Walkways provide convenient access to hillsides.

Encourage market days and displays.

Protect views visible from walkways.

Establish more seating and resting places.

Encourage commerce into the open air and where appropriate onto the streets.

Divert vehicular traffic away from the waterfront.

Historical Heritage is best absorbed by walking.

Restrict traffic on heavily used pedestrian routes.

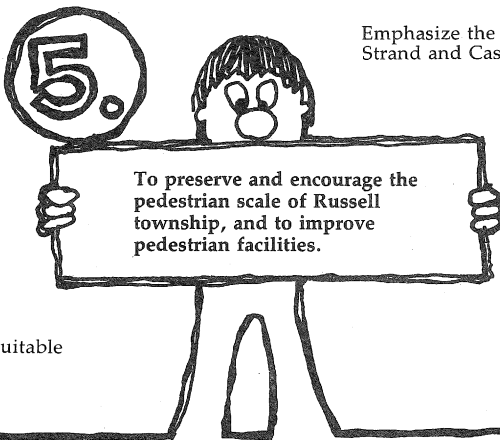
Create easements to improve public seating and access.

Emphasize the junction of Strand and Cass Street.

Retain and reinforce existing building scale.

Reduce street widths where necessary.

Reinforce walkways by suitable landscape measures.



Try to reduce the conflict between Historic elements, social and economic goals and aspirations.

Simple well-sloped roof forms are desirable.

Groupings of similar elements establish consistency.

Simple lean-to roofs make useful additions to main buildings.

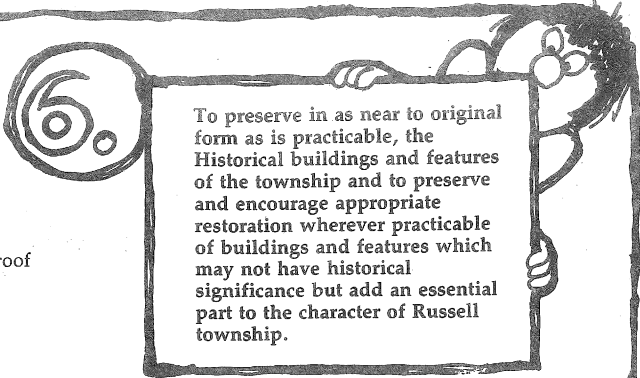
Where there is a consistency of scale it should be retained.

Retain a sympathy for other buildings in the immediate vicinity.

Social, cultural, economic and ecological changes influence the development of style.

Development should not attract undue attention or reduce the significance of a predominant existing character.

Large scale cubic forms will appear as aggressive and competitive elements in Russell and are considered to be undesirable.



To preserve in as near to original form as is practicable, the Historical buildings and features of the township and to preserve and encourage appropriate restoration wherever practicable of buildings and features which may not have historical significance but add an essential part to the character of Russell township.

There is a relative smallness of scale of buildings and neighbourhood identity areas.

Overhangs and verandahs can be useful.

Where scale of buildings is diverse, enrichment may be possible by continuing that diversity.

Before spending time and money on plans ensure that those who are giving design assistance or preparing drawings are aware of these objectives and how they relate to your site.

Maintain harmony with other buildings.



Use posted verandahs to reduce the impact of large display windows and to establish a common rhythm and scale in the street.

Confine the town centre within its present boundaries.

Explore the possibility of outdoor display areas.

Use large scale specimen trees planted directly into roadways and seal.

Avoid shrubs and fussy landscape detailing.

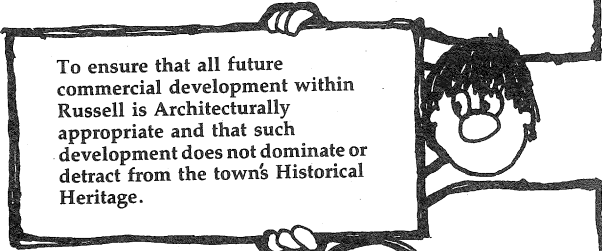
Retain an Architectural style consistent with these guidelines.

Screen rubbish storage areas.

Avoid large advertisements and hoardings.

Avoid large car park areas.

Make use of the Zoning Provisions for home occupations.



To ensure that all future commercial development within Russell is Architecturally appropriate and that such development does not dominate or detract from the town's Historical Heritage.

Carry sealed areas of carriageways up to buildings.



Encourage the use of appropriate colour schemes to minimise the visual impact of buildings on slopes.

Encourage owners to seek advice prior to embarking on any project.

Cars create great pressure on small townships.

Prevent extensive earthworks and any substantial removal of vegetation.

Emphasise and support the distinctive identity of the bay formation by developing an architectural and landscape treatment of the surrounding hillside and skyline areas.

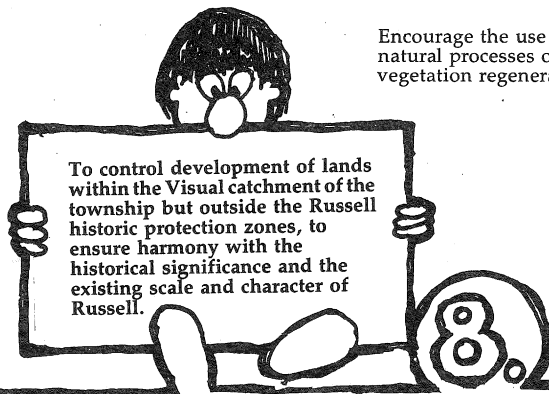
Avoid emphasising grid-like section layouts with linear boundary fencing and planting.

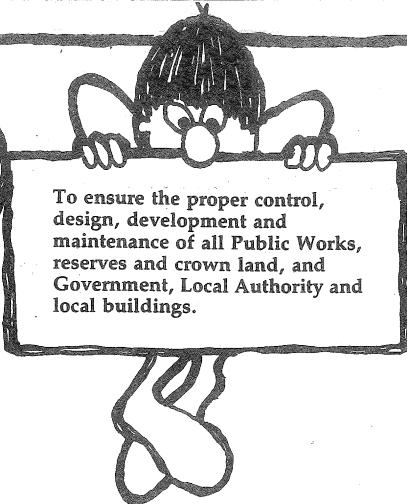
Use planting techniques in preference to cribwalling to retain slopes, where possible.

Avoid the visual intrusion of buildings on significant slopes, on the skyline, or on lands sensitive to the historical aspects of Russell.

Promote soft, grouped and informal planting arrangements.

Encourage the use of natural processes of vegetation regeneration.





To ensure the proper control, design, development and maintenance of all Public Works, reserves and crown land, and Government, Local Authority and local buildings.

Keep all Government departments and local authorities informed about Council's plans for Russell.

Public services should be unsophisticated. Road construction should be simple and include a continuous pavement-road material without kerbs.

Government departments will co-operate with local authorities and council.

Remove existing kerbing and channelling when finances permit — refer **Application** section.

Formulate management plans to guide the future development of Russell's reserves.

Place overhead electric power and telephone reticulation underground as soon as possible.



Produce information brochures.

Encourage the continuance of the Advisory centre.

Apply new uses to historic buildings and features where necessary, to enable their continued existence.

Make good use of Museum Displays.

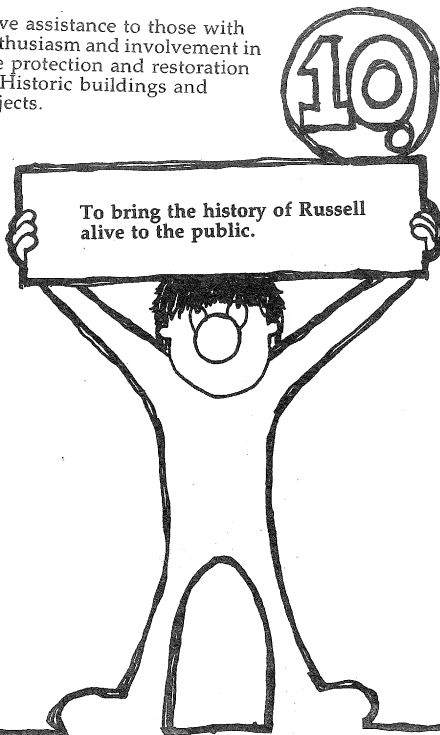
Consult the local community council and bring historic buildings and features to the attention of the public

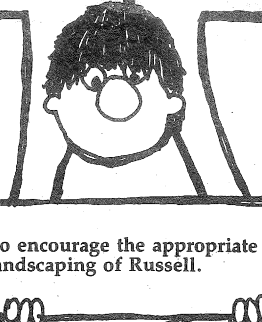
Give assistance to those with enthusiasm and involvement in the protection and restoration of Historic buildings and objects.

Link all historic buildings and features by walkways.

Maintain a compiled historical record of Russell and provide information where possible.

Retain local artifacts within Russell.





To encourage the appropriate landscaping of Russell.

11.

Soften discordant architectural elements adjacent to important historic and architectural buildings and identify areas through planting.

Enhance water/land junction.

Retain the open space quality of Wellington/York Street intersection with minimal planting.

Plant for visual appeal, shelter, shade, to reinforce visually the pedestrian walkways and, generally, to help create a landscape enclosure of Russell.

Discuss with community council before any private planting takes place on public land (e.g. berms)

Encourage hillside planting to reduce the visual impact of development on hillsides and the skyline. This will ensure a visual boundary and a natural containment of the township.

Preserve and enframe private property vistas.

Reinforce the bush-copse quality of Baker/Beresford/Chapel Streets.

Develop and intensify a sense of arrival and a quality of 'place' of the village centre when entering the township.

Informal planting arrangements take precedence over strong linear and formal layouts.

Regenerate the vegetation of the headlands.

Encourage random wilderness to regenerate.

Beautify and provide shade for some pedestrian areas and effectively reduce the width of roadways (see landscape plan).

CATCH
22.

IDENTITY AREAS

Russell township is located on the Russell Peninsula across the water from Waitangi and Paihia in the Bay of Islands.

Apart from the flat land on the shore of Kororareka Bay where the township is located, the Peninsula consists mainly of relatively steep hills, such as the 100 metre high Maiki Hill, on which the Historic flagstaff stands. Apart from the township and neighbouring urban settlements at Matauwhi, Oneroa Bay and Tapeka Point the peninsula is largely bush and scrub covered.

Nestling between dominant headlands Russell is a contained settlement.

Visually it can be broken into two Areas.

1. The flat area which contains the commercial zone and most of the earlier buildings.
2. The headlands, ridges and slopes which provide the physical backdrop to the town.

Development proposals for any part of Russell need to be measured against the primary objective of maintaining the character and charm of the main Russell township. With its small village atmosphere reinforced by the dominant surrounding landforms.

For this reason Russell has been divided into three zones.

1. Residential B Zone
2. Russell Historic Protection Zone (Residential)
3. Russell Historic Protection Zone (Commercial)

Residential B Zone

Existing buildings in the Residential B Zone are generally single storeyed relatively recent houses of a modest scale with low pitched roofs. Some exceptions exist in the form of buildings with developed basements and steeper roofs.

The intention within this zone is to preserve the natural backdrop to the historic protection zones by making buildings blend in and be subservient to the vegetation.

In **The Historic Protection Zone** (Residential) buildings are generally older single storey of modest scale with few two storeyed buildings being evident. There is considerable use of lean to , and verandahs, roof forms and materials which reflect an earlier architectural style.

The south end of the township contains the more historic buildings:

Pompallier House
The Anglican Church
The Bungalow

It also contains the Museum giving the area an even greater historical emphasis.

The Historic Protection Zone (Commercial) has as its focus the Strand and Cass Street and their extension onto the wharf and beach. This is the scene of most activity. The area is characterised by the massing of larger older buildings and the strong identity at intersections which gives a distinct 'corner quality'.

Within these broad zones there are a number of smaller areas, each with its own identifiable characteristics. These are referred to as

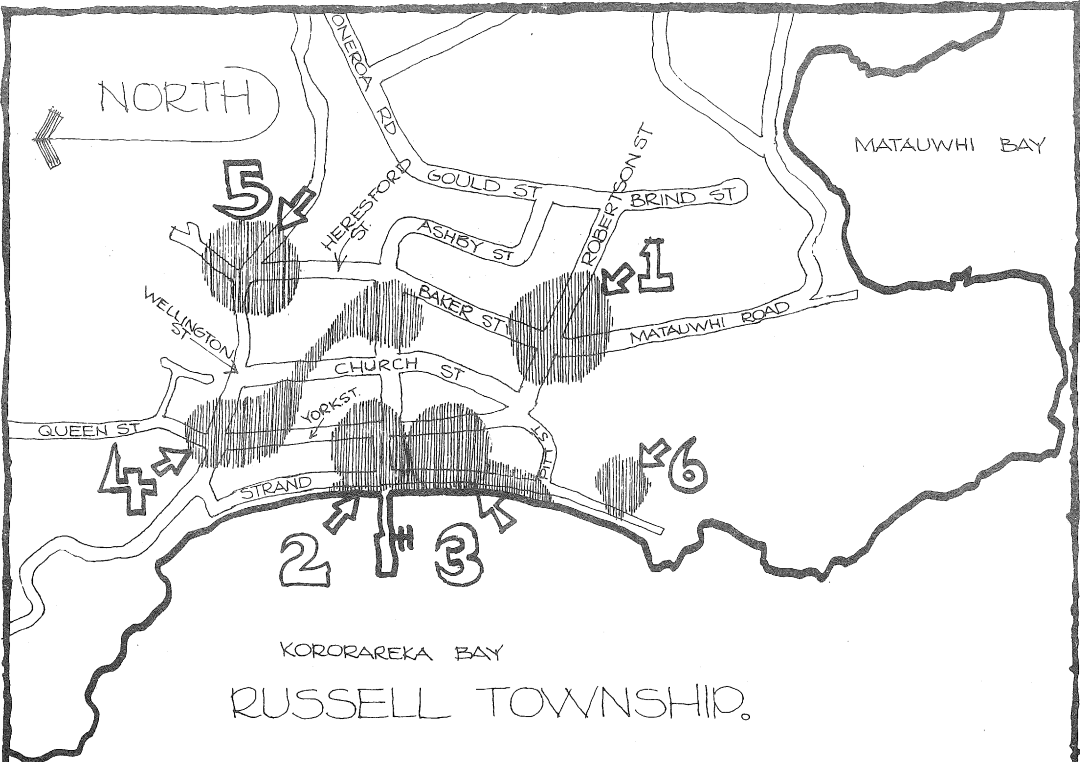
Identity Areas

The characteristics which make up Identity Areas are:

Texture
Space
Form
Detail
Building Type
Use
Inhabitants
Topography
Symbols.

The clustering of such elements determines the nature and theme of any identity area which provides a framework for detailed design objectives. The articulation of identity Areas, and the transition between them are both important.

To overcome the grid-like layout of streets and balance their marked linearity, use can be made of various closure and gateway effects to increase the sense of place. Buildings and vegetation play their part in the landscape composition which links these areas.



IDENTITY AREAS - LOCATION PLAN

- | | | | |
|---|---|---|--|
| 1 | MATAUWHI/ROBERTSON
ROAD INTERSECTION | 4 | WELLINGTON/YORK
STREET INTERSECTION
AND DOMAIN |
| 2 | SYDNEY SQUARE/
/CASS STREET | 5 | THE CAMPING GROUND |
| 3 | THE VILLAGE CENTRE | 6 | HISTORIC IDENTITY AREA |

LARGER SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE RUSSELL ADVISORY CENTRE, THE BAY OF ISLANDS COUNTY COUNCIL, & MINISTRY OF WORKS AND DEVELOPMENT. ENVIRONMENTAL DESIGN SECTION. AUCKLAND.

R.H.P. 2. RESIDENTIAL.

SMALL SCALE SIMPLE FORMS... WELL PITCHED ROOFS... LOOSLEY SITED... FIGURATIVE QUALITY IMPORTANT

IN RESIDENTIAL AREAS

- ENCOURAGE NATURAL BUSH REGENERATION
- DOMINANCE OF VEGETATION TO BUILDINGS
- LOW KEY COLOURS, COLOURS TO BUILDINGS

OPEN SPACE DOMAINS QUALITY

RESTRICTED GATEWAY EFFECT

NORTH END OF TOWN

LOW KEY RESIDENTIAL QUALITY.

RETAIN AS OPEN WILD AREA

FILTERED VIEWS THROUGH TREES

BERESFORD ST

MASSED VEGETATION TO CREATE RESTRICTED GATEWAY EFFECT

BOWLING GREEN

CHURCH ST

INFORMAL EDGE TO SEAL NO SEAL IN RESIDENTIAL AREAS

TENNIS COURTS

RESTRICTED GATEWAY EFFECT

PUB.

YORK ST

PRINCIPAL INTERSECTION - CORNER QUALITY IMPORTANT

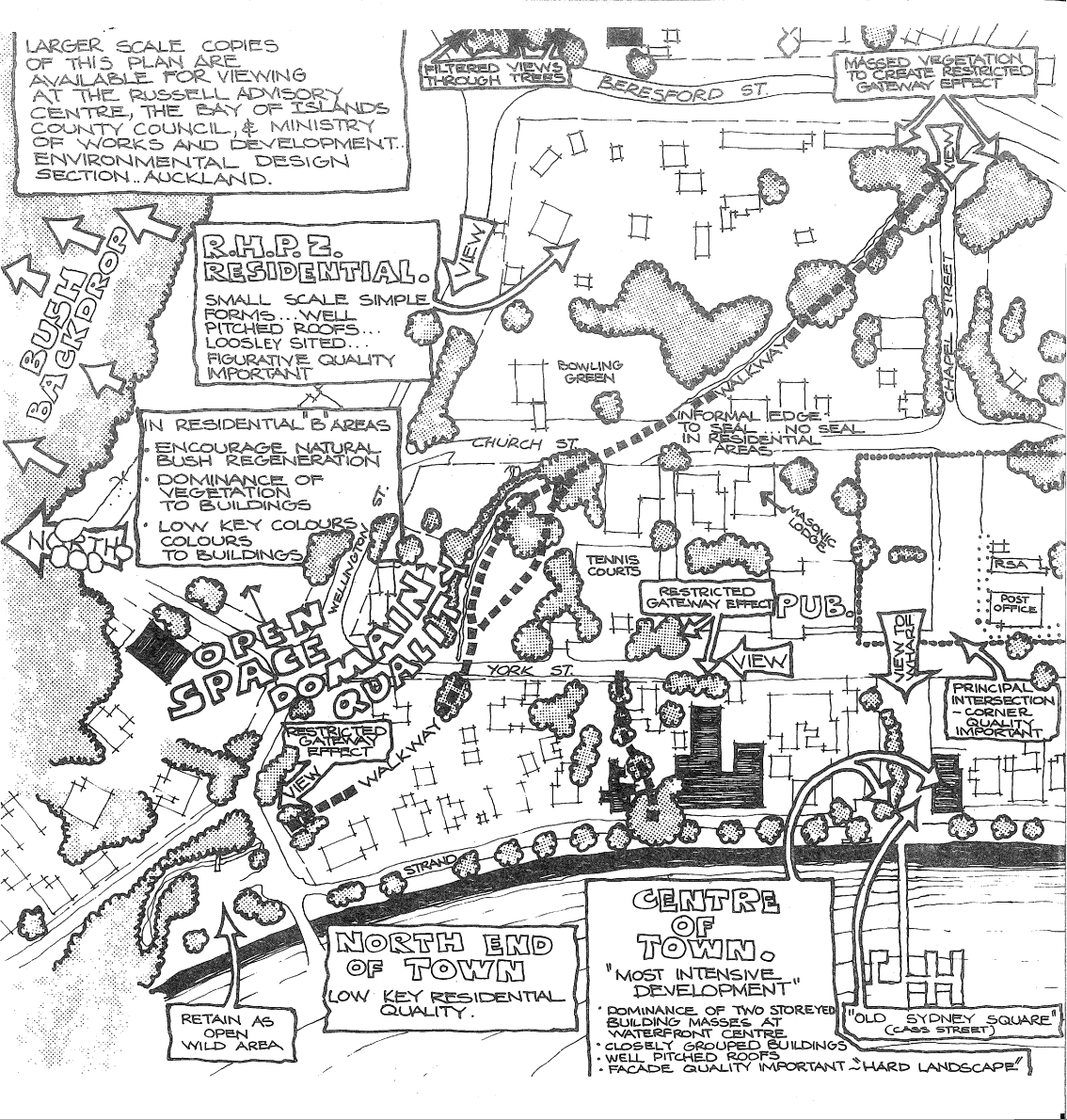
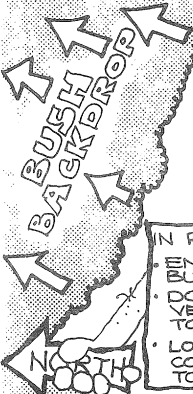
CENTRE OF TOWN.

"MOST INTENSIVE DEVELOPMENT"

- DOMINANCE OF TWO STOREYED BUILDING MASSES AT WATERFRONT CENTRE
- CLOSELY GROUPED BUILDINGS
- WELL PITCHED ROOFS
- FACADE QUALITY IMPORTANT

"OLD SYDNEY SQUARE" (CASS STREET)

"HARD LANDSCAPE"



DOMINANCE OF VEGETATION

"PRIORITIES"

OVERALL TOWNSCAPE DEVELOPMENT

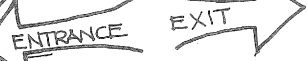
SCALE 1:2000

- OLD SYDNEY SQUARE ~ CASS STREET... STRAND
- VILLAGE GREEN YORK STREET SQUARE
- PLANTING PRIORITIES REFER TO THE FOLLOWING PLANS

CONTINUE ROAD SEAL HARD UP TO BUILDINGS
- NO KERBS IN VILLAGE CENTRE

VEGETATION ENFRAMING IMPORTANT VIEWS RESULTING FROM ENTRY TO THE BAY FROM MATAUWHI ROAD

TOPOGRAPHICAL VIEW OF TOWNSHIP AND WATER BEYOND (GATEWAY.... KEEP OPEN)



MATAUWHI PROMONTORY

MORETON BAY FIG AS FOCUS, DEFINES ENCLOSURE ON ENTERING YORK STREET SQUARE.

MEDIUM HEIGHT VEGETATION AS EDGE TO CREATE NARROW LANE EFFECT.... HEIGHTEN SENSE OF ANTICIPATION TO ARRIVAL AT THE WATER'S EDGE.

PLANTED EDGE TO STRENGTHEN IDENTITY OF MATAUWHI PROMONTORY AND PROVIDE CONTINUOUS BACK-DROP TO THE HISTORIC RESERVE.

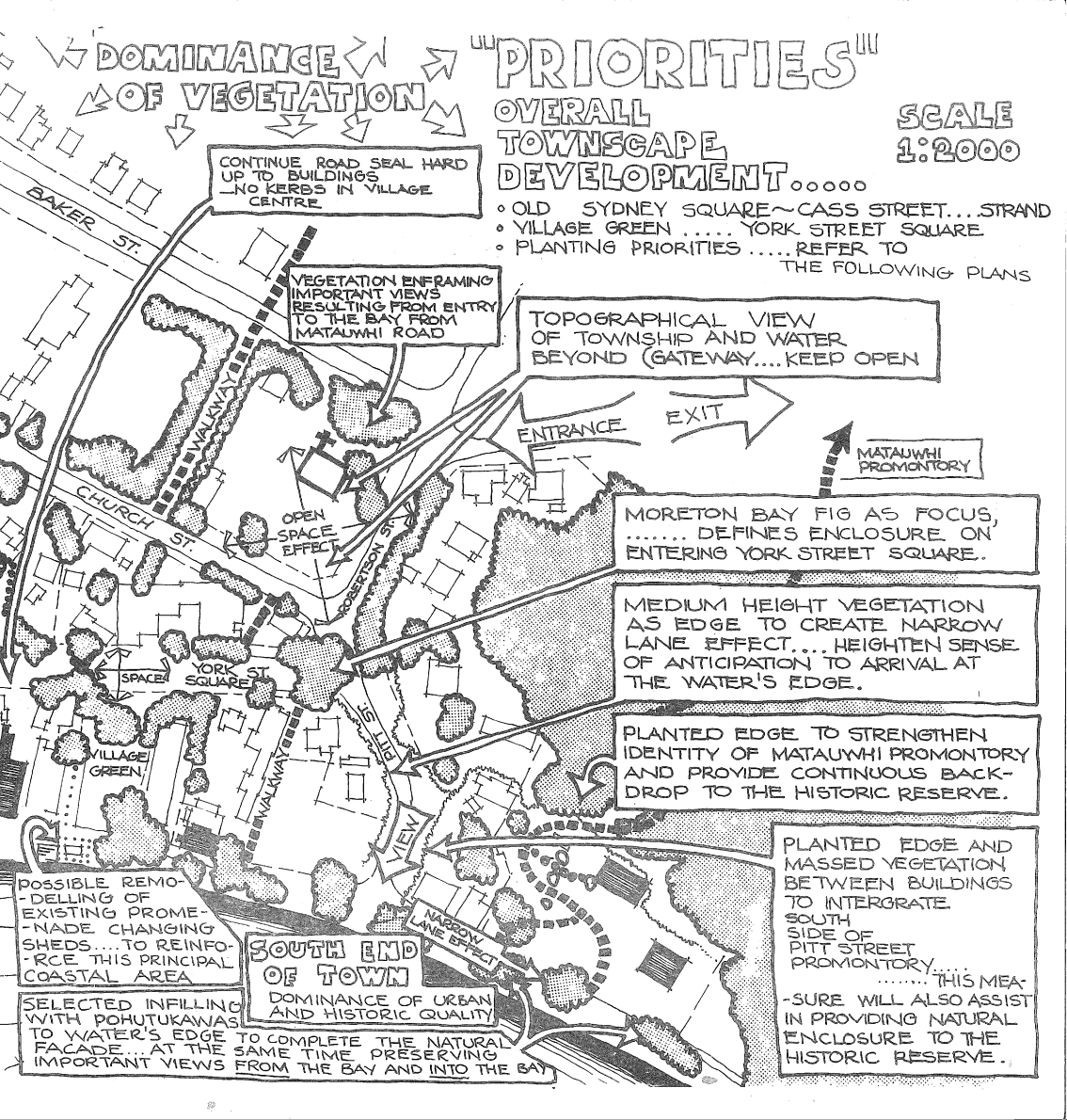
PLANTED EDGE AND MASSES VEGETATION BETWEEN BUILDINGS TO INTERGRATE SOUTH SIDE OF PITT STREET PROMONTORY..... THIS MEASURE WILL ALSO ASSIST IN PROVIDING NATURAL ENCLOSURE TO THE HISTORIC RESERVE.

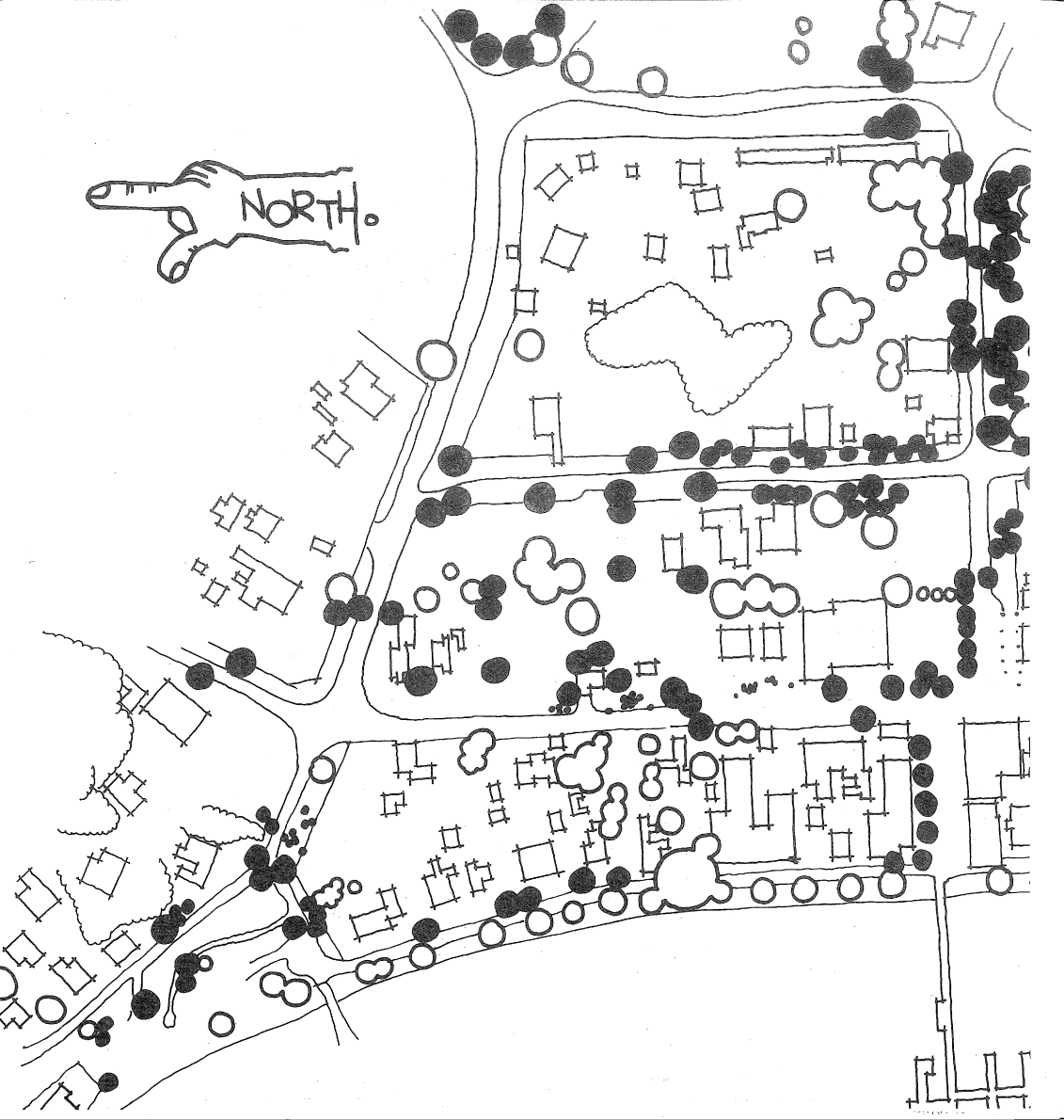
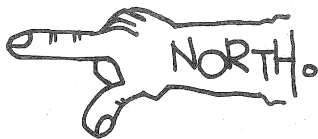
POSSIBLE REMODELING OF EXISTING PROMENADE CHANGING SHEDS.... TO REINFORCE THIS PRINCIPAL COASTAL AREA

SELECTED INFILLING WITH POHUTUKAWAS TO WATER'S EDGE TO COMPLETE THE NATURAL FACADE... AT THE SAME TIME PRESERVING IMPORTANT VIEWS FROM THE BAY AND INTO THE BAY

SOUTH END OF TOWN
DOMINANCE OF URBAN AND HISTORIC QUALITY

NARROW LANE EFFECT





RUSSELL TOWNSHIP

PLANTING STRUCTURE



● PROPOSED
PLANTING

○ EXISTING
PLANTING

Identity Area 1

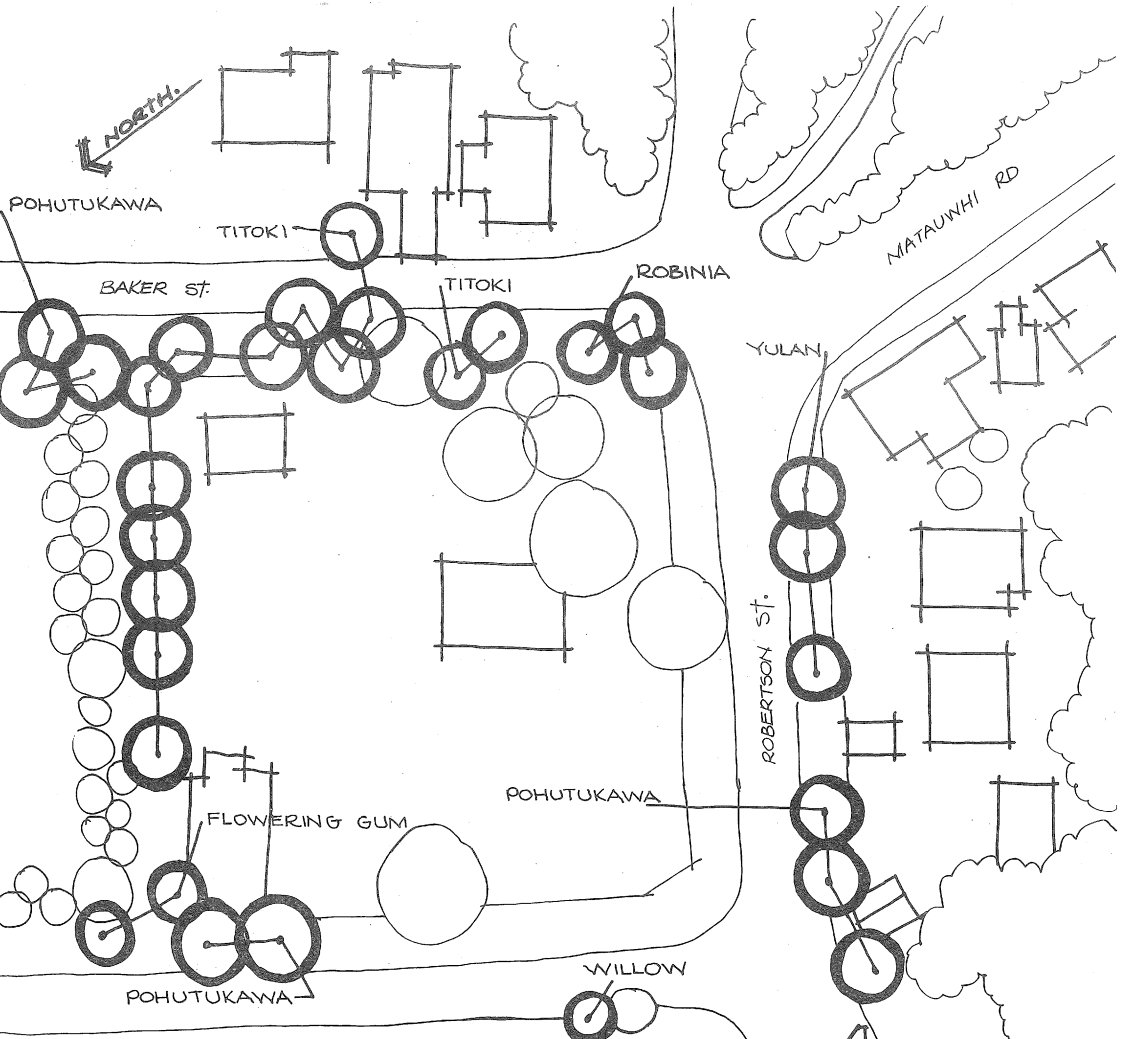
(MATAUWHI/ROBERTSON RD
INTERSECTION)

This identity area occurs at the main road entrance to the town. It is enclosed by the Bay formation, hillside on the right of the observer and the Matauwhi promontory on the left. The observer is presented with a choice of directions at the intersection and a direct view of Christ Church, New Zealand's oldest church. The view from here provides the observer with the awareness of the topographical and overall structure of the town. The town centre is also obvious with its concentration of high buildings around the wharf intersection.

Future landscape development should include clustering of vegetation at the edges of the intersection but retain the immediate view of Christ Church, the view over the town and the water beyond. Proper placement and height of vegetation proposed for the Southern berm of Robertson Road will ensure that residents' views are preserved.

The open space of the church yard provides a valuable foreground and informal area, on entry from Matauwhi Road.

30



Identity Area 2

SYDNEY SQUARE/CASS ST

Facade — North side of Cass St.

The verandahed shops contrast with the south facade and provide a contrast with the older buildings.

The planting of Pohutukawas will provide valuable continuity from the Strand into Cass St — York St intersection. These trees will attain medium height and will produce a spreading canopy effect. As they reach maturity then the existing sidewalk material will be removed and seal carried right up to the buildings. The trees continue the waterfront theme into the Square.

The facade on the South side imposes a useful variety of scale complimented by the strong simple form of Craigs store which forms a powerful waterfront corner. The facade is simple and the road surface meets the building in a direct way.

These shed-like forms with their dominance of solid to void — in elevation, and their direct use of materials are typical of their maritime setting.

Identity area 3

THE VILLAGE CENTRE

This area comprises the Strand, Cass Street and York Street centred around the wharf and was once known as 'Sydney Square.'

1. The Strand Facade — Existing Character

The facade from the Police Station to the Town Hall constitutes, with the Pohutukawas and the Strand, the coastal edge to the village centre. This waterfront facade is a mixture of two storey and single storey buildings close together. They are predominantly early in period and of differing style, scale, form and proportion. The general massing of the buildings produces a significant impact when viewed from the Chapel Street — York Street area. It is also an important identifying element when entering the township from Matauwahi Road.

1.1 Height

The height ordinances emphasise a low key approach. This allows massing, scale and style of those earlier, existing buildings to remain as the dominant character.

1.2 Colour

The existence of a number of early to historic buildings in close proximity dictates the application of colour recommendations.

1.3 Architectural character

- Emphasis on
1. simple massing of elements
 2. simple form and well pitched roofs
 3. rhythm — buildings closely spaced.

Changing shed/hall area could be developed as a public promenade and a secondary coastal focal point.

Siting.

Site buildings on or close to the edge of the street and side boundaries.

Landscape character.

Fill in gaps in Pohutukawas. Road treatment requires informality such as running the seal into the edge of commercial buildings. Seat and baggage platforms should be provided.

York Street/Village Green/Public Hall Promenade

These three areas are major areas of distinct quality. Because of their inter-relationship and widely differing uses, they have the potential to form the basis of a coherent open space network. The key to achieving this informal flow of one area into the other will rest upon the following important points:

- the continuity of road surfaces to buildings, uninterrupted by kerbs
- the enclosure of 'Traders', once in York Street, to form York Square
- the square should be contained on its seaward side by significant specimen trees. These trees should be informally located around the square while allowing visual and pedestrian access to the Village Green and the seafront promenade, underneath the spreading canopy.

Verandah development around the existing town hall and changing sheds will provide intimate scale to the pedestrian areas, shelter, and visual continuity between the various forms. This will also permit a useful enframing of the seaward views.

The surface areas around the buildings need to be continuous with those of the Strand. A second significant, coastal focal point could be established in front of the hall and between the changing sheds, with the development of a small, projecting coastal promenade.



NORTH

POHUTUKAWA

YORK ST.

CHAPEL ST.

PROPOSED PERGOLA
CORNER
TREATMENT.

POHUTUKAWA

MAGNOLIA

POHUTUKAWA

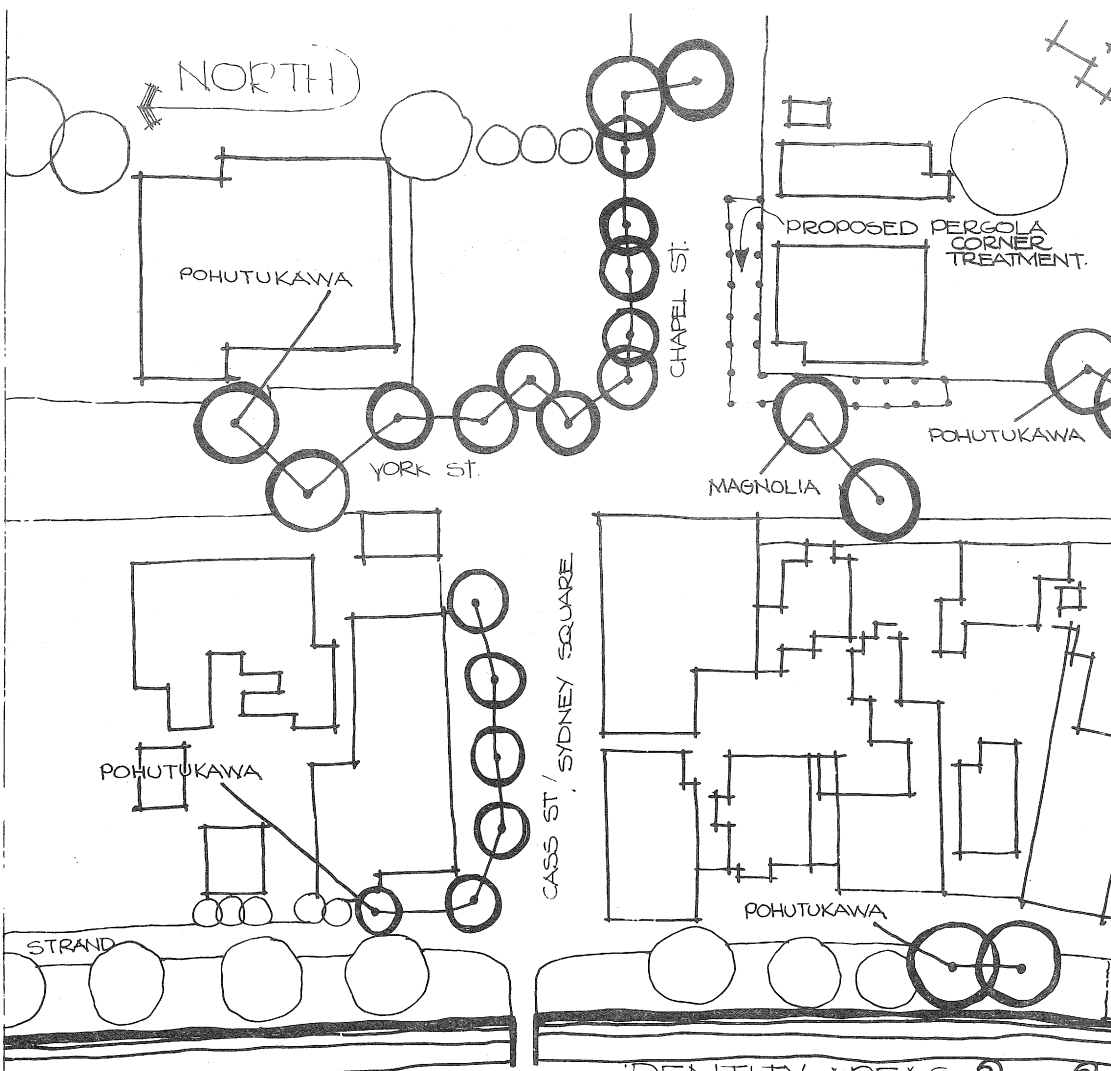
CASS ST. / SYDNEY SQUARE

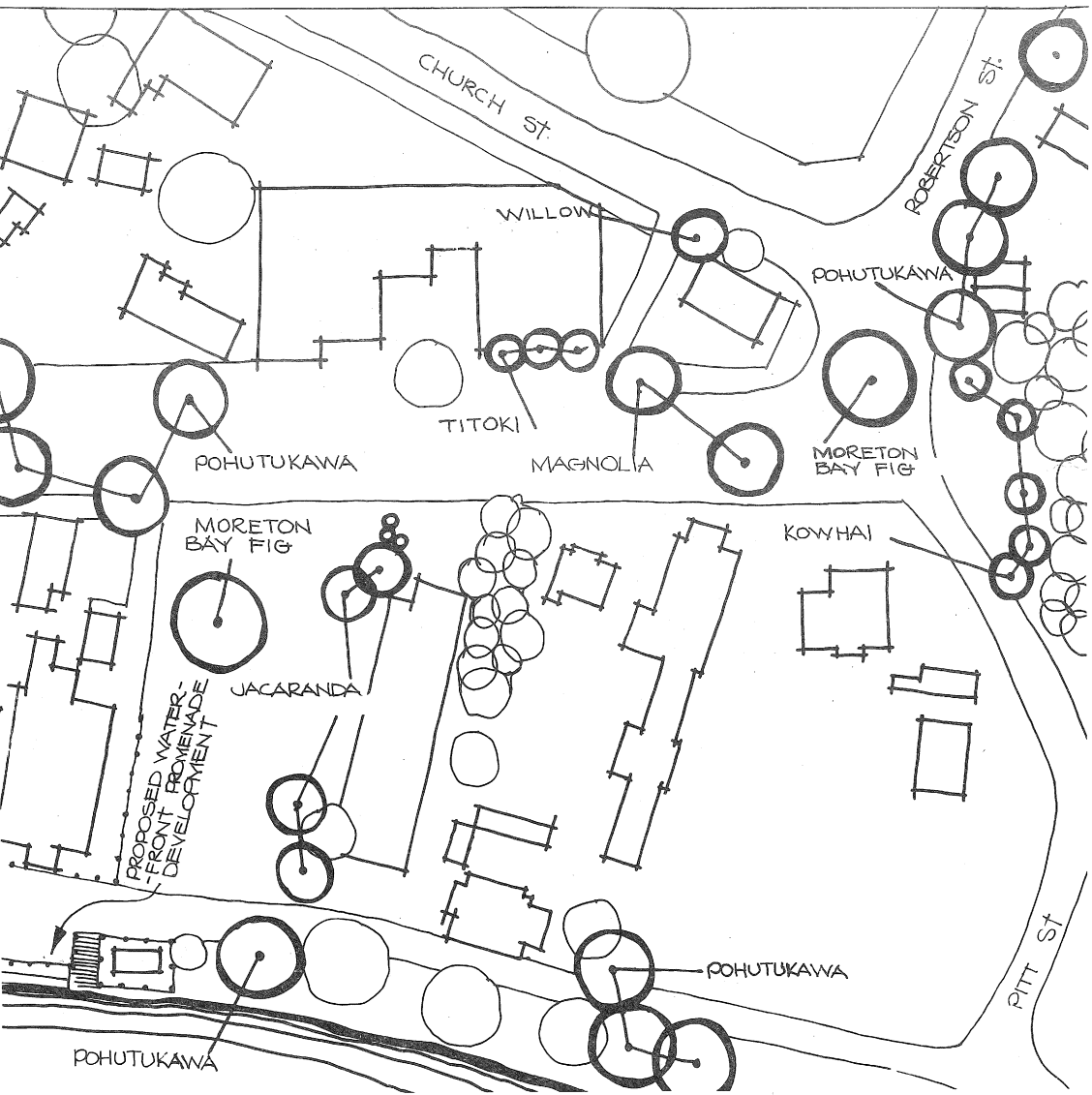
POHUTUKAWA

STRAND

IDENTITY AREAS 2 AND 3

PLANTING DETAIL SYDNEY SQ./CASS ST & VILLAGE CENTRE





CHURCH ST

ROBERTSON ST

WILLOW

POHUTUKAWA

POHUTUKAWA

TITOKI

MAGNOLIA

MORETON BAY FIG

MORETON BAY FIG

KOWHAI

JACARANDA

PROPOSED WATER-FRONT PROMENADE DEVELOPMENT

POHUTUKAWA

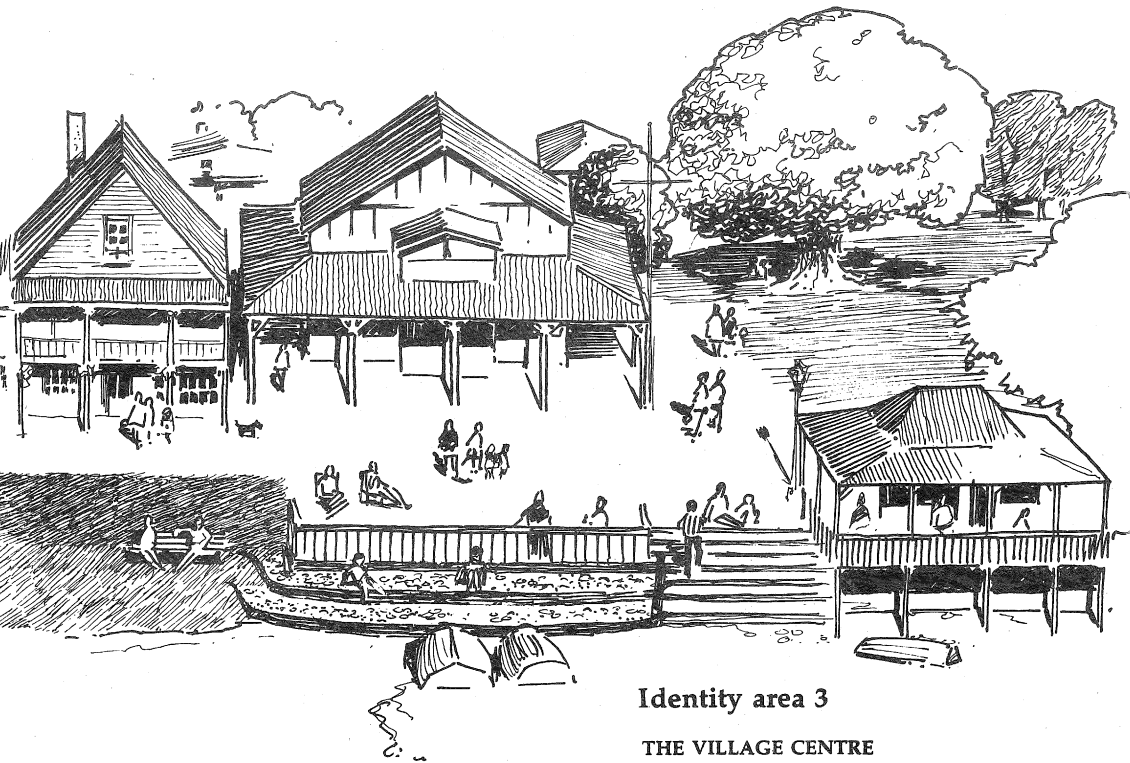
POHUTUKAWA

PITT ST



Identity Area 2

SYDNEY SQUARE/CASS ST



Identity area 3

THE VILLAGE CENTRE

Identity Area 4

WELLINGTON — YORK STREET INTERSECTION — DOMAIN

The open space, domain quality at the intersection is the principal feature of this area, having a strong association with Kororareka Domain.

Supportive to this principal feature are

- the low key residential quality
- the informal siting of buildings and their relationship to each other

The domain quality extends diagonally across the street grid and culminates in the **Chapel St/Baker St** intersection.

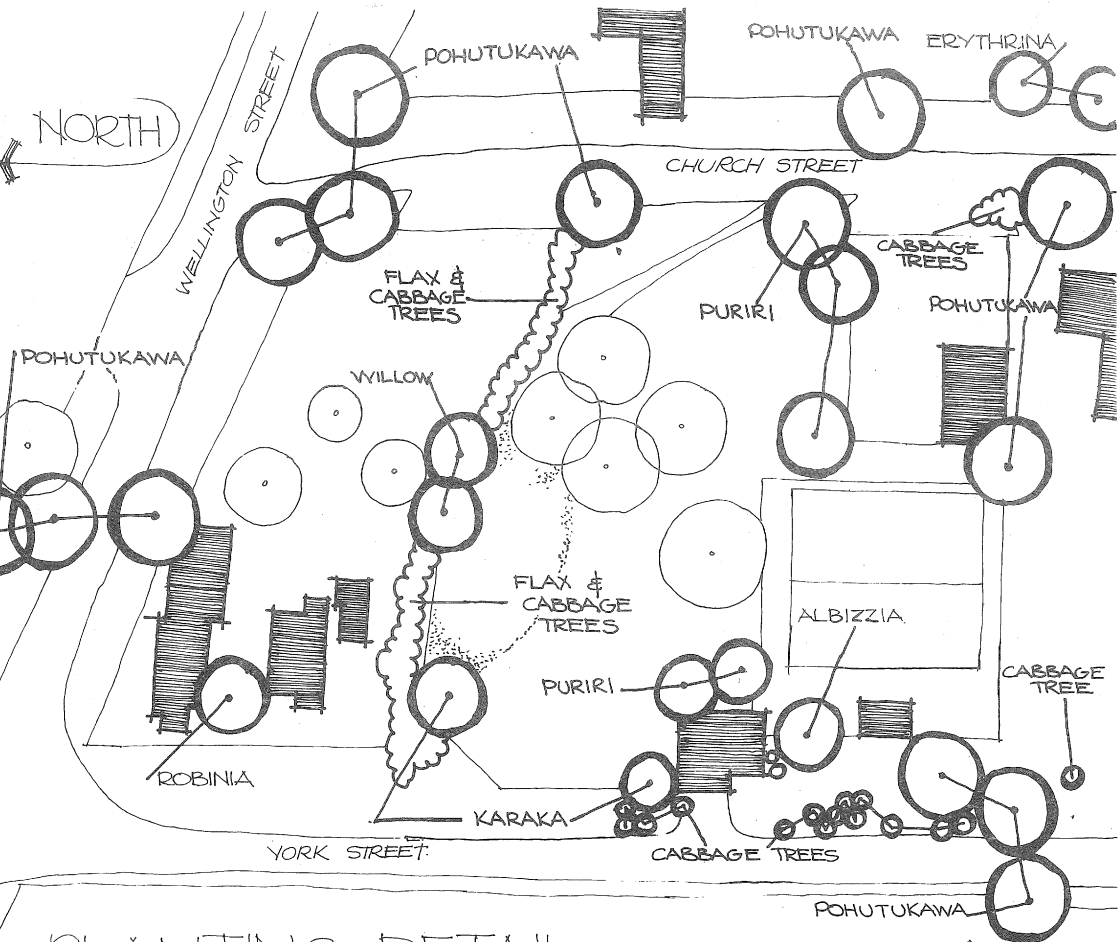
This provides opportunity for

- major landscape enclosure development to reinforce the large scale vegetation already existing in this area
- the creation of a significant walkway across the street system to the waterfront.

The pleasant backdrop to this area provides a natural setting for a number of earlier houses, in particular the Baker House.

This house and its setting constitute the principal focus to the long vista down the length of York Street, and therefore have considerable importance in forming a visual extension of the domain.

The bush backdrop extends around to the coastal edge where the cottages located within it have a feeling of detachment from the village proper.



PLANTING DETAIL IDENTITY AREA 4
 THE DOMAIN

Identity Area 5

THE CAMPING GROUND

The camping ground is the largest open space in Russell and is contained at the head of a large confined valley system.

Any future development is subject to a management plan required under the reserves act.

Resolution of any conflict caused by proposed uses will be necessary.

FREE.

Identity Area 6

HISTORIC RESERVE AREA — POMPALLIER HOUSE/BUNGALOW

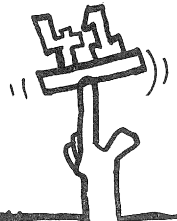
The landscape character within that part of Russell bounded by Pitt St, The Strand, and the toe of the slope rising to Matakauwhi Bay promontory presents a backdrop of vegetation in a natural state. This reserve area is at the south end of the bay and has expansive sea views.

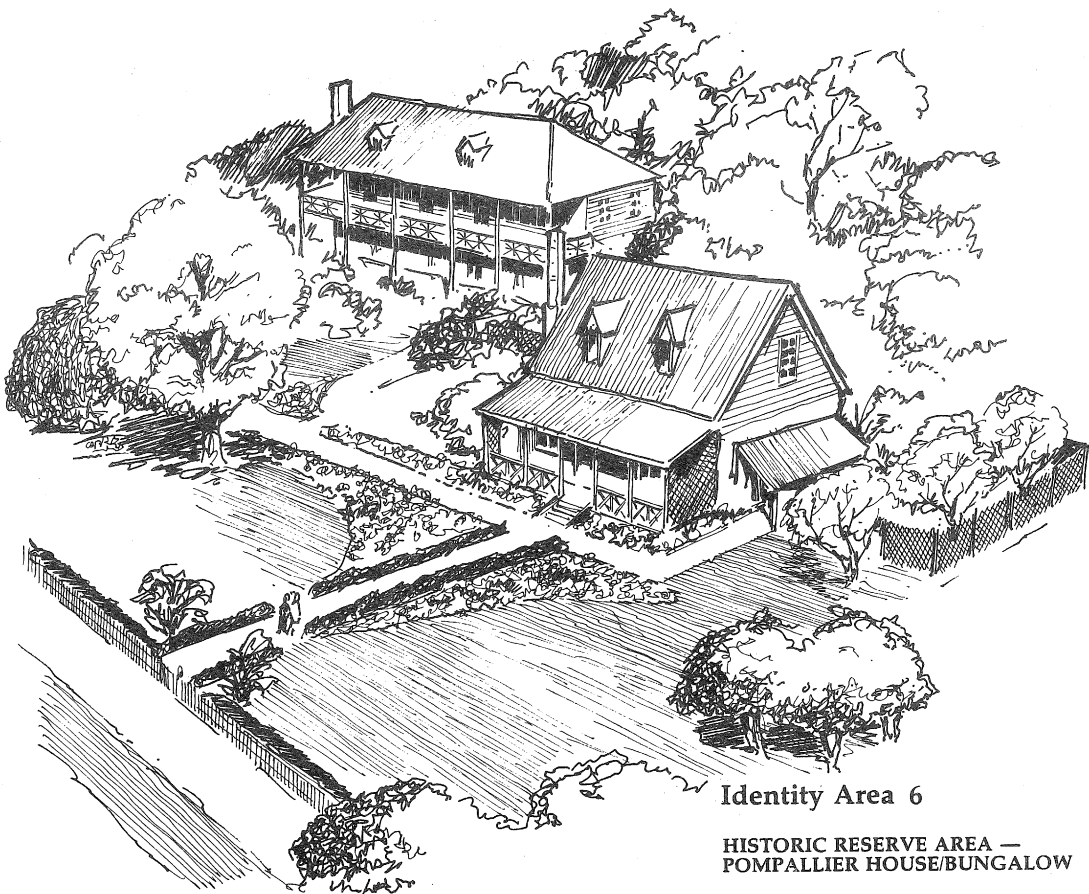
The combination of the residential edge to Pitt Street and the promontory back drop creates a strong sense of enclosure which provides a memorable setting for the Historic Buildings — Pompallier House and the Bungalow. Restoration and grounds development work is still proceeding.

The proposals for the future include:-

- Reinforcement of vegetation on The Strand
- Development of a Historic garden which will be integrated with the established gardens of Pompallier House.

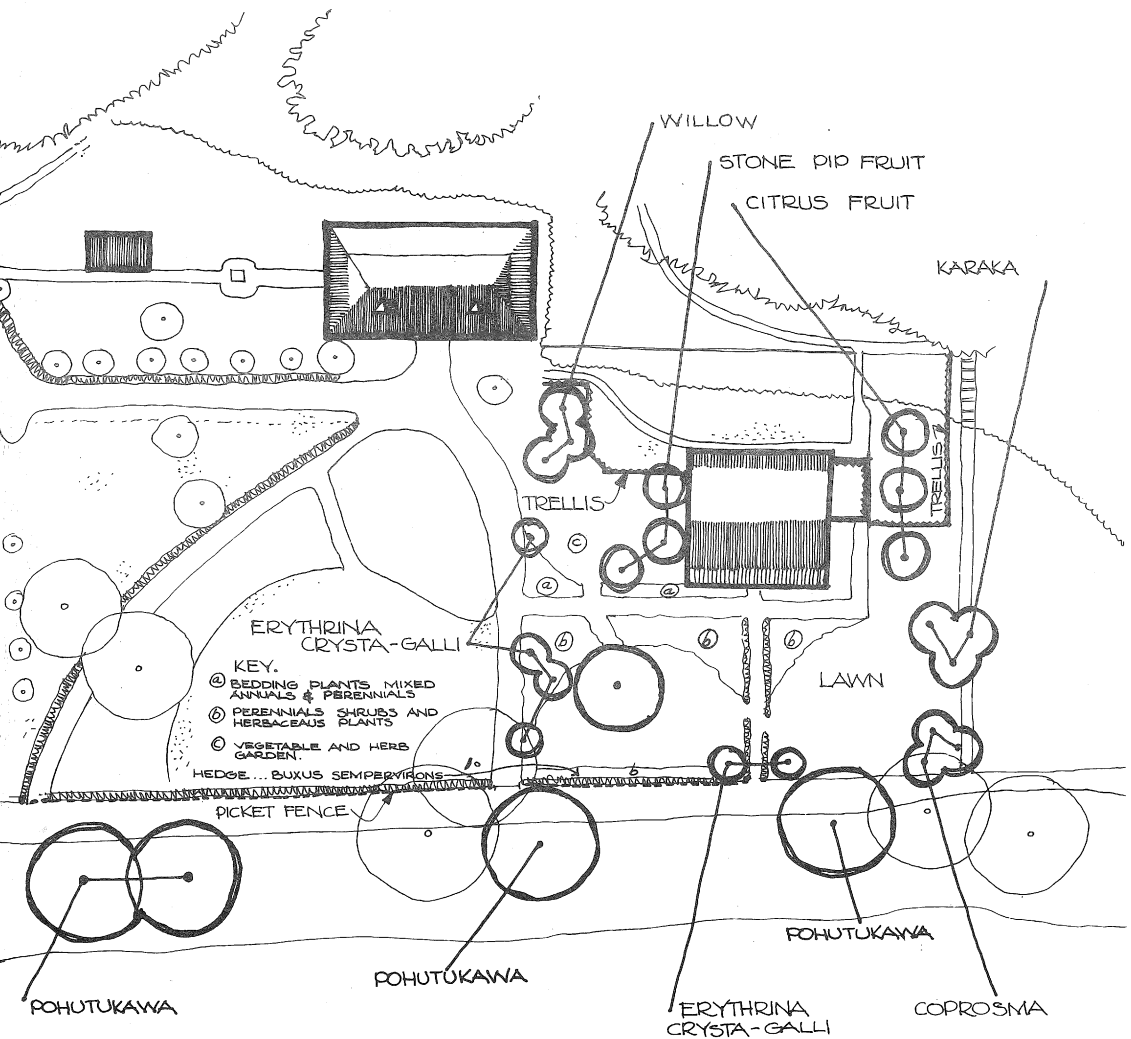
The low key quality of The Strand and its informal edge at this point should be retained.





Identity Area 6

**HISTORIC RESERVE AREA —
POMPALLIER HOUSE/BUNGALOW**



IDENTITY AREA 6. HISTORIC

Important Future Development Area

CHAPEL ST BETWEEN YORK AND CHURCH STREET

This is a place of crossings and corners, emphasizing choice and complexity. This can be enriched by careful handling of the corner to echo those of Craig's store and the Garage, and more clearly defining the individual subordinate spaces between them.

Maximum potential could be realized, in both public and private terms, through joint discussion between the respective owners and Council. The opportunity exists for this important intersection to be enhanced. The recent bar building establishes a useful precedence. The value of the open space formed by the carpark can be reinforced as a major contribution to the intersection. By use of setbacks rather than solid fire walls on the side boundaries adjacent development will be encouraged to address itself to the space, thereby enhancing its qualities.



LANDSCAPE AND ARCHITECTURAL VALUES

'A vivid and integrated physical setting, capable of producing a sharp image, plays a social role as well. It can furnish the raw material for the symbols and collective memories of group communication. A striking landscape is the skeleton upon which many primitive races erect their socially important myths. Common memories of the "home-town" were often the first and easiest point of contact between lonely soldiers during the war.

A good environmental image gives its possessor an important sense of emotional security. He can establish an harmonious relationship between himself and the outside world. This is the obverse of the fear that comes with disorientation; it means that the sweet sense of home is strongest when home is not only familiar but distinctive as well.'

Kevin Lynch, 'The Image of the City'

Man has a need for information, the acquisition of which is adaptive and pleasurable — **man explores — man is curious** ... what are the properties of the environment that would allow expression of these informational needs?

- **it must be environment one can make sense of.**
- **it must offer novelty, challenge and uncertainty**
— it must have **coherence**,
be **mysterious and uncertain** with a **discoverable underlying order.**
- **it must permit choice** — people wish to be 'origins' not 'pawns'.

There is an order in the experience of the environment which is evident from early childhood and develops into more sophisticated conceptions as the individual develops and becomes socialized. The most fundamental perceptions are: **proximity, separation, succession, closure, and continuity.**

These are the relations by which man orientates himself. They are established before form and size constancy and result in such organisational forms as:

- **centres or places (proximity)**
 - places of action
 - inside and outside
 - defined by proximity of its defining elements and eventually by its closure.
 - **directions or paths (continuity)**
 - the tension between the known and the unknown
 - in certain cases the path has the function of being an organising axis for the elements by which it is accompanied while the goal is relatively less important.
 - **areas or domains (enclosure)**
 - defined by proximity and similarity of the constituent elements, also defined by edges.
 - Man's conception of space represents a compromise between:
 - short distance
 - security
 - minimal work
 - maximum experience
- from Norberg-Shulz, 'Existence Space and Architecture'.

Proportion and depth are held to be inaccurate as common elements of experience. Recent empirical studies concentrating on space awareness, and the way people link-up their diverse experience of the environment, indicate that a kind of mental-mapping goes on. These mental maps can be classified as **sequential or spatial**. However, major paths and movement experiences account for approximately 80 percent of all maps produced in the various studies. This supports the contention that **most urban images are path orientated. Street forms are important.**

- the edges of streets.
- the clustering and spacing of buildings and vegetation
- intersections of various elements, streets etc.
- places of arrival and departure

'The pattern of physical character should be designed around the settings and patterns of habitual journeys in different travel modes. Prominent and visible sites, skylines, hilltops and spurs should be selected now to give future landmarks a high range of visibility. Related elements should be part of the design.'

Appleyard, from 'Environmental Interaction', Canter.

... Architectural space ... is the creation of others ... when we try to create architectural spaces the result may not be liked by others. Architectural space must necessarily have a pronounced public character.

'Our different individual worlds must have common basic structural properties to enable us to become part of a society — the public world, which is characterised by a more stable and generalized structure than the individual'.

... To possess a system of values means that one wants and is convinced that the world ought to have a certain structure. Values therefore influence our choice of alternatives, they make our actions intentional. (The result of meaningful choices.) Different value systems ought to have some basic properties in common.
from Norberg-Schulz, 'Existence, Space and Architecture'.

The values are divided into primary and secondary considerations which reflect their relative importance. It is combinations of these values that will influence the visual identity of the township. The objectives stated in the previous sub-section reflect the fundamental importance to the community in preserving that identity.

The visual quality of Russell will ultimately be determined by the social and cultural aspirations of the people living in the township, not by an imposed visual order. At the present time **change is not a value greatly sought after by the community.** Change will occur but will grow out of meaningful issues; through individuals and groups organising their interests into goals. The process recognises contradictions.

Some starting point in the form of a list of design values is necessary. The landscape and architectural values are related to matters of common or public interest and recognise the limitations of extremely diverse types of development, relative to the historic buildings of Russell.

The large scale landscape dimensions and the small scale architecture accentuate each other, creating strong contrast, containment, identity and place quality.

The landscape forms are specific, the historic context is clear. Non-recognition of these specifics will lead to impoverishment of the environment.

It should not be construed that any one design approach is advocated. However, because of the importance of recognising the historic character of Russell, the designer will no doubt find himself constantly referring to the style previously employed.

The historic character of New Zealand, lacks the reassurance of permanence, as witnessed in its buildings because they were constructed of temporary materials in comparison with their European counterparts. Economy of space was an important value in New Zealand, with a common feature being the development of roof spaces for extra room.

Buildings tended to be grouped closely in the more desirable waterfront areas.

Verandahs were used extensively to screen out the sun and to provide a secure threshold as well as a place to sit between the inside and the outside world.

Russell's early architecture is derived from the Regency period and is simple in form and detail. Although buildings in Russell contain examples of almost every style from the mid 1800's to the present time, the Regency inspired formal treatment has endured. It is this quality that has contributed to the character of Russell, rather than the age of the buildings.

FORMAL CHARACTERISTICS OF
RUSSELL

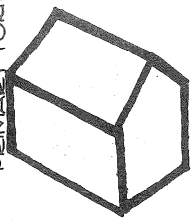


the well pitched roof forms reflect the sloping hillsides and a state of harmony prevails between the building and surrounding hillsides

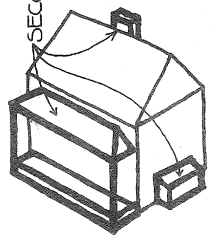
ARCHITECTURALS • THEMES



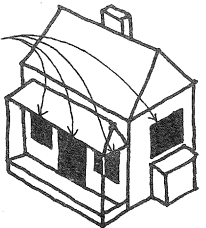
PRIMARY FORM



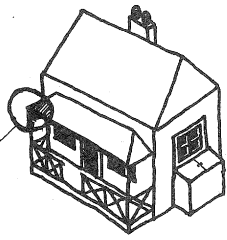
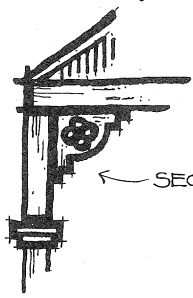
SECONDARY FORM

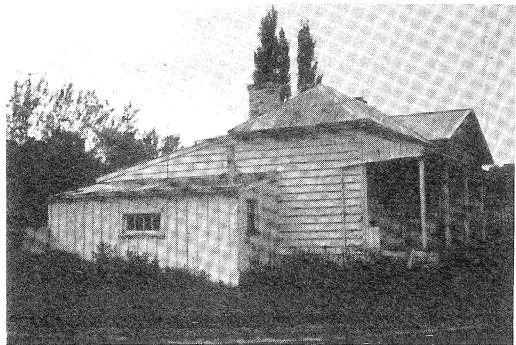
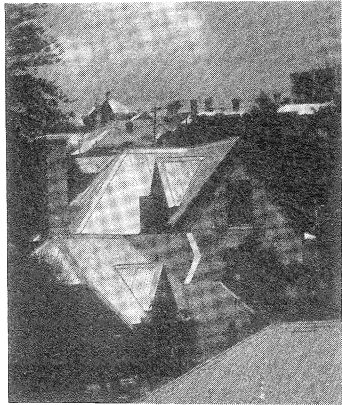


PRIMARY DETAILS



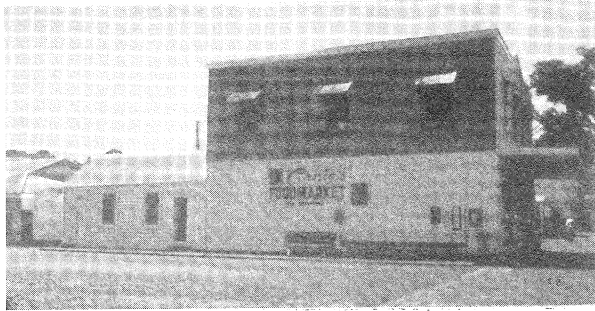
SECONDARY DETAILS



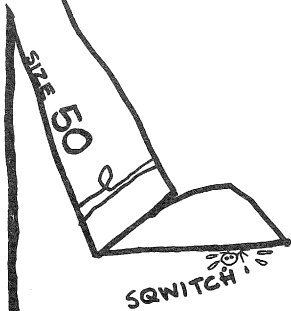


- simple additive forms

- The primary and secondary forms of the buildings are important in an appreciation of an early influence. If a design does not reflect these basic qualities then considerable care is necessary in primary and secondary detailing.



- proportional relationships are most important where diversity of scale exists.

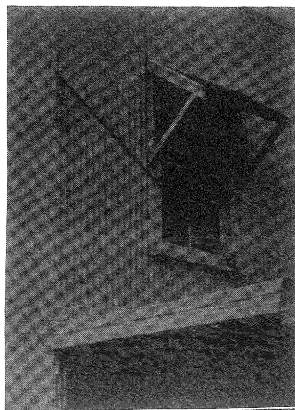
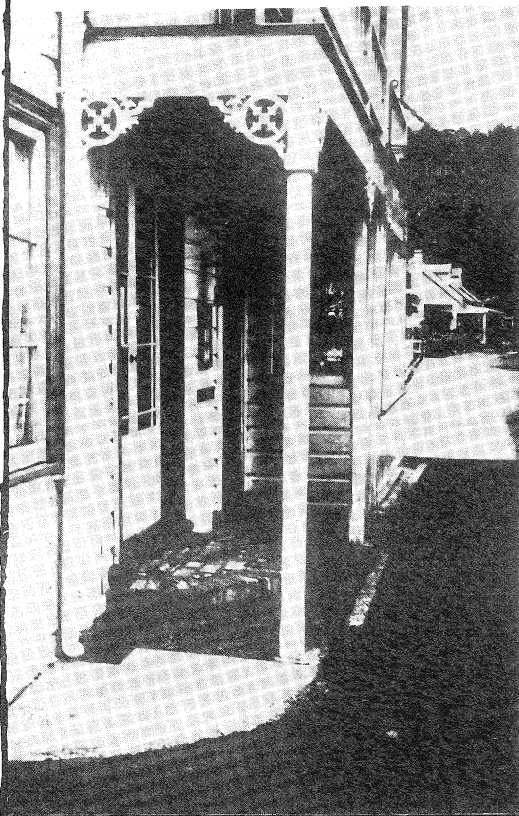




- it will be noted there exists a certain consistency of proportion in the secondary details. Also there is a dominance of solid over void — ie wall areas to window and door openings



- detail articulates the environment and makes its character precise.



Reference to the detailing of the earlier period is made in the section.

"New Buildings and Alterations".

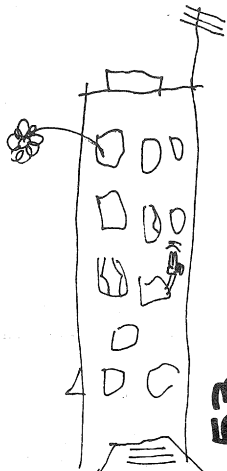
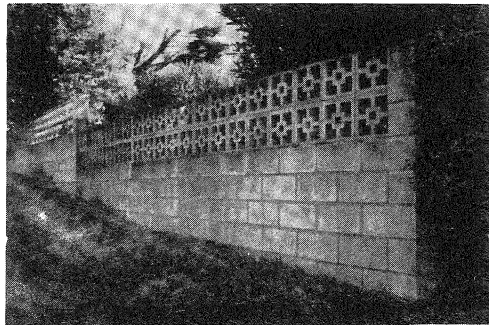
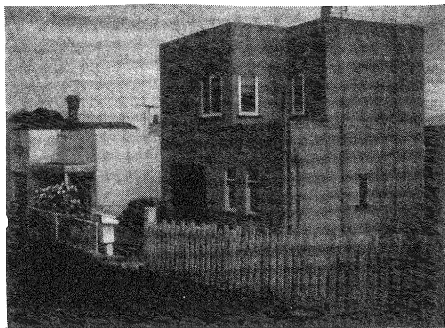
Satisfactory application will depend on the existing qualities and age of the building in question and those other buildings in close proximity.

It is considered that this style is relevant in the **Historic Protection Zone** more than in the **Residential B zone** but in both cases more can be achieved by the considered design of the form of the building rather than its historic detail.

Those characteristics which are common to all structures, such as mass, form, scale, and proportion when rhythmically repeated create a general approximation with each other and permit optimum flexibility in the details. Furthermore, detail elements as colour and landscape context become increasingly significant when this consistency is absent.

STRUCTURES WHICH MAY BE SATISFACTORY IN OTHER SITUATIONS MAY NOT BE SATISFACTORY IN RUSSELL

MANSARD ROOFS
ARE CONSIDERED
← INAPPROPRIATE



VALUES

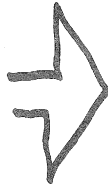
Primary Considerations

- Consistency of proportion with historic buildings in the near vicinity.
- Use of vegetation and simple street detailing to integrate the landscape and soften discordant elements.
- Development of identity areas.
 - Protect the scale of the village contained by the surrounding hillsides (R.H.P.Z.s).
 - Large scale development undesirable.
 - Small scale development preferred. Compatible with buildings of the earlier period.
 - Integration of various areas of vegetation or additions to them to increase massed effects.
 - High flat roofed structures are considered undesirable.
 - Simple additive forms preferred. Well pitched roofs preferred (including hipped roofs) although lower pitched roofs are preferable in the 'Residential B' area.

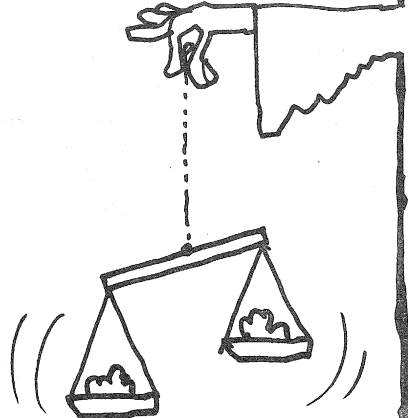
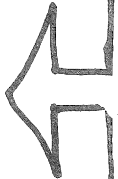
Secondary Considerations

- Use of colour in accordance with recommendations in this handbook. (see Appendix 4)
- Use of the verandah as an element of common scale.
- Predominant landscape vegetation is a coastal native association.
- More emphasis on exotic plantings in the **Historic Protection** zones.
- Variety and interest in streetscape is important; encourage imaginative development of front yards boundary enclosures and street areas.

- Development of closure and consequent place quality using:
 - Gateway effects
 - Emphasis on the transition between various identity areas.
 - Building and vegetation edges rather than kerbs.

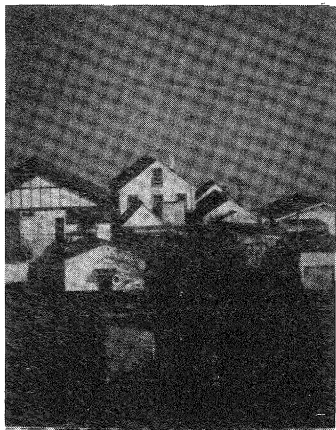


Propriety stems from the mutual respect which a true society should maintain amongst its members, which is not quite the same thing as manners . . . Propriety never seeks to stifle, rather it is self-expression within a civilized framework.
G. Cullen 'Townscape'



Historic Protection Zone (commercial)

- Urban identity to predominate as an intensive centre — a density of buildings. Street materials flow up to buildings.
- Separate front yards, hedges and other domestic elements can give variety in this setting, but the harder landscape materials need to predominate.
- Confusion can result from fragmentation and use of intermediate elements between the street and building, eg small grassed or planted areas in front of commercial buildings confuse the building identity and reduce the significance of the village centre.
- Planting should be of an urban character, eg pavement to trunk or specific hard edged architectural element enclosing planting and create changes of level where seating exists. Then the cottages which are sprinkled through the area will contribute to the urban space in a more meaningful way. They will enrich the township through qualities of contrast and variety — rather than creating a confusing blandness which would result from the over-mixing of fences, hedges, grass and flower gardens etc.



This approach is desirable in Russell because considerable ambiguity and complexity (both useful qualities) already exist as a result of mixtures of style and scale. The qualities of contrast, clustering, and continuity of facade could be strengthened by the landscape measures suggested.

- The figurative (or mass) quality of the buildings prevails in a strong manner. This results from the differing formal dimensions of the buildings to the open and indented spaces.
- Greater sense of density within the central area, adding to the 'place' quality, would result from the measures mentioned above, including recognition of principal formal qualities of adjacent buildings when considering new development — to develop a quality of succession and continuity in the street facade.
- Russell has a dominant grid street pattern. It is a place of corners. These corners in some cases are positive and clearly define the intersection. In other cases they are negative and recessive, dissolving the intersection into a 'domain' quality. In some situations an interesting ambiguity results from the occurrence of both treatments in the identity area in question. Careful consideration of this 'corner' quality will add worthwhile dimension to the quality of place.

The dominance of the waterfront building masses is important to the townscape — in particular around the intersection of The Strand with Cass Street. In this regard, the exercise of discretionary powers to permit the construction of buildings that slightly exceed the height ordinances may be acceptable, provided that the design is consistent with the following:

- architectural style of historic buildings in the vicinity
- primary and secondary form
- proportion
- use of materials
- colour

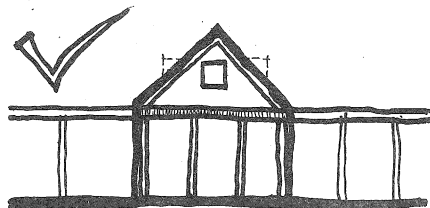
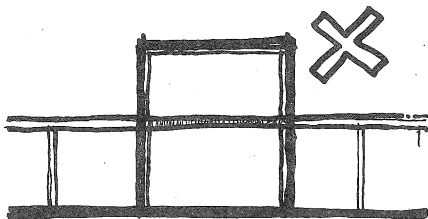
If there is readily apparent consistency in these matters, then primary and secondary detailing is of lesser consequence.

Primary Considerations RHPZ commercial

- dominance of solid to void ie wall areas to window and door openings.
- materials are generally wide weatherboard and corrugated iron
- buildings are closely grouped
- well pitched roofs are preferred (including hipped roofs)
- Dominance of waterfront building masses around The Strand/Cass Street junction.
- Continue carriageway seal in to buildings, uninterrupted by kerbs.
- Creative use of colour is encouraged. (see Appendix 4)
- Intersections are places of a high level of attention and visibility; appropriate treatment of buildings and vegetation at corners is important.

Secondary Considerations

- Use posted verandahs to reduce the scale of facades and the impact of large glazed areas.
- Use verandahs as a common element
- Repeat similar materials and elements
- Use canopy trees for shade.
- Consider carefully signs and lighting.



RHPZ COMMERCIAL - 2 STOREYED DEVELOPMENT IN THE SINGLE STOREY FACADE

FIFTY-SIX

TWO STOREY DEVELOPMENT
NEXT TO EXISTING TWO
STOREY BUILDING

1.



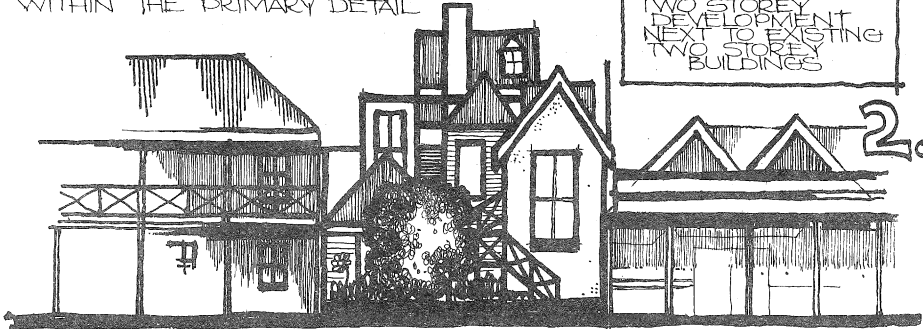
GENERALLY - TWO STOREYED
BUILDINGS ARE NOT
PERMITTED, EXCEPT WHEN
THE ROOF SPACE IS
DEVELOPED AS THE 2ND
STOREY. THE PROPOSAL
MAY BE VIEWED FAVOUR-
-ABLY HOWEVER :

1. WHEN LOCATED NEXT
TO OTHER TWO STOREY
DEVELOPMENT
2. WHEN PRIMARY AND
SECONDARY FORMS
AND PROPORTION
ARE CONSISTENT WITH
THE HISTORICAL STYLE
OF NEARBY BUILDINGS
3. WHEN RECOMMENDED
COLOURS. ARE USED.

COMPLEX MASSING OF SMALL
SCALE FORMS WITH INTERESTING
CONTRADICTIONS OF SCALE
WITHIN THE PRIMARY DETAIL

TWO STOREY
DEVELOPMENT
NEXT TO EXISTING
TWO STOREY
BUILDINGS

2.

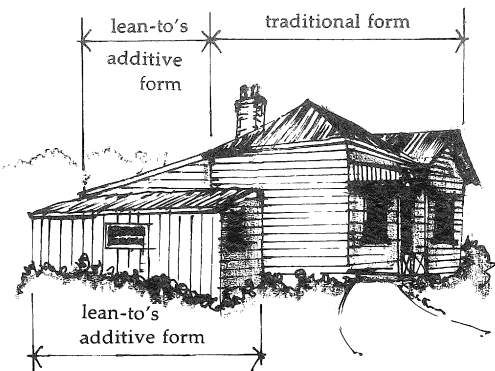
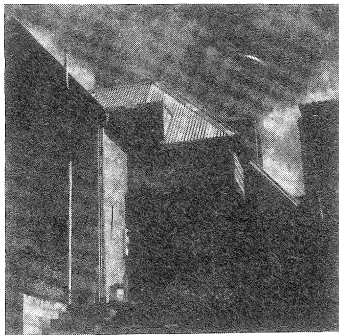


NEW.

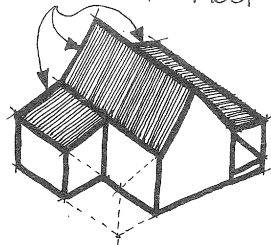
FIFTY -
- SEVEN.

Historic Protection Zone Residential

- The traditional form consisted of a central rectangle which was elevated to a well pitched gable or hipped roof. Additional forms were massed around this core as lean-to's or verandahs. The buildings read as a group of forms each with its own roof. The main gable of the house was generally parallel to the street.



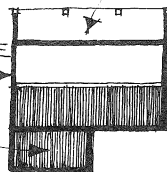
DIFFERENT ROOF PITCHES



VERANDAH

MAIN RECTANGLE

LEAN-TO



- The additive form comprises an accumulation of smaller masses and appears smaller in scale.

Primary Considerations

- Roof pitches less than 30° are considered inappropriate
- Creative use of colour is encouraged, to relate historic characters (see Appendix 4)
- Small scale simple forms
- Simple use of road materials. No kerbs.
- Materials are generally wide weatherboard and corrugated iron.
- Dominance of solid to void. i.e. wall areas to window and door openings.
- Materials are generally wide weatherboard and corrugated iron.
- Well pitched roofs are preferred (gabled or hipped)
- Preference is given to additive rather than subtractive forms.
- Distinctive roof forms, lean-to's, gables and hips.
- The Mansard form of roof is considered inappropriate.

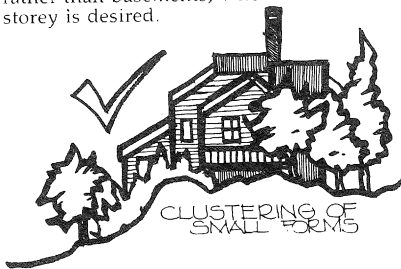
Secondary Considerations

- Use of verandahs as a common element.
- Concrete and masonry walls considered inappropriate.
- Soft landscaping (including hedging) preferred.
- Fencing to be in accordance with the recommendations in this Handbook.

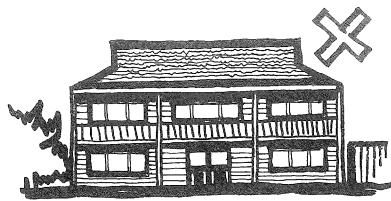
Residential B Zone

Although single storey development is preferred, a mixture of one and two storeyed forms in a variety of configurations at different levels will be more likely to blend with the hillside than a larger single form across the slope.

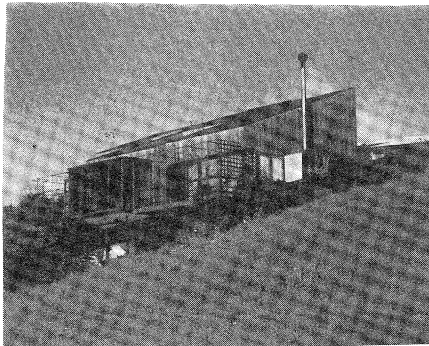
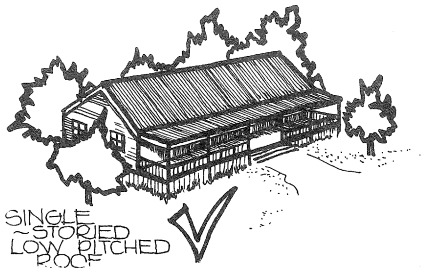
- Clustering of small forms on the hillside is considered to be better than large obtrusive forms. Stepped progression of clustered buildings up the hillside complements the sloping landform. Because of the small scale of the individual forms, such buildings are more acceptable. Their arrangement across the slope will also be less obtrusive — particularly if stepped in plan. The height ordinances promote a form of building encouraging development of roof spaces rather than basements, when an additional storey is desired.



Although single storey development is preferred, a mixture of one and two storeyed forms in a variety of configurations at different levels will be more likely to blend with the hillside than a large single form sited across the slope.



Two storeyed buildings are not permitted' except where development occurs within the roof space.



Primary Considerations

- vegetation on hillsides to dominate buildings
- single level buildings with low pitched roofs preferred
- natural regeneration of scrub, manuka and other native vegetation on hills to be encouraged
- roof space rather than basement space development preferred when designing a two storey building
- high, flat roofed forms to be discouraged
- regeneration of native and other vegetation on berms is to be encouraged, particularly where roads run up a slope
- follow the colour recommendations in this Handbook to help eliminate high reflectance levels and buildings blend with the bush backdrop
- use massed planting to break down the definition of boundaries to integrate the landscape
- massed areas of predominant native vegetation important
- use verandahs to soften building facades and reduce their visual impact
- use natural building materials
- group outbuildings closely around dominant buildings to minimise separate development and increase the opportunity to use massed planting

Application.

INTRODUCTION

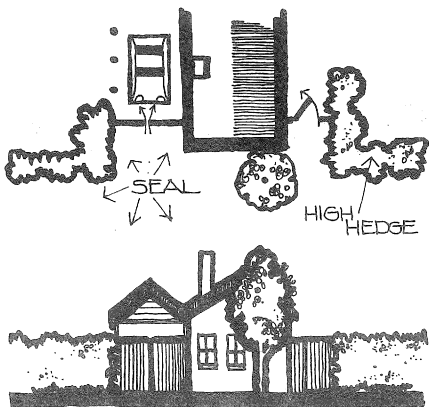
This section presents information which may be useful as a detailed interpretation of the principal objectives and values previously shown in the study. These interpretations are not intended to prescribe the entire range of possibilities and such a view would be presumptuous. They do, however, attempt to indicate those directions and areas where consensus of interests is likely to rest.

Building permit or planning consent applications should include the following information in addition to the normal documents.

- **site contours**
- **location of driveways and paths**
- **proposed building materials to be used**
- **methods of dispersing excavated material**
- **designs for buildings in Russell Historic Preservation Zones should include elevations to scale of immediately adjacent buildings when they are in close proximity.**

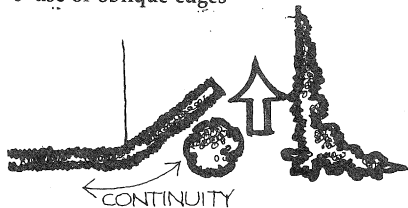
This will ensure your proposals can be readily interpreted and will save you time in the long run.

STREET DETAILS



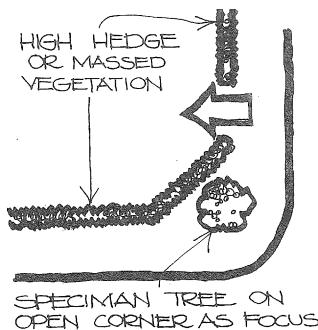
There are many different street treatments. Our attitude to society and our immediate neighbours shows in the way we shape our properties. Territorial definition and variety in front yard treatment and section layout are important and useful ways of making a place uniquely ours. But it is still worth looking for common ground where we meet our neighbours and that expression of common ground is in the streetscape.

• use of oblique edges



• edges

Generally, edges should be informal in character — that is, soft — and not echo urban concepts of rigid definition. Kerbs are singularly the most dominant element in the streets of Russell that are out of character. Further road development and redevelopment must recognise this fact. In the commercial area it is important that street and road surfaces are integrated, without interruption from harsh kerb details. This allows the intimate activities, that occur around shops, to dominate and increases the commercial areas ability to absorb this activity. Mass vegetation or a wandering hedge moving across two or three properties is visually pleasant and indicates a sense of social integration and friendliness. Talk to your neighbour about how to shape your common boundaries.

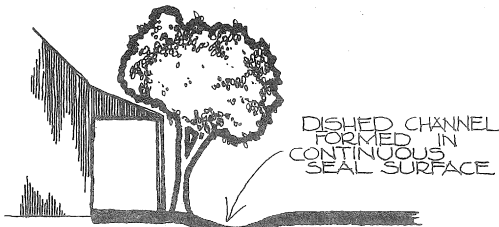


- good street detail is simple detail
- look for elements in the immediate vicinity that you can add to
- Try to initiate some continuous theme with the materials on neighbouring properties.

● **pavement design in commercial areas**

Carry seal to building.

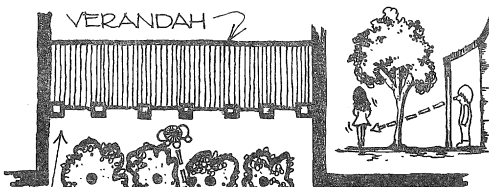
Where a house occurs among commercial buildings, the opportunity may be taken to provide a soft, contrasting, front yard treatment.



ALTERNATIVE TO DISHED CHANNEL IS TO CARRY SEAL OVER KERB



THIS IS TO CREATE APPEARANCE OF CONTINUOUS SURFACE



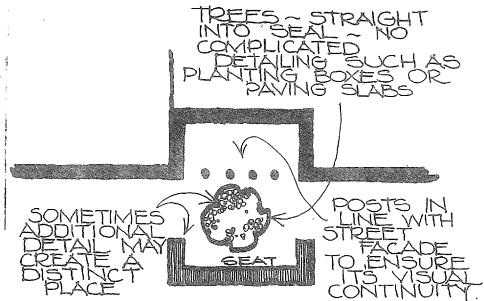
SEAL

FILTER EFFECT

CANOPY PLANTING

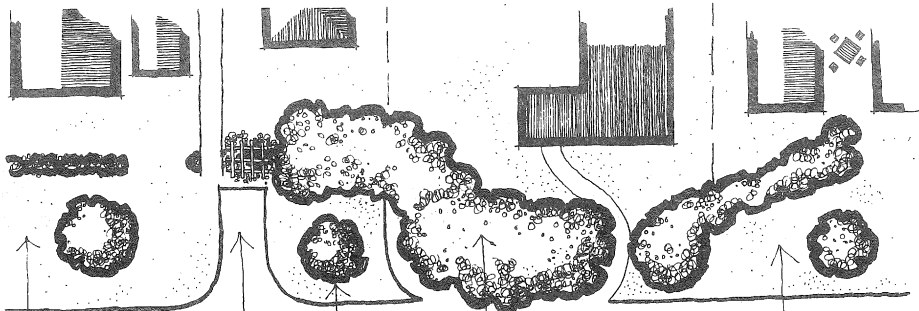
● **street indentation in commercial areas**

The street scene can be enriched with the introduction of a sense of complexity — particularly when related to posts and verandahs.



VERANDAH ARTICULATES AND PRODUCE A PAUSE IN THE PROGRESSION OF THE ROAD





WHILE THIS TREATMENT IS USEFUL IT CAN BE MONOTONOUS IF TOO FREQUENT

ENTRY PERGOLA

SPECIMAN TREE

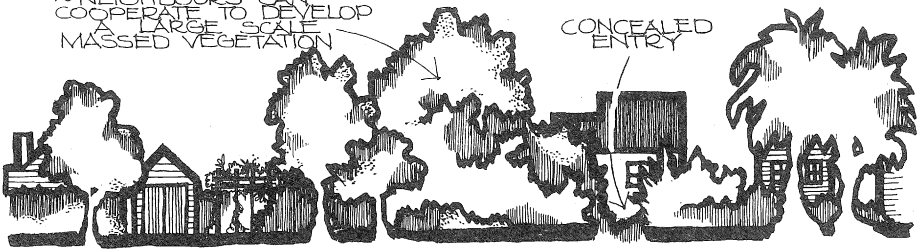
MASS PLANTED BERM COMMON TO TWO OR THREE PROPERTIES

OPEN GRASSED YARD NO DISTINCTION BETWEEN YARD AND BERM

PLAN

COMMON VEGETATION NEIGHBOURS CAN COOPERATE TO DEVELOP A LARGE SCALE MASSSED VEGETATION

CONCEALED ENTRY



ELEVATION



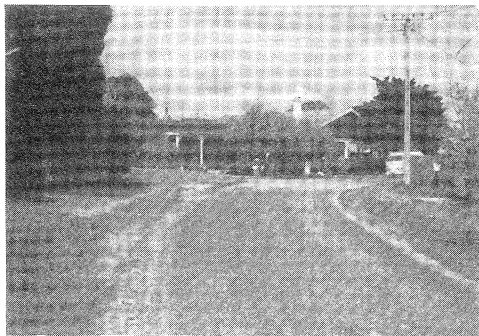
NATURAL SURFACE

CARRIAGEWAY.

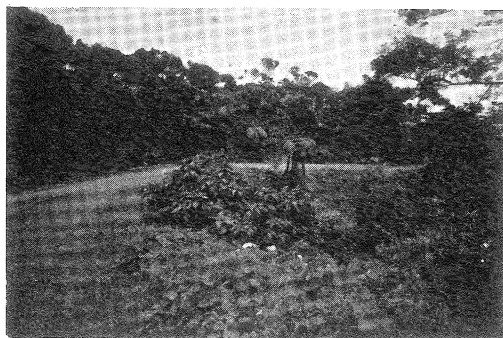
GRASS, SHRUBS, TREES, ETC.

- RESIDENTIAL EDGES
- STREET INDENTATION IN RESIDENTIAL AREAS
- PLEASANT INTEGRATION OF THE STREET WITH PRIVATE PROPERTY
- SOCIABILITY
- USEFUL FORECOURT.

SIXTEE-8



SOFT EDGE AND GRASS
MERGES PUBLIC SPACE
WITH PRIVATE SPACE



SOFT EDGE LINKS ROAD
WITH SURROUNDING
VEGETATION

INFORMAL PLANTING OF
TREES INTO PAVING
ALWAYS LEAVE
SUFFICIENT OPEN GROUND
AROUND EXISTING TREES THAT
WILL ALLOW THE TREE TO
DRINK AND BREATHE

PLANTING CAN EMPHASISE
WALKWAYS AS AN
ADDITIONAL OPEN SPACE
LINK TO THE STREET.



SITE DESIGN

Creative use of your section makes good sense in terms of your private needs and enjoyment, and your relations with your neighbours. Good planning of your site can create a greater harmony in the neighbourhood as a whole.

Exciting things are possible when we think not just about the implications of our actions within the confines of our legal property boundaries, but when we also have regard for the character of our surroundings.

The most important aspects contributing to the unified village feeling of Russell are the elements that identify the open spaces. In addition to buildings — **trees, garages, fences, hedges, surfacing materials** — all contribute to the specific character that results in any particular area.

It is important to sustain the existing structure of Russell and the manner in which buildings relate to one another and to the open spaces.

Ancillary structures on buildings, planting and other physical elements — fences, hedges etc., are useful design tools which can:

- relate buildings to one another
- relate buildings to open spaces
- reduce the apparent scale of buildings
- relate indoor/outdoor functions of the site and building (an expression of the Russell way of life and climate)
- and, certain structures and planting, can complement the form of buildings or soften harsh lines and forms.

In the long-term, the handling of the building/open space/planting elements will provide the overall visual structure to the township, by the enclosing of spaces, and the providing of details within those spaces that give a special identity to each area.

ANALYSING THE PROBLEM

THE CHARACTER OF YOUR NEIGHBOURHOOD

Refer to **Landscape and Architectural Values** section in this Handbook. This is intended to establish a common basis for arriving at decisions about important characteristics in relation to your property and the town.

- existing features of your site
 - access to the site
 - the two-dimensional and three-dimensional qualities of the site
 - soil stability
 - drainage capability
 - bounding features — hedges, trees, fences etc.
 - on-site features — trees and other useful vegetation, other buildings
 - views — inwards and outwards
 - climate — orientation to the sun, prevailing winds, shade patterns from adjacent vegetation.

All of these need to be fully considered if you are to make effective design decisions, taking into account the effect of your decisions on your neighbours — either private or public.

- consider your neighbours' views
- consider privacy in relation to your neighbours existing site layouts
- don't site new buildings too close to developing trees which are likely to create foundation instability
- don't plant potentially large trees close to buildings if you are worried about loss of sun, or if leaf drop is likely to bother you. (blocked gutters etc.)
- use vegetation to protect areas from wind
- use small scale shrubs and herbaceous plants to provide interest and detail.
- consider the impact of any vegetation removal
- consider existing site contours and vegetation in relation to unobtrusive site access

ORGANISATION OF SITE ELEMENTS

● consideration of your needs

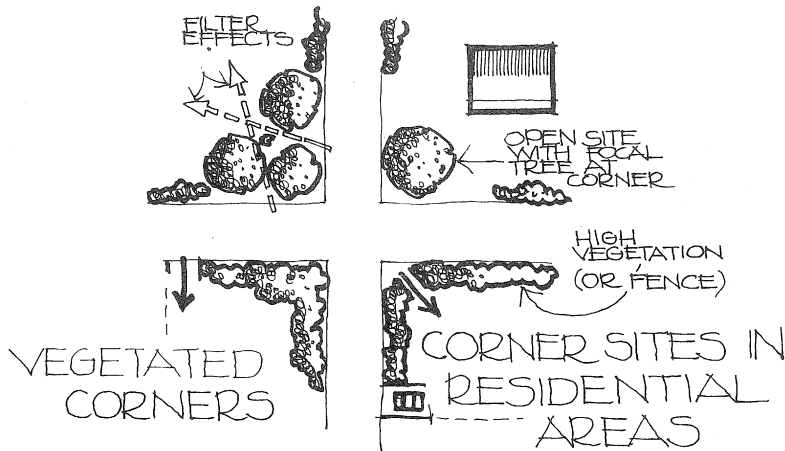
Many design decisions will affect your neighbours. Every decision will have its outward and its inward consequences shaping the spaces and forms of the building and site. Any new building or addition will create new outdoor space as well. This can be useful or useless depending on how much thought you give to it.

Some decisions will have a pronounced public effect. For instance — the decision on whether to build on the street boundary or to set a building back — what will the building be, and how will it relate to other buildings on adjacent sites? — what colour will the building be? — is the site in the RHPZ or on the hillside?

Remember design is really a process of eliminating those things that fit badly. Their wrongness is somehow more immediate than the rightness that surrounds us. Things that are out-of-step — incongruous — catch our attention. A good building fits into its context. It may be difficult to say what is good about it, but if it doesn't fit well into its context it will be obvious.

For information relating to:

1. Building Design — refer page 84.
2. Planting and associated landscape considerations — refer page 101.

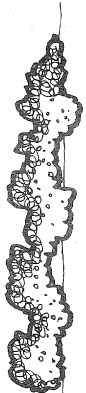


THIS ZONE FORMS USEFUL SUBJECT FOR VISTA FROM OPPOSITE STREET

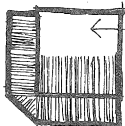
CAREFULLY LOCATED BUILDING ON THE AXIS

MASSED PLANTING

GATEWAY USEFUL IN THIS SITUATION



LOW FENCE OR HEDGE WHERE BUILDINGS ADDRESS THEMSELVES TO CORNER

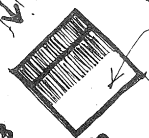


USE OF WRAP ROUND VERANDAHS TO DRAMATIZE THE CORNER AND EMPHASIZE ITS SOCIAL QUALITY

ARCHITECTURAL CORNERS

VIEW

PEDESTRIAN ENTRY



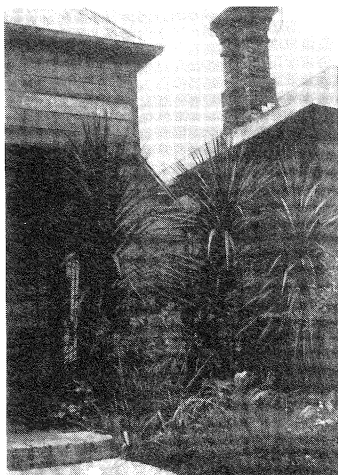
VARIETY IN SITING OF A HOUSE - SUCH A SETTING NEEDS A SOLID BACK-UP OF PLANTING

SMALL SECTIONS

On small sections the buildings tend to be close to the boundaries. While this increases the apparent sociability of the setting, it can place the inhabitants under strong pressures due to lack of both aural and visual privacy, and off-street parking opportunities can be restricted.

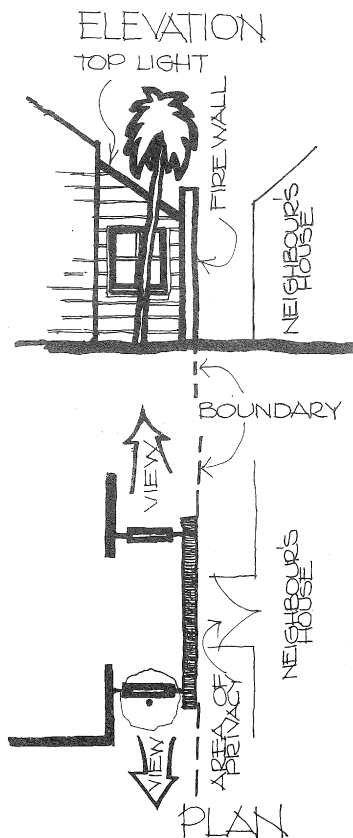
Development right to the boundary with 'top-lit' additions —

- can make good use of a small side yard
- can provide privacy for an adjacent neighbour
- can extend space

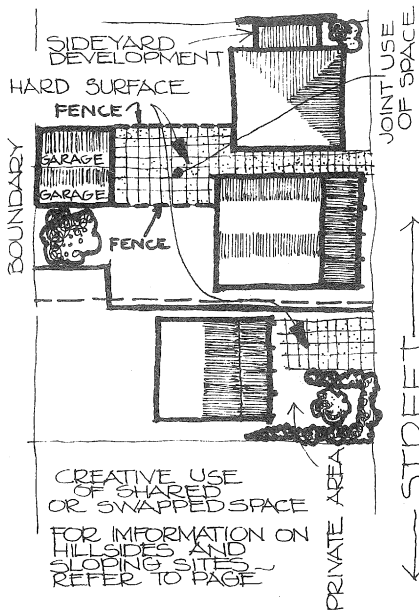


Where the room being extended is already of legal size, then the additional space created need not conform to the height provisions of NZSS 1900 Chapter 4.

- an intimate space develops
- light shielding effect, in relation to neighbour, is reduced.



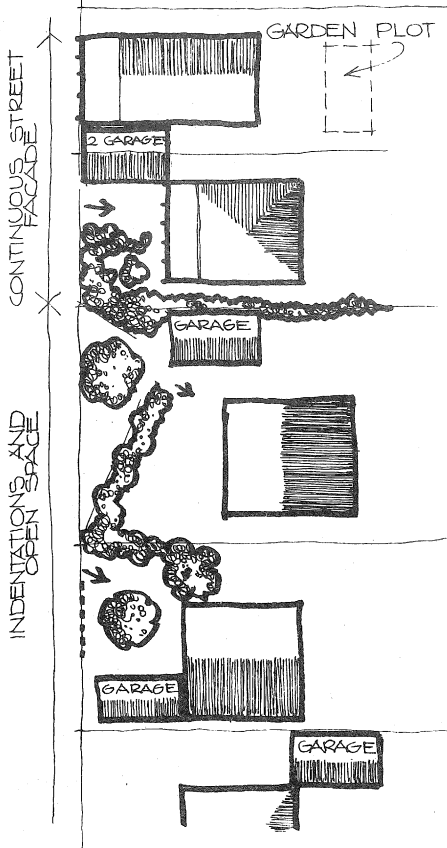
SMALL SECTIONS



STANDARD SECTIONS

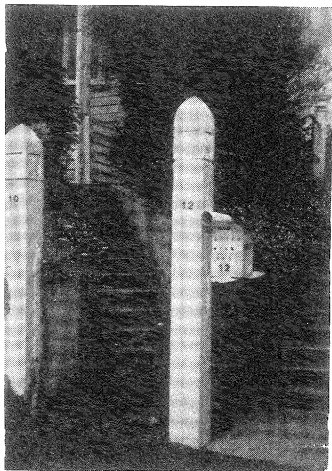
SECTIONS

SOME POSSIBILITIES THAT WILL DEVELOP VARIETY IN STREET SCENE.



PAGE

74



- gates
- posts
- steps
- concealed entries

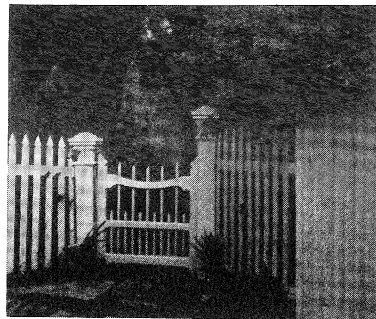
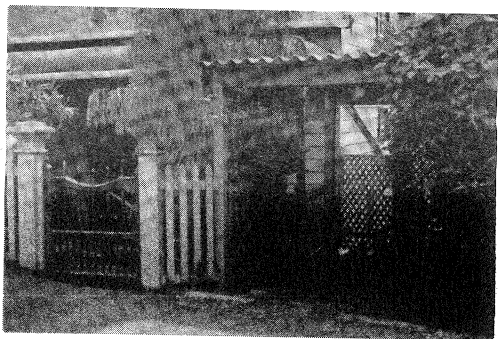
ENTRANCES TO THE SITE

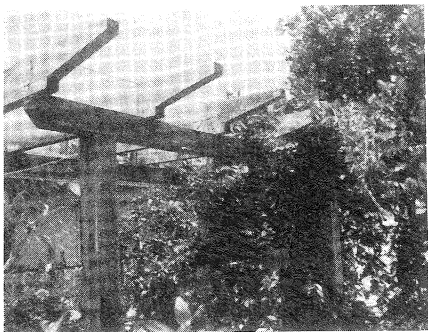
'A good environmental image gives its possessor an important sense of emotional security'^{*}

- gates and other enclosing elements create a sense of security
- thresholds are places of high attention — the place of movement from one space to another
- entrances are identifiers of place and territory
- entrances provide a strategic opportunity for focus on richness and detail — emphasis of style and security.

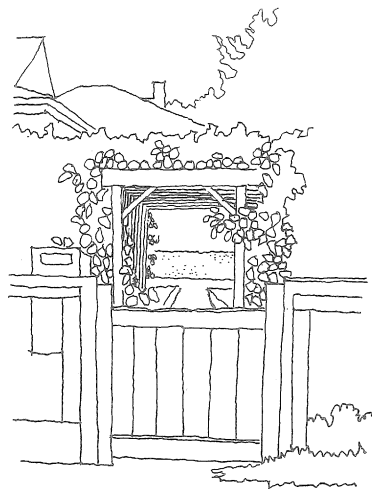
'Observers as their familiarity increases seem to depend less and less on gross physical continuities to organise the whole, and to delight more and more in contrast and uniqueness which vivify the scene.'^{*}

* K. LYNCH — 'Image of the City'

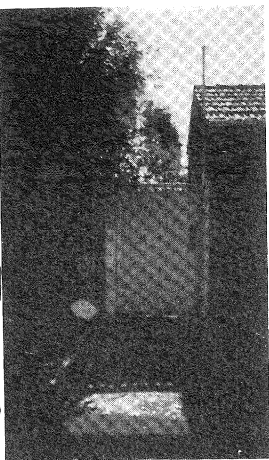




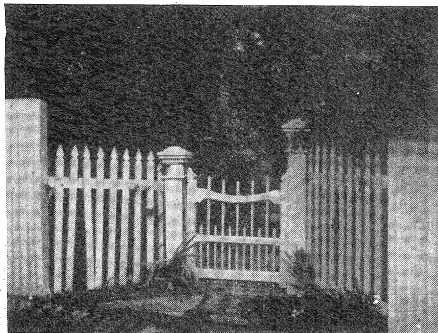
● pergolas



SEVENTY-SIX.

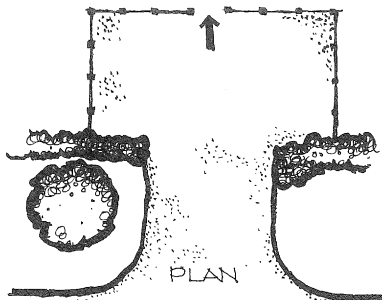
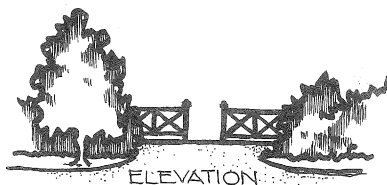
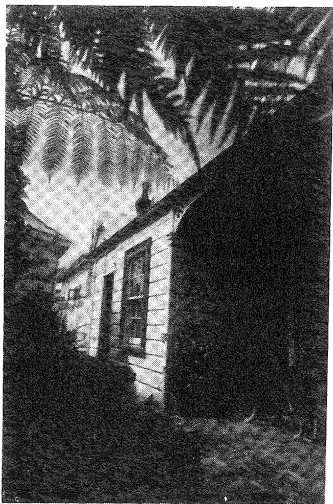
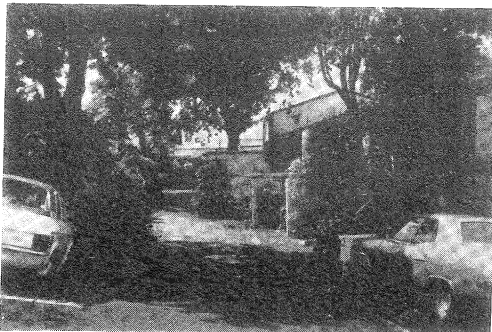


● entrances — can be defensive or inviting



ENTRY GARDENS

- extension of the street into the site
 - carry the surface treatment into entryway
 - creates interesting edge to the street
 - provides hard surface parking area off the street
 - creates immediacy and sociability between house and street
- reflect style and atmosphere of house
 - sometimes similar treatment of fences and balustrades can be useful, although this will generally only be appropriate in an intimate setting close to the street.
- on small sites — entry gardens may be the only outdoor space available. Privacy and enclosure are therefore important.



PEDESTRIAN FORECOURT

TO ENHANCE AND DRAMATIZE
THE ACT OF MOVEMENT INTO THE
SITE ~ PROVIDING INTERESTING
STREET DETAIL

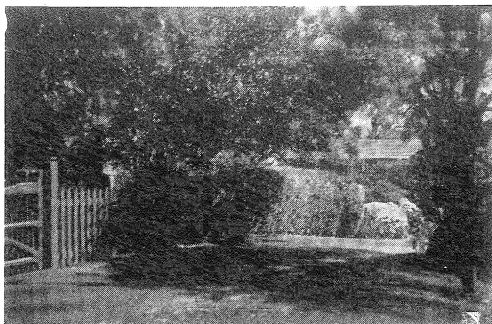
- pedestrian forecourt — to enhance and dramatize the act of movement into the site, providing interesting street detail.
- plants — serve several functions at the entry to a site. Refer Planting Section — page

● 'borrowed' vegetation — if your neighbour has a large tree you can 'borrow' it visually by planting small trees near to it so that one's eye will include the whole group of trees.

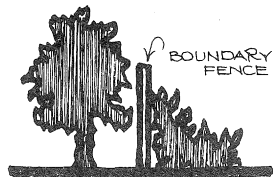
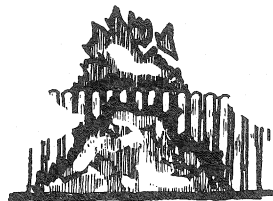
● property boundaries — hedges, planting etc.

Refer to Planting Section — page 101

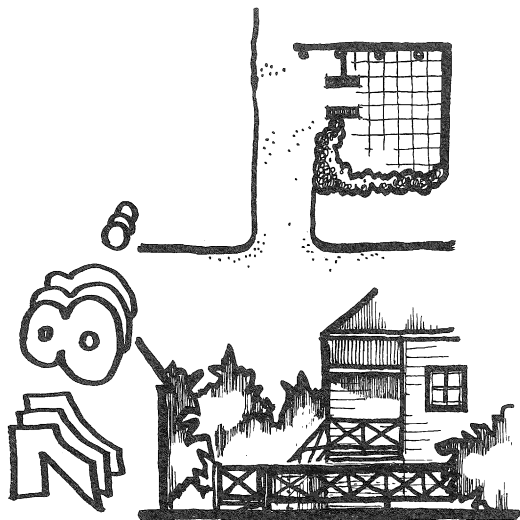
Refer to Street Details — page 66



ELEVATION



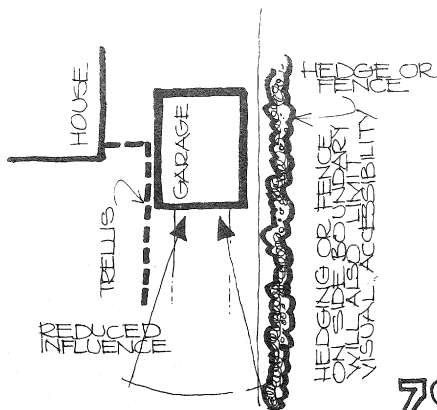
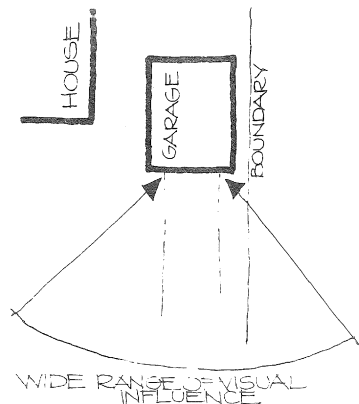
SECTION



LOCATION AND DESIGN OF GARAGES

The siting of garages can be a useful means of articulating the site to create useful private spaces. It can also intensify street front development with the consequent effect of reducing apparent street width and creating a sense of urban density.

These techniques will be most useful in the RHPZ's, but where they are employed special care is needed with their appearance. The criteria outlined in the 'primary and secondary' considerations relating to building design are important. For detailed attention refer page 48



Some ways of dealing with the situation:

- **link adjacent garage to building** — with fence, trellis, pergola etc., integrating and reducing the impact of separate masses. Plant with creepers or vines, see appendices for plant species. For fence details — refer page 98
- **hedging or fence on side boundary** — will limit visual accessibility.
- **attention to design of garage front doors** — refer recommendation on page 95

HILLSIDES AND SLOPING SITES

● Site clearance

Clear only the minimum amount of vegetation from the area required for construction purposes.

Vegetation stabilises the soil, provides shelter from sun and wind, and forms a habitat for birds and other wildlife.

● Access

Avoid access slopes steeper than 1 in 8. This grade is a safe maximum if stormwater scouring and vehicle skidding problems are to be avoided. (Particularly if drives are formed with loose metal.)

Drives should run across slopes and along contours to reduce their visual impact and to provide an easier gradient.

● Excavation

On steeply sloping sites advice should be sought on the following matters:

- (a) angle of cut and stability of batters
- (b) placing and compaction of filling
- (c) design and construction of retaining walls

It is essential that any excavated area, retaining wall, or land fill is adequately drained. It should also be ensured that the disposal of surplus excavated material does not adversely affect the landscape.

Using natural materials (eg. timber) for retaining walls results in a harmonious appearance, easily absorbed into the landscape. A number of timber retaining walls can be constructed — timber crib, horizontal poles, vertical poles.

● building finishes

The ideal complement to a natural landscape is a building of natural materials — weathered timber, metalled drives and carpark areas, stick and brush screens, moss covered concrete walls, recessed glazed areas with deep verandahs or overhangs framing views through timber posts. (Verandahs also reduce summer solar heat gain.)

Refer to appendices for suggestions concerning the use of colour in hillside development. (see Appendix 4)

● Vegetation

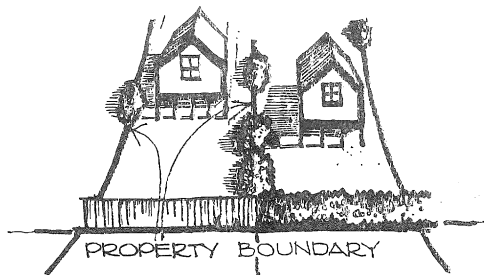
New planting should follow contours and land forms to soften straight boundary lines, buildings and hard edged driveways.

Natural regeneration 'berms' should be provided, particularly where roadways run up a slope.

Preservation and introduction of ridgeline vegetation softens and breaks down rigid building outlines and skyline silhouettes.

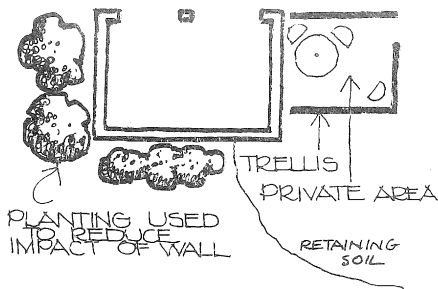
See also planting p 101

Natural patterns are soft and rounded — man's constructions are hard and angular.



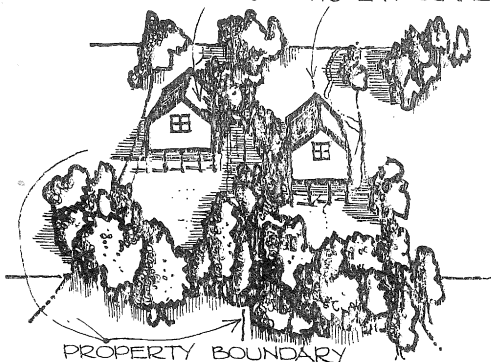
REGULAR BOUNDARY PLANTING
OR FENCING ON HILLSIDES
HAS A DISRUPTIVE EFFECT.

• UNSATISFYING APPEARANCE NO GOOD PROTECTION NO WIND PROTECTION



- plant over concrete or masonry walls
- use adjacent screens, trellis, mass planting, etc. to reduce impact.

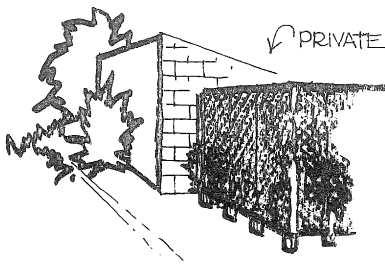
PHYSICAL ABSORPTION
OF BUILDINGS INTO LANDSCAPE



PROPERTY BOUNDARY

NOTE: INFORMAL ACCUMULATION
OF PLANTING AT BOUNDARIES ~
COOPERATION BETWEEN
NEIGHBOURS WILL PRODUCE
THIS DESIRABLE RESULT.

• SATISFYING APPEARANCE GOOD PROTECTION GOOD WIND PROTECTION



81

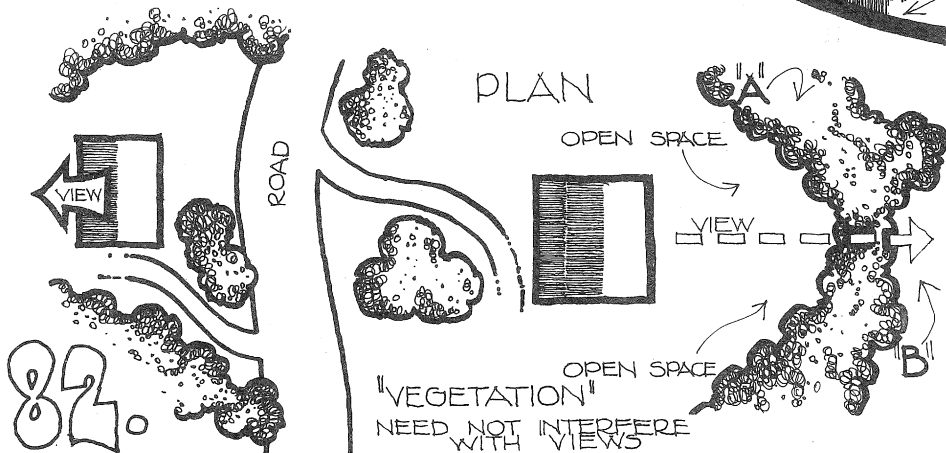
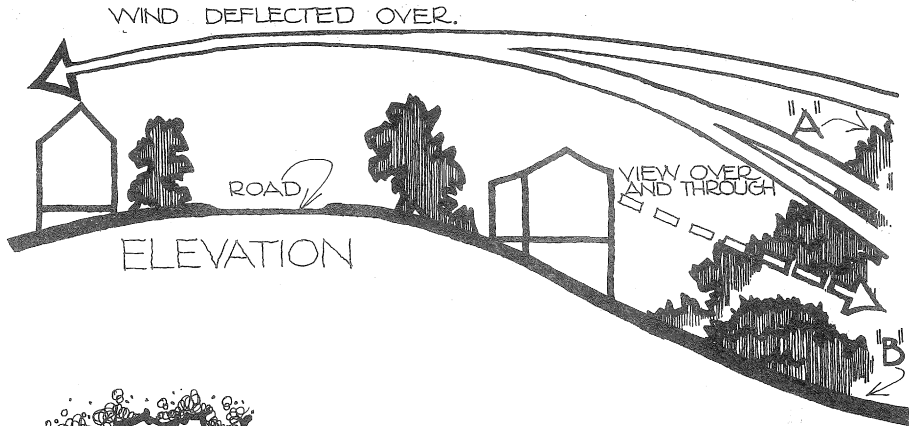
● **ridgelines and wind**

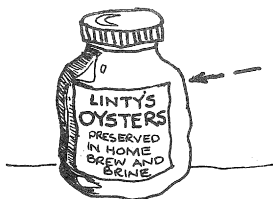
Air is compressed as it passes over a ridge. Windspeed is usually 20 percent higher on the top of a ridge than on the lower slopes.

Vegetation can be used to deflect wind while still permitting outward views.

The ordinances permit site levelling only where necessary for building platforms, driveways or paths.

Regular boundary planting or fencing on hillsides has a disruptive effect.





- The clustering of small forms on the hillside is considered to be better than **large obtrusive forms**. They are complimentary to the slopes in their stepped progression up the hillside. Because of the small scale of the individual forms such buildings are more acceptable. Their arrangement across the slope will also be less obtrusive, particularly if stepped in plan.

The height ordinances promote a form of building which encourages the development of roof spaces rather than basements when an extra storey is required.



EIGHTY

NEW BUILDINGS AND ALTERATIONS

In this section you will find details which clearly reflect the earlier styles. Their relevance depends on existing qualities and the age of the building and those in close proximity.

It is considered that this style is relevant in the **Historic Protection Zone** more than the **Residential B zone**, but in both cases more can be achieved by considered design of the form of the building rather than its historic detail.

For those contemplating building, or extending an existing house, the ordinances are concerned mainly with the fundamental elements of architecture

- Mass
- Form
- Scale
- Proportion

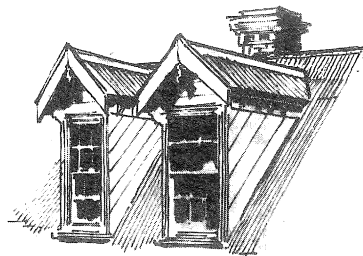
As stated earlier in the Handbook, the Council does not advocate the 'Colonial' approach for all buildings.

This is true of the **Historic Protection Zone** as well as the **Residential B Zone**, although in the first case there may be a valid reason for adopting such an approach.

Timber structures predominate in Russell. Extensive use of wide weatherboards and corrugated iron roofs makes this type of construction favoured for new work if it is to successfully blend into the township, especially within the historic protection zone.

The **Landscape and Architectural values** section provides information relating to design priorities for the various zones.

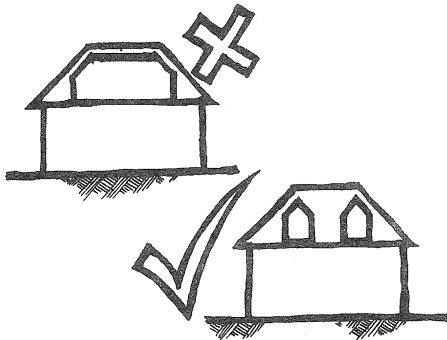
Vegetation material also plays a significant role. This is covered in the **Planting** section.



While not especially common to Russell, dormer windows are a useful means of making greater use of roof space.

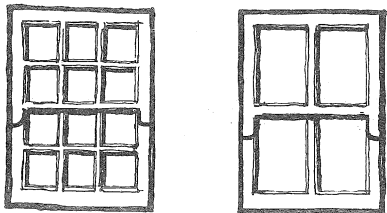
The successful blending of dormers into a roof form is dependent on three factors

1. Keep dormers as small elements in the roof. They should not dominate it.
2. Ideally the vertical dimension of dormer windows should be greater than the horizontal.
3. The dormer ridge should meet the roof below the main ridge line.



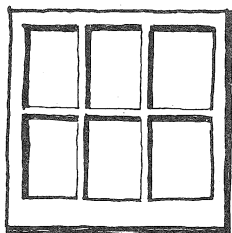
Eighty Four.

WINDOWS



WHERE WINDOWS ARE TO BE DIVIDED...VERTICAL EMPHASIS SHOULD BE MAINTAINED

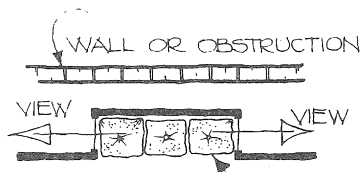
Almost invariably the height of the traditional window opening was greater than its width. This was also true of the panes of glass within the window. Where the window was square, the opening was broken down into panes which brought the proportion back to vertical.



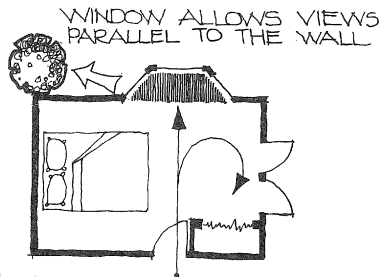
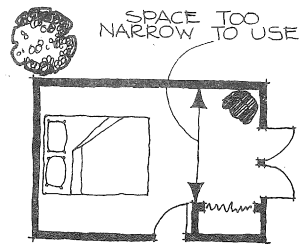
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LXXXV.

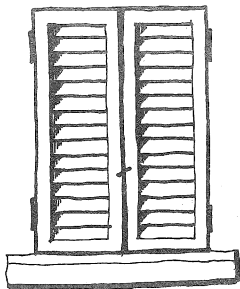
BAY WINDOWS



The bay window can often be useful in providing additional space in a room which can not be otherwise enlarged. It is capable of providing interest in otherwise dull rooms, as well as directing views away from a possibly unattractive outlook.



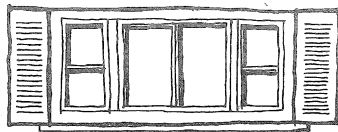
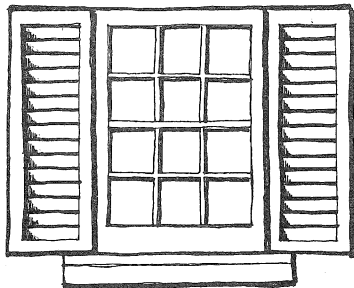
BAY WINDOW PROVIDES SEATING... RELEASING REST OF ROOM AS OPEN SPACE.



SHUTTERS

Window shutters were used in some of the early Russell houses. As with finials and turned balustrades, careful consideration must be given as to whether such items are appropriate to the style of a house.

Although likely to be used solely for decorative purposes, any use of shutters should reflect their original function i.e. protection for windows.



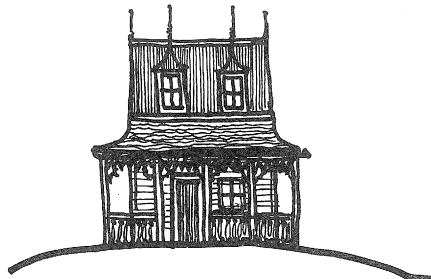
SHUTTERS OBVIOUSLY
COULD NOT WORK IN
THIS SITUATION BECAUSE
THEY ARE TOO SMALL...

DECORATION

French cuts/Fretwork/Castings/Finials

As with turned balusters, these items of decoration were a product of the 1880-1900 period. The resulting scarcity of such items renders them out of character in Russell. Any future use of these decorative items should be subject to careful consideration. Ask the question.

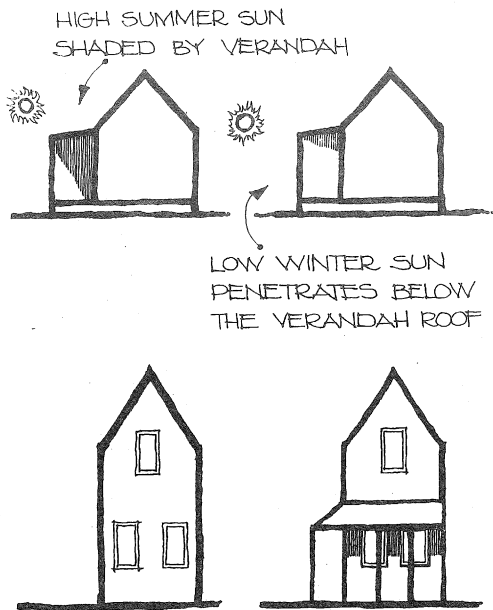
Is the decoration really necessary for this house?



Don't devalue simple buildings with unnecessary and inappropriate historical cliches!

VERANDAHS

Verandahs play a significant role in the townscape of Russell. They are sunny in winter and shady in summer and provide a valuable extension to indoor living space.



The verandah also provides the opportunity to soften and reduce the impact of high walls.

The traditional verandah was usually constructed from timber with a corrugated iron roof. This form of construction is as suitable now as ever.

Timber posts with bevelled edges provide strong visual support and contribute greatly to the overall structure. The same cannot be said for the use of galvanised pipe or other similar materials.

Balustrades usually form an integral part of any verandah. There are a number of different approaches to their design.

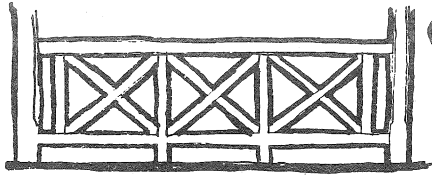
Turned Balustrades (2) are rarely found on the older buildings of Russell as they were a product of the period 1880-1900, a time of little building activity in the town.

Square Balustrades with bevelled edges (3) offer a simple solution, devoid of excessive decoration, and are compatible with newer as well as older house styles. It is also considerably cheaper than the turned alternative.

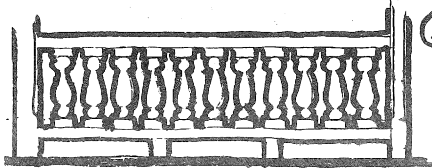
Closed in Balustrades (4&5) were used over a quite long period and as such are most suitable for the Russell situation. Where a verandah is close to the street this type provides a stronger boundary statement than the other more open types. The increased privacy afforded can also make the verandah a more useful space.

In selecting the design for your verandah care must be taken to ensure that it is in keeping with the rest of the house.

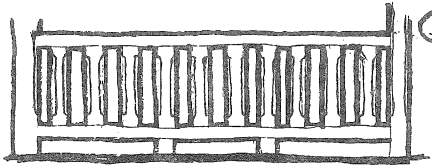
EIGHTY-SEVEN.



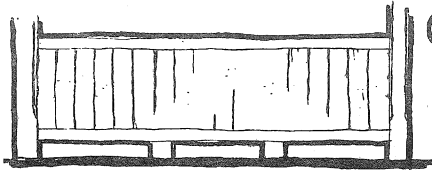
① FLAGGING
OR UNION JACK



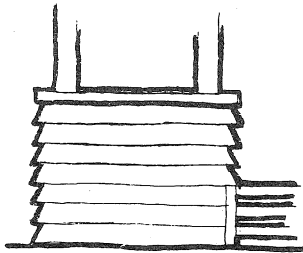
② TURNED
BALUSTER



③ SQUARE
BALUSTER
WITH 10mm
BEVEL



④ SOLID INFILL
OF
MATCH LINING



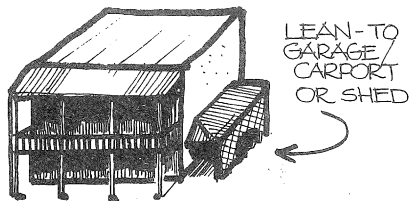
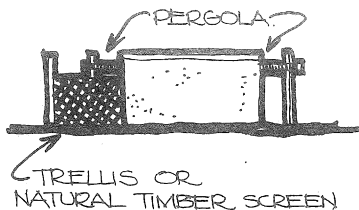
⑤ EXISTING
CLADDING
CARRIED
ACROSS FRONT
OF VERANDAH



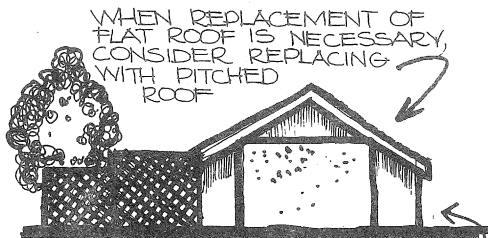
SOFTENING OF LARGE STRUCTURES

Some existing buildings in Russell are out of character due to excessive scale or inappropriate form.

There are several devices available which can soften these buildings and improve their relationship with their surroundings. The best time to employ these is when additions or alterations are contemplated.

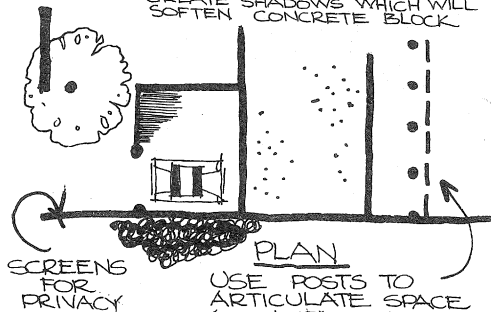


ADDITION OF VERANDAH'S PERGOLAS & SUN SCREENS TO SIDE OF BUILDING



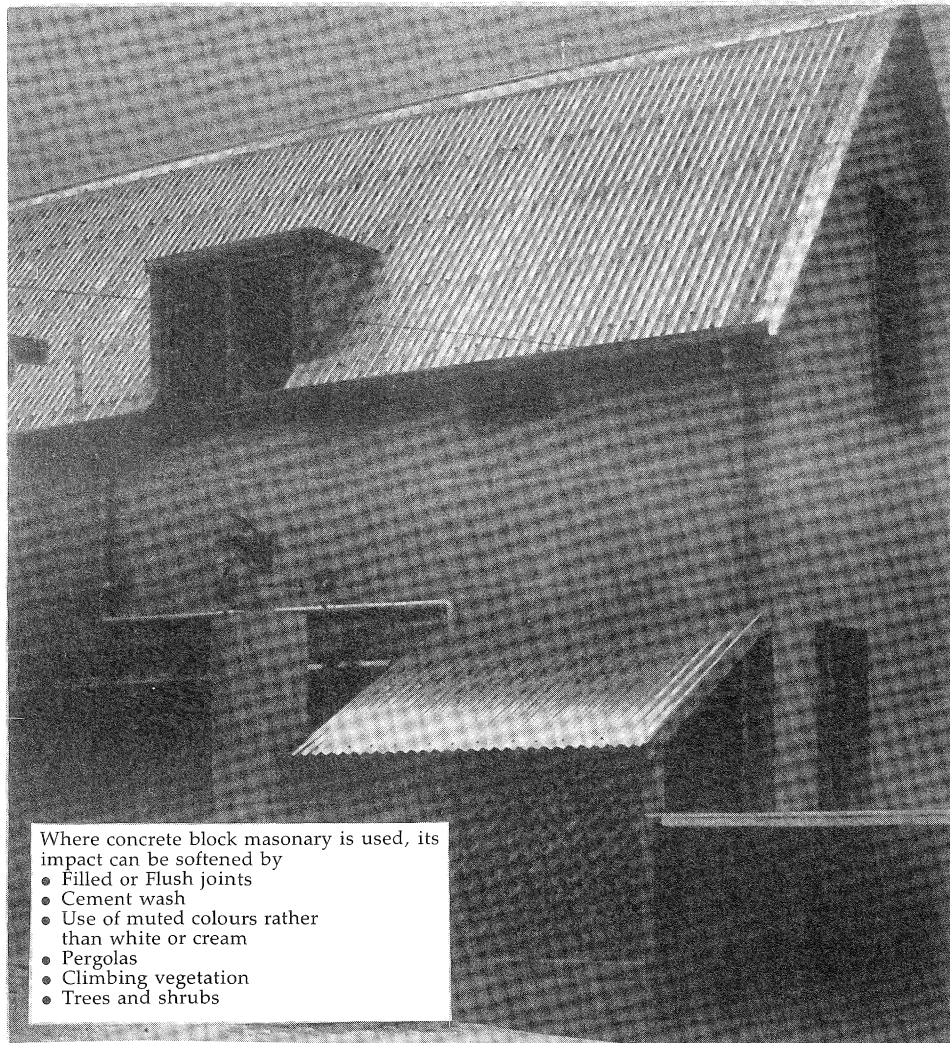
ELEVATION

EXTEND OVER WALLS TO CREATE SHADOWS WHICH WILL SOFTEN CONCRETE BLOCK



Refer to colour recommendations. Appendix 4

See also planting p 101



Where concrete block masonry is used, its impact can be softened by

- Filled or Flush joints
- Cement wash
- Use of muted colours rather than white or cream
- Pergolas
- Climbing vegetation
- Trees and shrubs

ALTERNATIVE TECHNOLOGY

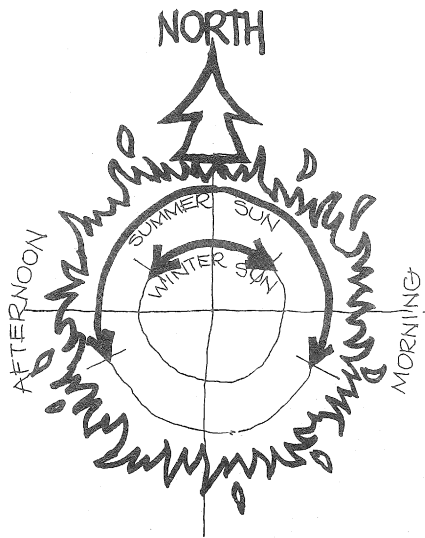
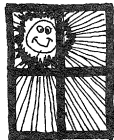
The current energy and environment situation emphasises the need for non-polluting, renewable energy sources. Consider how the suggestions contained in this section may be applicable to your situation. If you want to know more about alternative technology — contact the Advisory Centre.

• solar collectors

212 BC — Archimedes sets fire to the attacking Roman fleet
— attacking Roman fleet
— The Roman fleet is reduced to ashes
“at the distance of a bowshot”

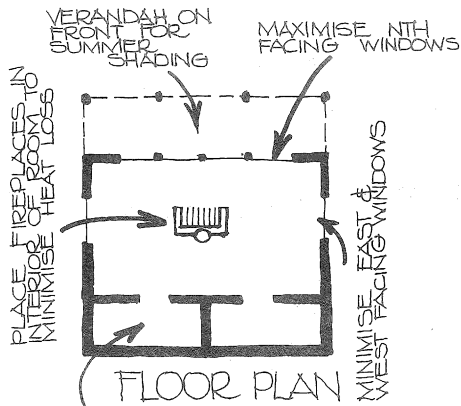
Archimedes used ‘burning glass’ composed of small square mirrors moving every way upon hinges to direct the suns rays. The idea of using solar energy is centuries old.

Solar collectors are devices which trap the radiant energy of the sun and convert that energy to useful heat. Windows are solar collectors as also are solar water heaters of various forms. It is common knowledge that the sun rises in the east, sets in the west, and that the strongest warmest sun shines from the north. If we wish to use the sun to heat our house, we must place solar collectors where they are most effective — this is facing north.



• windows

- The cheapest solar collector anyone can put into their house is a window.
- Your house has to have windows, so why not place them where they are most useful.
- Uninsulated north facing windows gain more heat in 24 hours than they lose, gain more heat during the day than they lose at night.
- Because of the sun's angle — high in summer, low in winter — it is easy to shade out summer sun which would otherwise overheat your building.



PLACE SERVICE ROOMS
 & TOILETS BATH ROOMS
 & LAUNDRY ON THE SOUTH SIDE
 TO PROVIDE BUILT UP MASS OF
 COLD SOUTH WIND

PLANNING YOUR HOUSE

RULE 1 — maximise windows on the north face

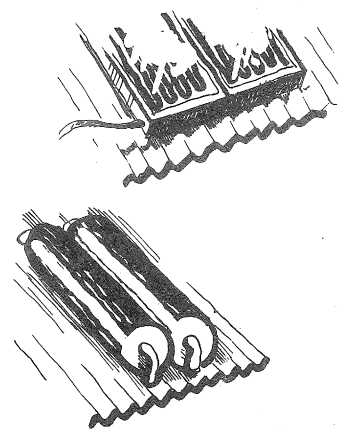
— East and west sun is low angle, both in summer and winter. It is therefore difficult to screen in summer, but is not strong enough to provide significant heat gains in winter. Western sun also causes glare problems which are not easy to overcome.

RULE 2 — minimise east and west facing windows

— The south side of a building has no opportunity to provide winter heat gains. Therefore windows should be kept to an absolute minimum

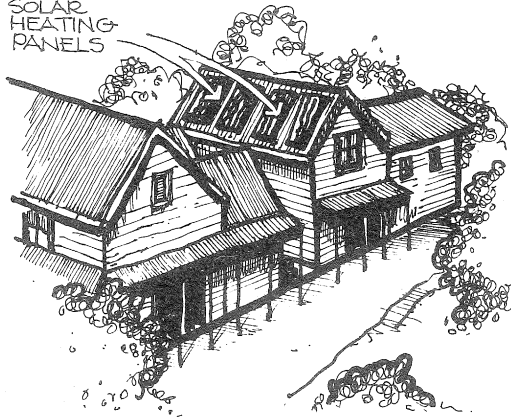
- planning your house
- solar water heaters

Roof forms and roof space development, which are encouraged by height ordinances, provide opportunities for placing roof-mounted solar water heaters at optimum angles. In Russell this angle would be about 45°, but any angle from 30° to 50° would be reasonably effective.



There are other passive and active solar heating systems which use the entire building with particular ordering of the elements of walls, roofs, openings etc. to achieve comfort by useful heat gain and cooling effects. The whole building acts as a collector, with various methods of heat storage such as pits in the ground filled with rocks, and insulated water storage tanks. The components range from small scale elements, to large scale thermosyphoning walls. In the final analysis, good thermal design is a careful balance between building orientation and location, arrangements of building materials, and surrounding vegetation.

SOLAR HEATING PANELS



In Russell, particularly on the hillsides, solar collecting elements (usually comprising expansive areas of glass) will be obtrusive due to the high level of reflectance. The principles outlined in this Handbook relating to unobtrusive development need to be taken into account when decisions are being made concerning siting of collectors.

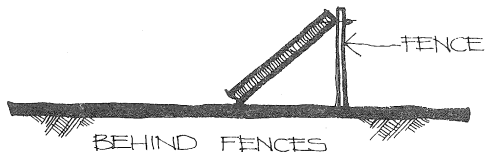
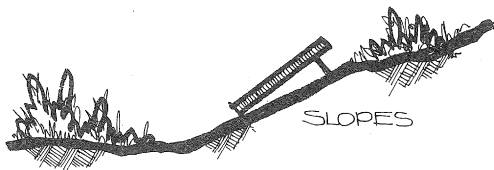
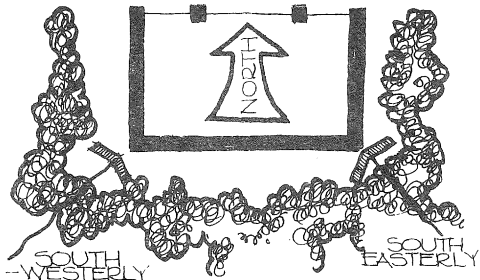
- hillside locations
— in swales behind mounds, fences etc.

IN DEPRESSIONS BEHIND MOUNDS ETC.



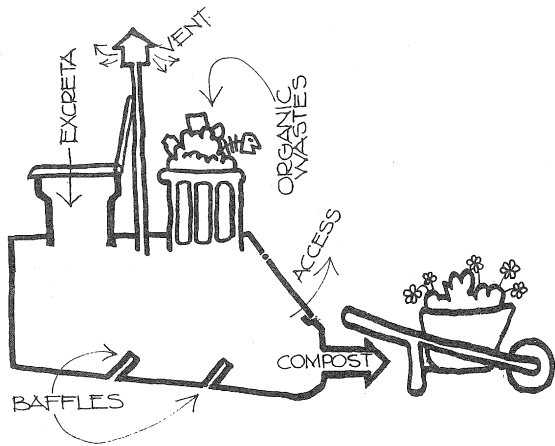
• wind protection

By protecting your house from cold winds considerable energy savings can be made. Victor and Alador Olgyay in 'Design with Climate' 1963, estimate that with good protection on three sides of the building, fuel savings may be as high as 30 percent.



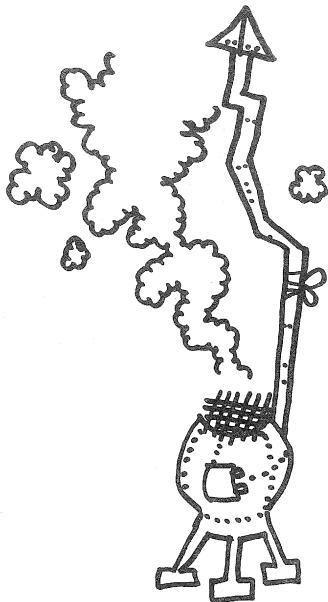
- **alternative toilets**

These may have a part to play where other forms of sewage disposal are not possible. **Clivus Multrum** is a Swedish composting unit where excreta, urine, and organic wastes decompose in the presence of air. Water vapour and carbon dioxide rise up through the exhaust duct. The waste matter decreases in volume during decomposition, dropping slowly to the final storage chamber. Here it accumulates as rich compost suitable for placing on your garden.



- **wood burning combustion stoves and heaters**

These rely on a renewable energy resource — trees. They save valuable fossil fuels — oil and coal. Modern versions are O.K. — even in summer they don't increase room temperatures to uncomfortable levels.

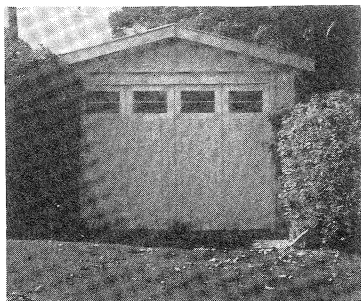
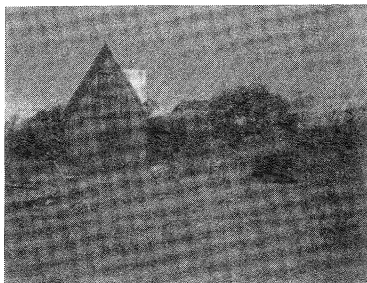


NINETY-FOUR.

GARAGES

Second to the dwelling, the garage is usually the most prominent building on a site. As a general rule the garage should be in the same style as the main building.

However, when the main building is discordant or out of character, the opportunity should be taken to improve the situation.



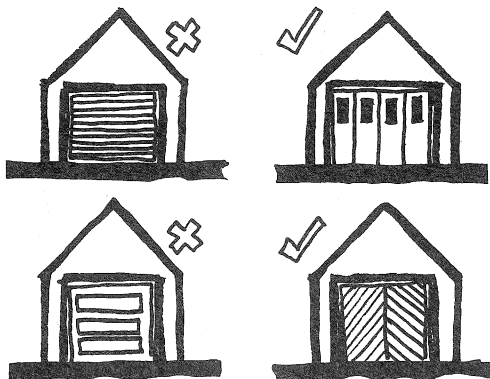
Garage doors can be significant elements in the street scene. In the RHPZ's garage doors should be proportionally related to a standard house door. This is probably best achieved by using some type of folding or horizontal-sliding door;

or alternatively using a plain 'up-and-over' tilt-a-door with battens applied to give it a vertical emphasis.

Some existing garages, in exposed situations, detract from the street quality as a result of their appearance. Such garages are those with a low, single roof pitch, sited beside the main building on the site, or forward of it.

- **reconstruct roof form** — to be more steeply pitched
- **soften masonry construction** — by use of vegetation against walls or with climbing vines, see appendices for plant species.
- **use trellis screens** — preferably set out from walls a small distance.
- **use colour** — to merge with background

See p 126



Ninety - Five

COMMERCIAL BUILDINGS

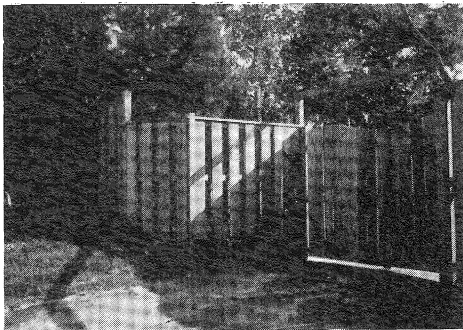
As with Residential Buildings, consistency in the use of materials within the Historic Protection Zone is important.

The historical character of Russell can best be reinforced by the appropriate use of traditional materials.

- Wide horizontal weatherboards
- Timber joinery
- Corrugated Iron roofs and walls
- Glass in small areas.

The ordinances place limitations on size of signs to ensure that they do not unduly disrupt the visual character of the townscape. For the same reason illuminated signs are considered unsuitable.

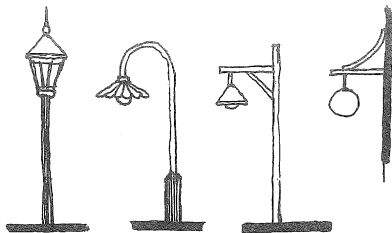
The **Landscape and Architectural values** section provides information relating to design priorities



FENCING:

Loose, informal hedge planting is preferred, but where, for security reasons, a solid fence is required, timber or corrugated iron is preferable to concrete or masonry walls.

See also **Fencing** Section P. 98



LIGHTING:

Incandescent Lighting on standards or wall brackets is preferred to strip lighting.

OUTDOOR DISPLAY:

The village quality of Russell can be enhanced if the pavement and verandah areas can be used for outdoor display.

OUTDOOR STORAGE:

Provide screening to outdoor service yards and storage areas. Refer Planting and Fences section.

COLOUR:

Detailed advice on the use of colour is included in **Appendix 4** Colour plays an important part in reinforcing historical identity. However, creative use of colour is encouraged within the pedestrian height verandah enclosures where divergent and imaginative use of bright colour will enrich and vitalize the village character

Where houses are set back from the street edge, grass, hedges, flowering shrubs and other interesting detail planting can reinforce the contrast with adjacent commercial development. Use vegetation to divide spaces rather than concrete or masonry walls.

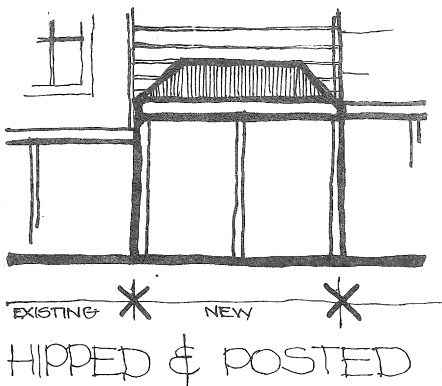
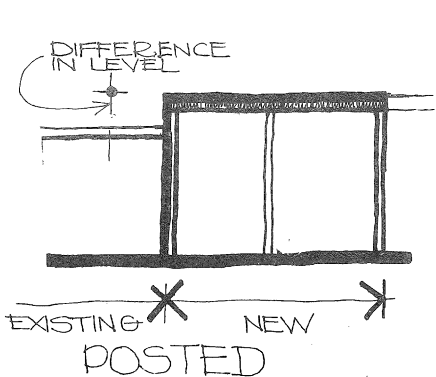
Textural variety and contrast in scale, both in architectural and landscape treatments can enhance the pleasant land-use mix which exists in this area. This blend of commercial development and housing is encouraged to remain.

MINE-TA-2IX

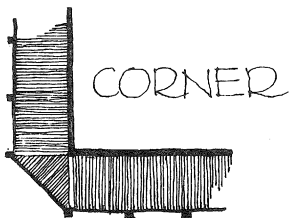
VERANDAHS

9%

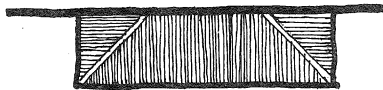
Verandah posts on street frontages are susceptible to damage by vehicles. For this reason all verandah structures must be designed so that total collapse will not occur with the loss of any one post.



- Use posted verandahs to reduce the scale of facades and the impact of large glazed areas.
- Use verandahs as a common element



PLAN



PLAN

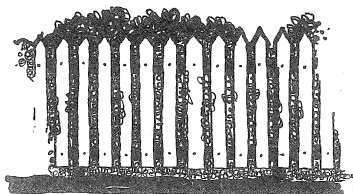
FENCES

Function

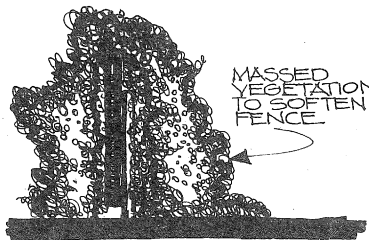
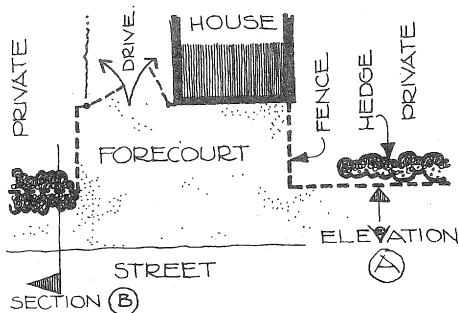
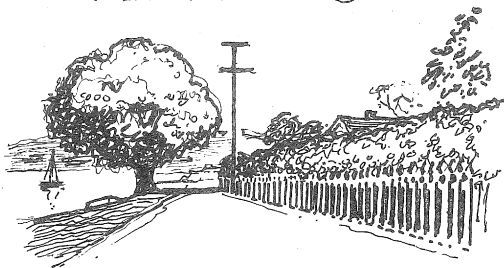
Fences screen workyards, storage areas & service areas, such as rubbish and incinerators from public view. They also define property boundaries and create some form of internal privacy.

However, one of their more important roles in the Russell context is in relating buildings to outdoor spaces.

The concept of combining fence material with planting has potential in Russell. Vegetation complements fencing by softening the strong linear elements and providing a sense of informality.



ELEVATION (A)



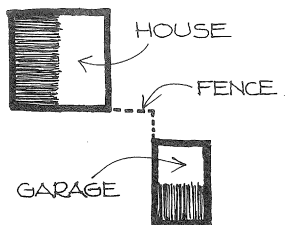
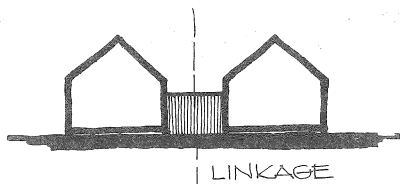
MASSED VEGETATION TO SOFTEN FENCE

SECTION (B)

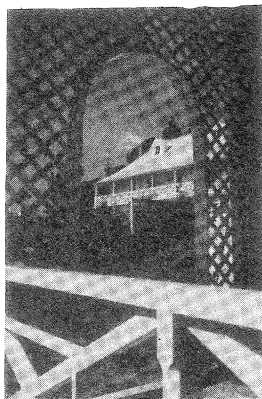
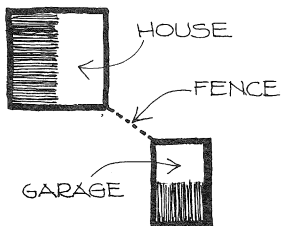
In this example the fence is a structural extension of the building, relating the building to the street in a positive way. At the same time privacy is created within the boundary of the section and a useful forecourt has been made

Fences are often a significant element in the articulation of corner sites

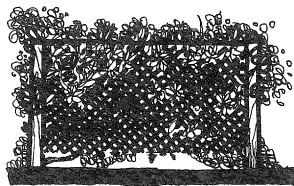
Fences also link buildings.



LINKING MAIN STRUCTURES
WITH OUT-BUILDINGS



The trellis work on the Bungalow is an important feature in linking the building both to its own garden surrounds and to Pompalier House.

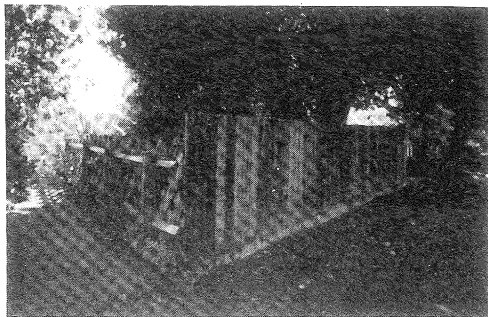
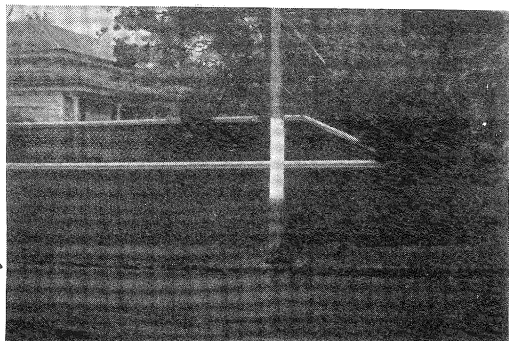


CLIMBERS ON TRELLIS

Fences are not as efficient a wind break as shelter planting (hedging) or trellis work combined with vegetation (refer planting section).

MATERIALS

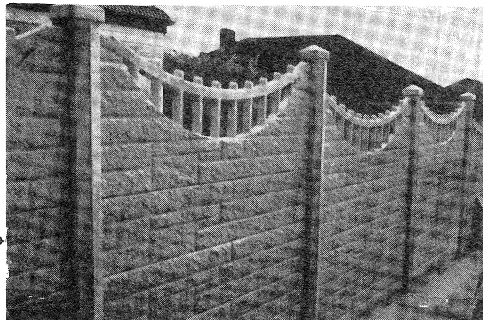
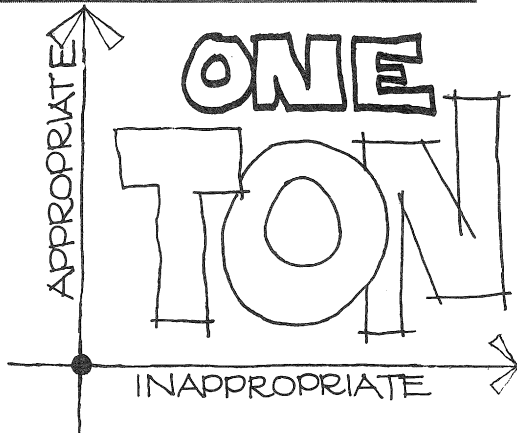
Material selection is most important.
The fence material should relate to the building material.



The most common cladding material in Russell is timber and therefore timber is the logical choice of material for most fences. Picket fences are acceptable when used in historic situations and historic restorations, where they are considered to be in character with the building. Trellising can be used in both historic and modern situations.

In Russell, fences should not form the dominant element in its streetscape. Building and fence material is often varied and discordant, and planting is required to unify the street.

(Refer to section on street detail)



PLANTING

INTRODUCTION

The planting principles contained in this section are intended to show how the people of Russell can contribute, in a meaningful way, to the various features of the townscape. This can often be achieved by extending vegetation from neighbouring areas into one's own property.

Vegetation has a significant role to play in any townscape. It may have an architectural role — where planting

- articulates space
- screens
- softens and keys built forms
- provides scale
- softens built forms, hard and bleak areas
- has the effect of linking buildings and the landscape together
- defines areas of distinct identity, emphasising particular neighbourhood compartments.
- provides a focus or attraction in itself

and generally provides an underlying visual structure to the township. Or it may have a more functional role where planting:

- provides shade from the sun
- provides shelter from wind and dust
- provides protection against erosion
- provides traffic control, directs both vehicles and pedestrians
- provides wildlife habitats
- provides food and fuel



People are attracted by plants because of their colour, odour, shade, beauty, texture or because of their food and shelter value. Shade makes one aware of the sun. Hearing the sound of the wind in trees or the rustle of leaves on the ground, makes one more aware of trees and the wind. The flowers of magnolia and honeysuckle, the leaves of eucalyptus, these are examples of fragrant parts of plants which create pleasant scents. The tactile quality of twigs, branches, trunks, and leaves of plants call attention to their aesthetic qualities. They invite people to touch them.

PLANT SELECTION:

A wide range of differing species should be avoided. The differing shapes, textures and colours would result in restless composition and visual chaos. Better effects are achieved by massed planting of similar species, giving bold, simple statements. (For example — massed planting of single species, closely spaced, or, a few species with similar texture, colour, and form.) A single accent tree of different texture, colour, or form can often enliven the composition.

Historically the trend was to clear the land and introduce exotic plants. The effect was to create an environment that reminded the settler of home — made him feel more comfortable in an alien and uncivilised country where the natural vegetation thwarted attempts to etch out areas for more civilised activities. We now witness the result of this approach in the surviving Moreton Bay Fig, Norfolk Island Pine, Magnolia, and Acmena — trees that have proved their suitability in the local environment.

Within the **Historic Protection Zones** there is frequent use of exotic species, as specimens or in grouped plantings.

Trees may have the greatest impact as collective masses, rather than as individual specimens, when seen against houses or running through the more open fabric of the township. The identity and character of Russell will be enhanced by a continuation of this approach.

On the surrounding hillsides and headlands which make up the **Residential B Zone** a more natural approach is desirable. The use of native species is preferred. These will soften building forms and generally reinforce the sense of containment given by the hills. Native species also are more likely to suit local conditions, blend well and give new and existing developments a sense of belonging to their setting. A reduction in planting and maintenance costs can be expected. This approach need not be applied in all circumstances. There may be good reasons for use of exotics where their appearance is not discordant and where they have adapted to local conditions. (The colonisation of Matauwhi Point with wattle is an appropriate example).

Further information on planting can be gained from the Advisory Centre and from the following references

N.Z. Native Plants

Eagles, A. *Trees & Shrubs of New Zealand in Colour*

Fisher, M. *Gardening with N.Z. Plants Shrubs and Trees.*

Metcalf, L. *The Cultivation of New Zealand Trees & Shrubs*

Poole & Adams, *Trees & Shrubs of New Zealand*

Planting Design

Brooks, Room Outside

Fairbrother, N. *The Nature of Landscape Design*

Robinette, G. *Plants and*

Environmental Quality

Simmonds, J *Landscape Architecture*

Plants considered suitable in Russell are listed in an appendix to this Handbook.

102.

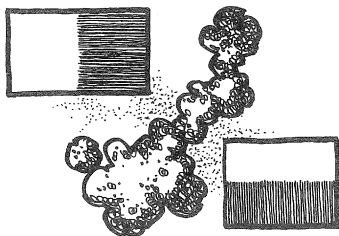
ARCHITECTURAL PLANTING

● spatial concepts

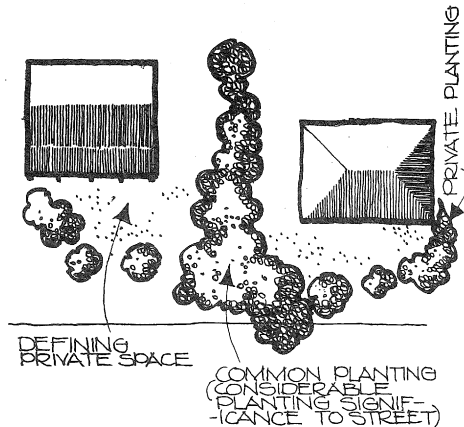
Any element, natural or man-made which is able to form a floor, wall or ceiling may be used to articulate space. Plants are one element used to indicate the parameters of external space.

Tree placement is important so that the desired effect is achieved from all angles. For example, the views of the pedestrian are important in Russell and should be taken into account. The design should reflect an understanding of progression through spaces, from light to shade, unfolding and concealing views, enclosing and opening up spaces.

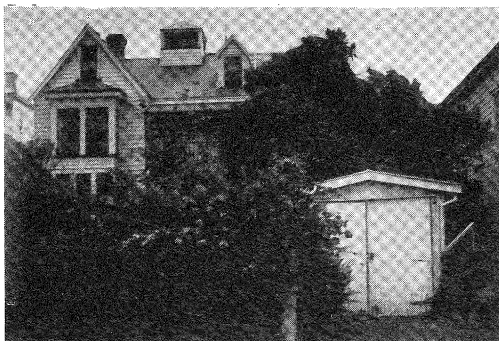
● creating private spaces between dwellings



● separating private spaces from public spaces



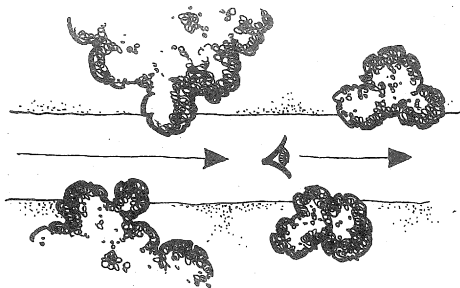
- creating boundaries is a traditional use of planting, but can be much more than a hedge —
 - can provide privacy
 - can frame buildings, and
 - can emphasise its uniqueness in the street situation



- **defining transitions** from one distinctive area to another — emphasising the particular spaces. (To achieve satisfactory results co-operation between neighbours and the community council is necessary.)

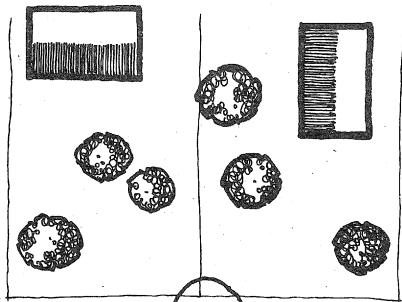
- **constricting and directing views**

The 'gateway' effect — should be used with restraint.



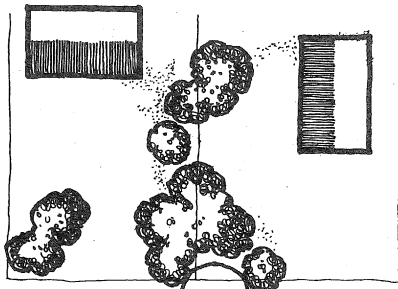
- **Additive planting**

Planting additional trees of the same type as exist on adjacent public or private land will reinforce the boldness and simplicity of the statement and contribute positively to the street scene.



EXISTING STREET PLANTING

MEANINGLESS CONCEPT. SPOT PLANTING WHICH IS INEFFECTIVE IN REINFORCING THE EXISTING PLANTING



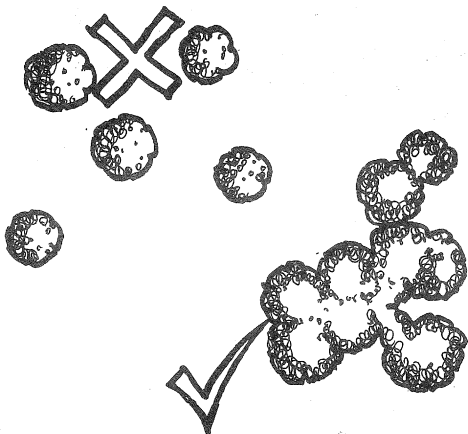
EXISTING STREET PLANTING

EFFECTIVE PLANTING IS USED TO REINFORCE THE EXISTING PLANTING TO ACHIEVE A MEANINGFUL COMPOSITION INCREASING THE QUALITY OF THE PUBLIC SPACE.

One Hundred and Four

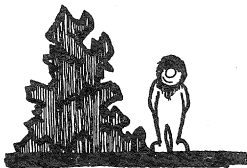
● **Massed planting**

Trees or shrubs planted together in groups result in a more effective, bold statement than single widely spaced specimens.



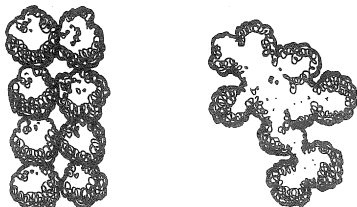
● **Screen planting**

Dense, closely-spaced planting is useful for providing privacy, screening unsightly views, or for wind control. Bulky, informal hedges are particularly useful in residential areas on flat land, but less appropriate on hillsides.



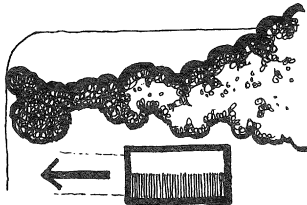
● **Informal planting**

Trees can be grouped formally or informally. Generally in Russell informality will be more consistent with the existing landscape patterns.



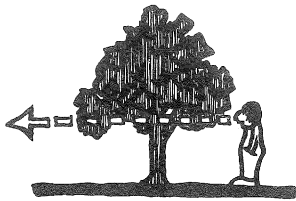
FORMALLY OR
INFORMALLY.

Clustered plantings or mixed trees and shrubs will provide screening with a wandering edge.



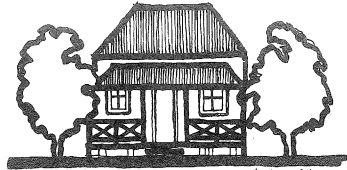
OFFSET ENTRANCE

ONE
TWO
THREE
FOUR + FIVE.



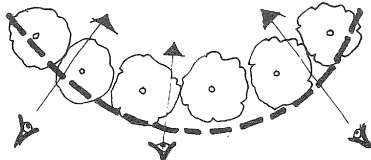
TO FILTER A VIEW

- trees as visual filters between adjacent spaces. Creates a strong visual edge where positive reinforcement of a corner or boundary is required, yet permits views through. This concept will be useful around the Domain corner.



TO ENFRAME
VIEWS INTO THE SITE
OR OUT OF THE SITE

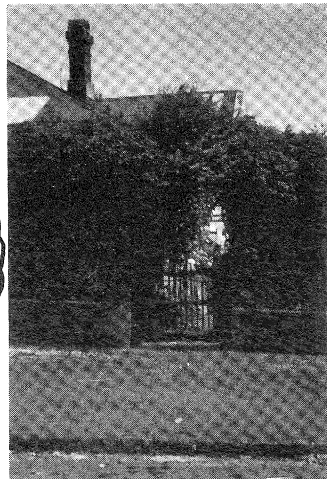
- spatial enclosure of an entryway
Introduces the small scale intimacy of the private place to the street scene.



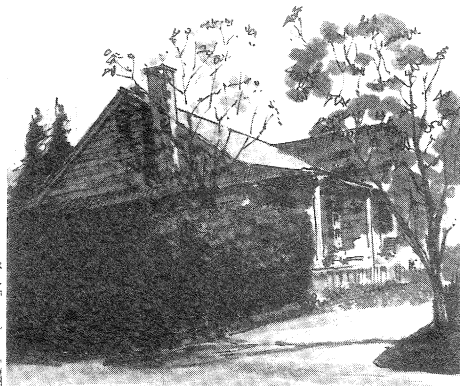
CREATES STRONG VISUAL EDGE
WHERE POSITIVE REINFORCEMENT
OF A CORNER OR BOUNDARY IS
REQUIRED, YET PERMITS VIEWS
THROUGH (FILTER EFFECT)

- to enframe views

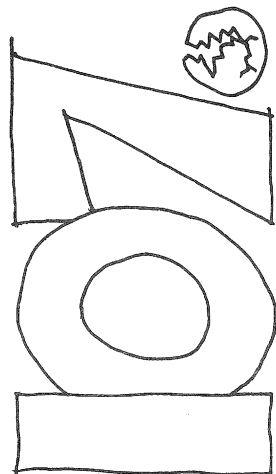
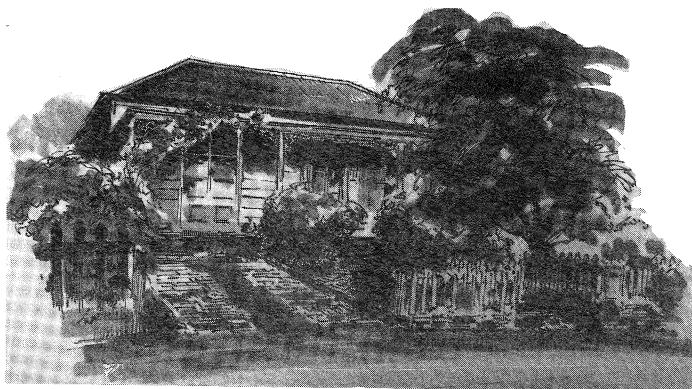
A view is usually better if enframed, or seen through an opening. If a view or an object in the landscape is, by design, slightly rather than fully revealed, the anticipation multiplies the possibilities of perception, and thus expands the scope and richness of the experience.



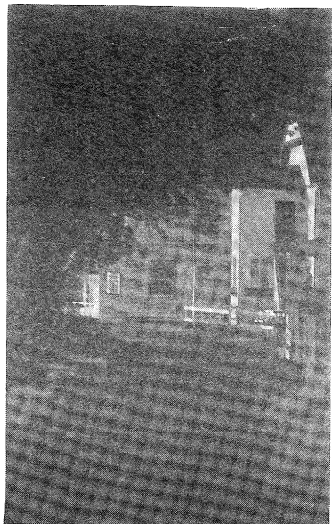
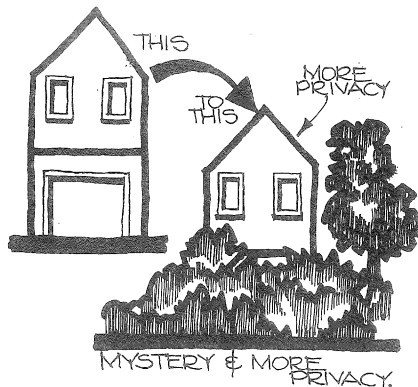
● to enliven entryways — invitation too! A slight offset in a path bordered by medium height vegetation adds a sense of mystery and interest to the house from the street.



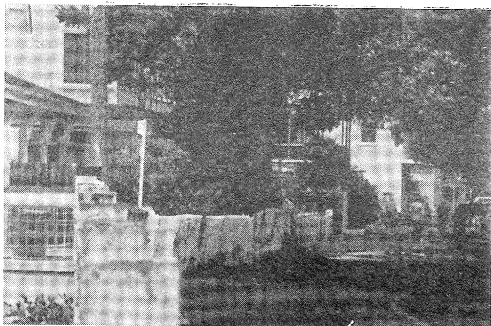
● to delineate entryways and separate off-street parking from other private areas, extending the sense of street sideways as an interesting indentation in the pavement edge.



● to reduce the apparent scale of buildings
Trees are familiar objects having a fairly uniform size and scale to which humans can relate. Trees and other plants indicate the relative size of surroundings by introducing an element of known scale.



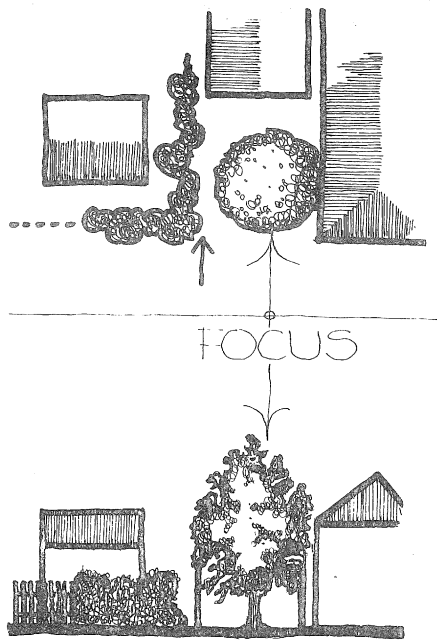
Willingness to allow large trees on your property to play their part in the creation of a balanced townscape.



ONE = OH = EIGHT

o as a focal point

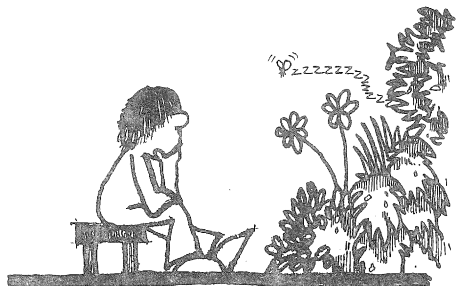
Site development that possesses a recessive quality can further enhance the interest of the observer from the street by the creation of a focus within that recessive space. Such a feature serves also to enhance an adjacent building, and can draw attention away from discordant elements within the site.



In a busy place, a tree as a focal point serves to create a sense of centre and brings the eye to rest. It establishes a static quality within that space creating a point of arrival and a greater sense of place.

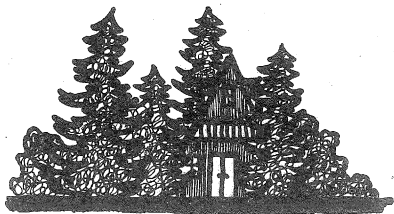
An obvious and most useful function of planting is for the beauty and enjoyment of the planting itself. The planting may be the dominant feature, such as a large tree in a small space, and will contribute to the environment through its shape, colour, texture, form and fragrance.

Details are also important and special attention should be paid to the immediate surroundings as people will be close enough and have time to notice.

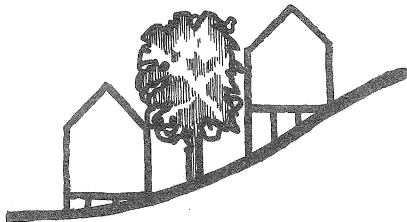


One hundred and
nine

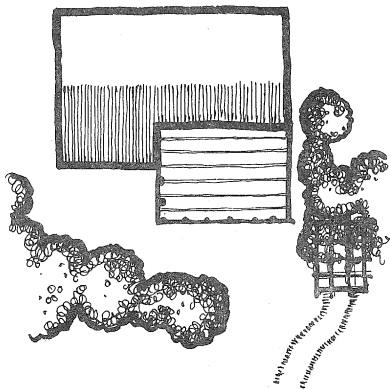
● to relate building forms to the landscape
 Trees can act as a foil against buildings,
 echoing their forms and reconciling them to
 the landscape.

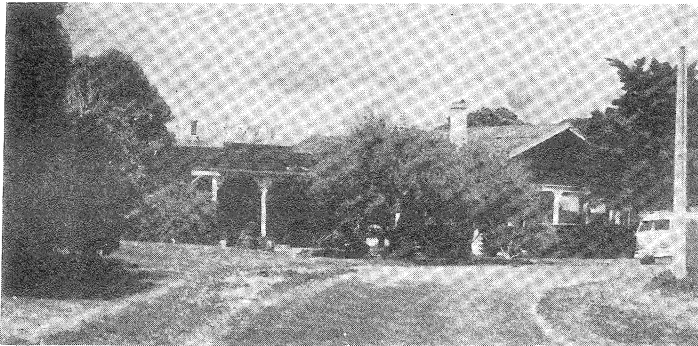


● as an architectural element
 — to link building forms into coherent masses
 — to create boundary to a street
 — to soften building facades
 — to increase apparent density of development especially in the village centre.



● flow of vegetation assists in softening outdoor structures, creating 'place' quality within a private setting. Such elements articulate the spaces around and between buildings, structures, paths etc. creating visual linkage and scale.





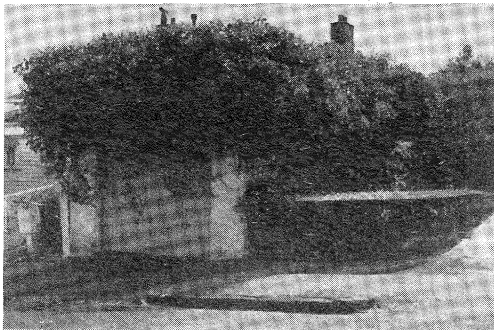
• to soften

Built environments require planting to complete the picture. Vegetation will unify discordant elements and link building forms. Plants will anchor the built form to the site and introduce natural organic elements which may be subdued and recessive or may provide a contrast or foil to the building.

Climbing vegetation can be grown over small structures to produce a soft, natural appearance.



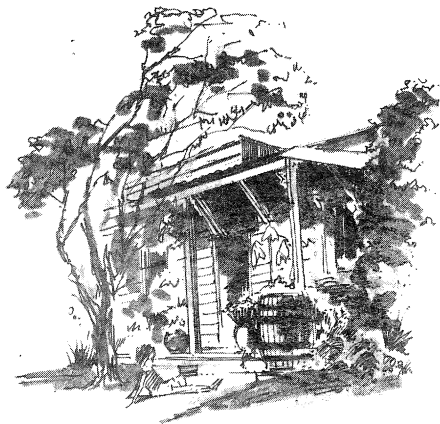
Where fences or buildings are discordant in the streetscape, planting can often soften this effect and create a sense of unity.



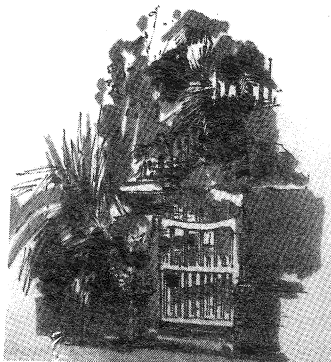
● to complement a fence — emphasising privacy and dramatising the boundary between private and public space.



● to create inviting and restful situations — a place of retreat from the street yet socially related to it, a wall to sit against with continuing trees and shrubs contrasting with the open adjacent street.



● to create richness and mystery — twisting paths on sloping sites obscuring the house with vegetation.



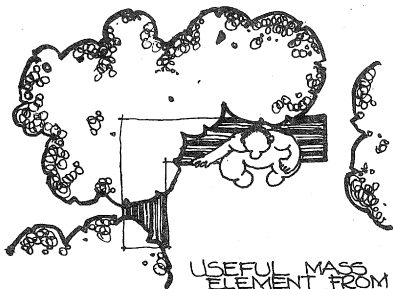
● to provide density and complexity
Foreground planting and massed mid-ground planting develops visual depth accentuating a strong sense of security — providing density and complexity at the street edge.



SOCIABILITY.



PRIVATE SPACE TO
PROVIDE SECLUSION.



USEFUL MASS
ELEMENT FROM
STREET.

THE DESIGN OF SITTING
AREAS AND THE
POSITIONING OF BENCHES
CAN ENCOURAGE OR
INHIBIT CONVERSATION.

113.

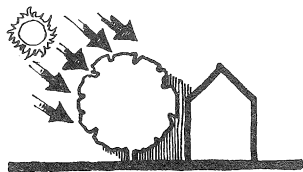
FUNCTIONAL PLANTING

• to control the sun's rays

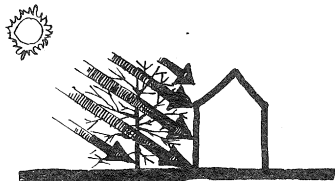
Planting can block or filter the sun's rays. Deciduous plants provide pleasant shade in summer but allow sun penetration in winter. Evergreen plants cast a year round shadow. The rough dark surfaces of plant leaves reduce glare and reflection.

FUNCTIONAL PLANTING

PROVIDES SOLAR INSULATION



SUMMER SHADE

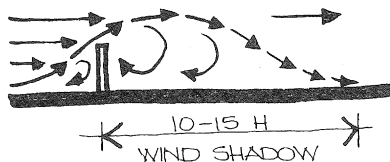
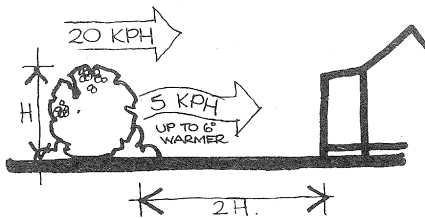
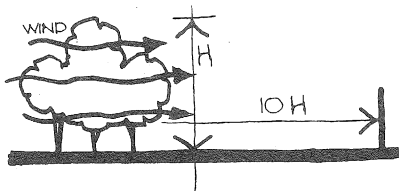


WINTER PENETRATION



USING DECIDUOUS TREES TO
 BLOCK THE SUN'S RAYS IN
 SUMMER BUT ALLOW SUN
 PENETRATION IN WINTER
 TO PROVIDE SOLAR INSULATION

• to control wind



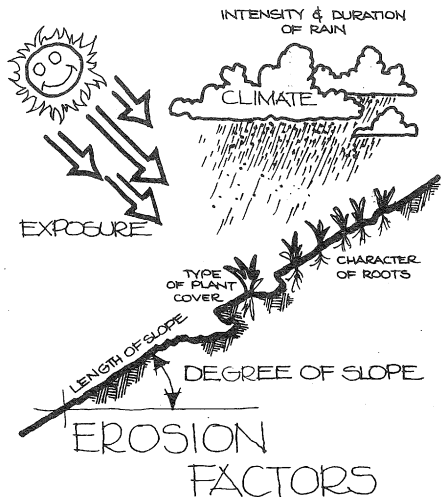
Plants control wind by obstruction, guidance, deflection and filtration. Partially penetrable windbreaks provide protection for distances of 10-20 times the height of the shelter planting, but solid barriers create turbulence and eddy effects in their lee. Plants also filter and remove dust and odours from the air.

● to control soil erosion

Soil erosion, the wearing away or loss of soil (usually the productive top 150mm) by the action of wind or water, is usually due to lack of adequate ground cover. Water is the most common soil eroding agent. Water run off carries loose soil particles in suspension, scouring, loosening and removing more soil. Slip erosion occurs with saturated unstable soils on steep slopes.

Plants can control and prevent soil erosion in at least three ways:

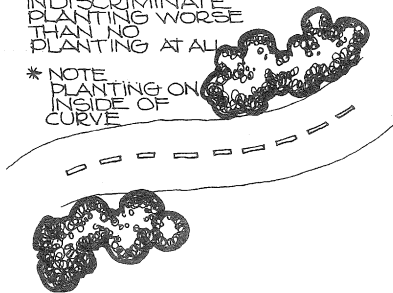
Leaves and branches form canopies intercepting raindrops, thus reducing 'splash' erosion. Roots form fibrous masses within the soil, holding it in place. Leaves and other dead parts of plants on the ground surface increase the organic material in the soil providing greater water absorption capacity.



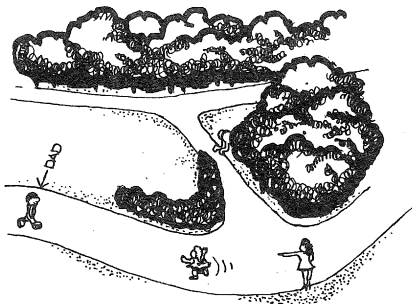
● to control traffic

INDISCRIMINATE
PLANTING WORSE
THAN NO
PLANTING AT ALL

* NOTE
PLANTING ON
INSIDE OF
CURVE

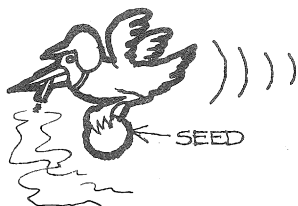


Planting can order circulation by emphasising edges and changes of direction for both pedestrian and vehicle movements.

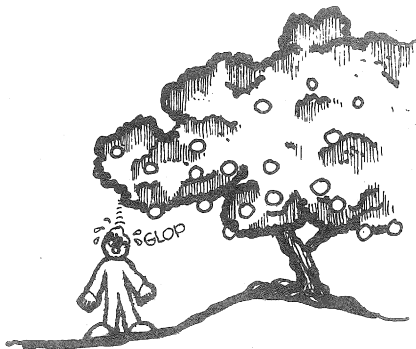


005.

• wildlife habitats

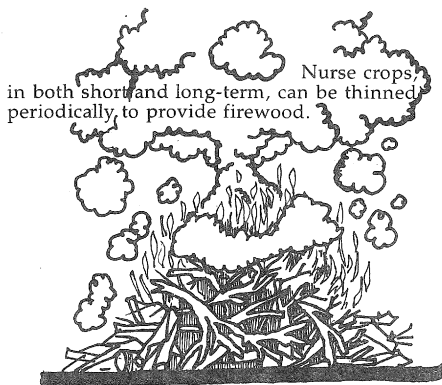


Birds and other wildlife play an important role in the ecological system. Birds perform a valuable service of seed transport in regeneration areas as well as delighting the eye and ear.



• food/fuel

Gardens are productive and creative places adding a pleasing domesticity to any town. Street gardens may include fruit and nut trees — using the land productively.



METHODS

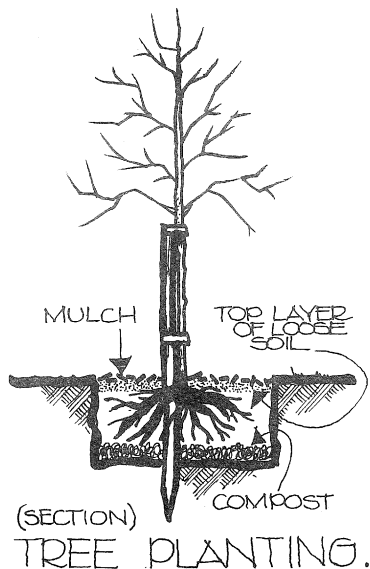
● tree planting

After taking delivery of a tree from the nursery, ensure that the roots are kept moist. The hole must be dug wide and deep enough to accommodate the roots without bending them, and should also be wide enough to allow for soft soil to be placed between the ends of the roots and the hard sides of the hole. This will help the rapid development of new roots which is essential if the tree is to survive in its new location — especially in the paved areas. The bottom of the hole should be broken up and forked over, incorporating a well rotted compost material. As well as encouraging root growth, this will help conserve moisture. Farmacyard manure should not be used directly against the roots unless it is well decomposed. Fresh manure will not only burn the roots, but in the process of decomposition will give off a toxic gas.

Peat can be mixed with the soil to be used as backfill. This will encourage the development of new fibrous roots, and will help retain moisture in dry sandy soils. After placing the tree fill the hole immediately, using fine soil to cover the roots. Back filling should be carried out a little at a time, occasionally shaking the tree gently up and down, to ensure that air pockets do not remain within the root system. When enough soil has been placed over the roots, check that the tree is vertical, then firm the soil, taking care not to damage the roots. Soil should only be firmed to the point where air can still permeate through to the root system.

A mulch of well rotted straw, peat, or compost can be spread around the surface area of the hole. This will be of nutritional value to the tree and help to keep the soil in the root area moist. Further regular mulching will assist rapid tree growth.

In the event of dry spring weather, water the tree at frequent intervals but avoid waterlogging the soil. Trees can be planted throughout the winter months, but Autumn (after leaf-fall) is usually the best time for planting both deciduous and evergreen trees.



117%

● 'ecological' planting

Establishing areas of vegetation by natural regeneration has a potential which is sometimes overlooked. Manuka, wattle (acacia) and other colonising plants are often regarded as 'scrub' which should be cleared from the hillsides. These plants have positive values however as ground cover adding organic matter to the soil and preventing erosion, and as a sheltering 'nurse crop' for the establishment of seedlings of secondary or climax vegetation.

Where land has been cleared, or remains open, barren or in grass and weeds, a nurse crop of acacia, manuka, or tree lucerne can first be established by seeding or hand planting of small seedlings. The area can subsequently be left to regenerate on its own or assisted by further seeding or underplanting with selected species such as:

Secondary and broadleaf species — cabbage trees, five-finger, flax, hebe, ngaio, olearia, pittosporum, rangiora.
and some climax species — kohekohe, puriri, pohutukawa, taraire, totara.
Even quite small numbers of these plants will establish a potential seed source to aid natural successional regeneration.

MAINTENANCE

Pruning and trimming should be kept to a minimum. Soft, informal edges to vegetation and grass enhances the 'village' atmosphere of Russell. Diseased or damaged limbs should be removed cleanly close to the trunk.

Plants should be regularly watered during dry periods, especially in the early years of establishment.

Trees should be seen as part of a continuing process — planting, growth to maturity, removal, and replanting. Ongoing successional planting is needed to avoid total disappearance of useful trees in some parts of the township.

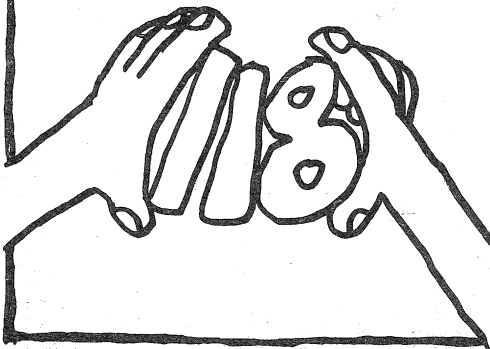
● Plant protection

Trees in exposed windy situations or public areas must be well staked to protect stems, branches and roots from damage. Stakes are best positioned before planting to prevent root damage, in very windy sites two stakes per tree may be necessary.

In areas of intensive vehicular traffic permanent caging of tree trunks may be necessary to prevent damage.

Trees in paved or sealed areas require provision for the supply of air and moisture to their root structures. Permeable paving modules or specially built tree grates are recommended to be laid on coarse sand.

In some situations it is desirable to plant a larger sized semi-mature tree to give some instant effect to a planting scheme. Such trees are often less prone to damage (e.g. car damage in parking areas) but need careful watering during the first two or three years after planting.



Appendices.

APPENDIX 1

DETAILS OF THE NO 1 TOWN AND COUNTRY APPEAL BOARD (THE PLANNING TRIBUNAL) HEARING 22nd APRIL 1975.

In their decision against a proposed 24 unit Tourist Apartment Development, two principal factors cited were:

"The size of the new building in relation to Pompallier House and the proximity of one to the other (25ft)".

"The substantial extent of the cutting and earthworks proposed in order to provide vehicle access to the new building from Matauwhi Bay Road."

The board reported on general agreement by the expert witness as follows:

(a) Russell has a special character and special steps should be taken to preserve it. That character is influenced by the topography and natural setting of the town, its history, its intimate scale, and its relatively vehicle-free environment.

(b) The Matauwhi Promontory, the Flagstaff Hill Promontory and their associated ridges should be kept free of development.

The following broad assertions by the Crown were found to be sound:

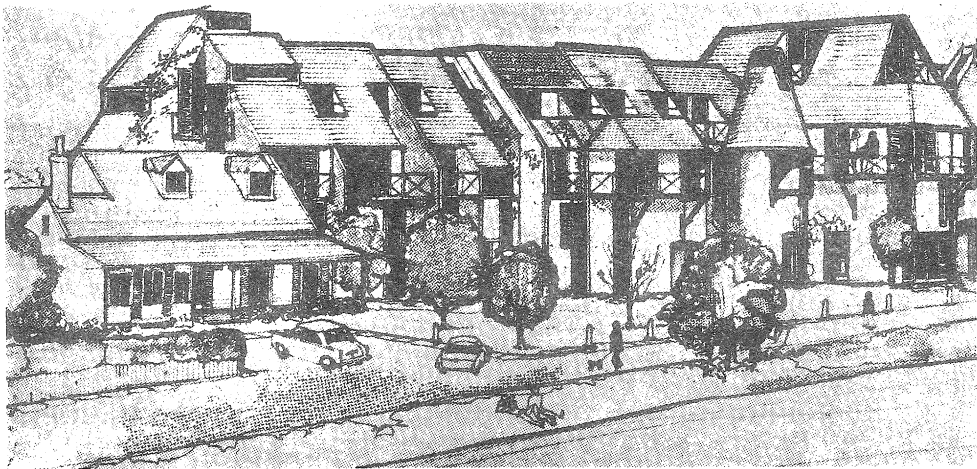
(a) The Matauwhi Promontory is a critically important landscape feature in that Russell nestles snugly between it and the Flagstaff Hill Promontory without in any way dominating the natural landscape. It should therefore be kept permanently free of buildings and artificial structures.

(b) The Promontory has potential for public recreation and for providing scenic views. In particular in the long term it could be part of an integrated public open space system linking points of interest by a network of footpaths and helping to preserve the unique character of Russell.

(c) If the promontory in general and the Company's land in particular are kept substantially unchanged, Pompallier House will be enhanced and its environment protected.

(d) The building and other development which the Company proposes for its land are such that Pompallier House will be visually overpowered, the character of the Russell waterfront will be adversely affected and the possibility of creating a major public reserve on the promontory will be frustrated.





- The extreme scale of the proposed development, relative to the Bunglow (prior to restoration), is evident in this illustration.

These architectural and landscape matters are clearly of importance and the framework of the 1977 Town and County Planning Act provides for them. The general purposes of the Act are: "The wise use and management of the resources, and the direction and control of the development, of a region, district or area in such a way as will most effectively promote and safeguard the health, safety, convenience and the economic, cultural, social and general welfare of the people, and the amenities, of every part of the region, district or area."

MATTERS TO BE DEALT WITH IN DISTRICT SCHEMES

1. Provision for social, economic, spiritual, and recreational opportunities and for amenities appropriate to the needs of the present and future inhabitants of the district, including the interests of minority groups.
2. Provision for the establishment or for carrying on of such land uses or activities as are appropriate to the circumstances of the district and to the purposes and objectives of the scheme.
3. Provision for marae and ancillary uses, urupa reserves, pa, and other traditional and cultural Maori uses.
4. Provision for the safe, economic, and convenient movement of people and goods, and for the avoidance of conflict between different modes of transport and between transport and other land or building uses.
5. The preservation or conservation of—
 - (i) Buildings, objects, and areas of architectural, historic, scientific, or other interest or of visual appeal:
 - (ii) Trees, bush, plants, or landscape of scientific, wildlife, or historic interest, or of visual appeal:
 - (iii) The amenities of the district.
6. Control of subdivision.
7. The design and arrangement of land uses and buildings, including—
 - (a) The size, shape, and location of allotments:
 - (b) The size, shape, number, position, design, and external appearance of buildings:
 - (c) The excavation and contouring of the ground, the provision of landscaping, fences, walls, or barriers:
 - (d) The provision, prohibition, and control of verandahs, signs, and advertising displays:
 - (e) The provision of insulation from internally or externally generated noise:
 - (f) The location, design, and appearance of roads, tracks, cycleways, pathways, accesses, and watercourses:
 - (g) Access to daylight and sunlight:
 - (h) The requirements of sections 24 and 25 of the Disabled Persons Community Welfare Act 1975.
8. The avoidance or reduction of danger, damage, or nuisance caused by—
 - (a) Earthquake, geothermal and volcanic activity, flooding, erosion, landslip, subsidence, silting, and wind:
 - (b) The emission of noise, fumes, dust, light, smell, and vibration.
9. The relationship between land use and water use.
10. The scale, sequence, timing and relative priority of development.

APPENDIX 3

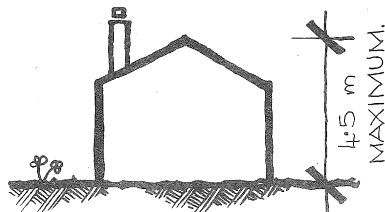
HEIGHT ORDINANCE

The Height Ordinance was developed after a study of the low, small scale, sloping roofed buildings which characterise Russell.

The aim of this ordinance is to promote a similar scale of development while hopefully eliminating unsympathetic building forms.

This is achieved by giving a controlled height bonus to buildings with a roof slope greater than 30° .

BUILDINGS WITH ROOF PITCHES LESS THAN 30°

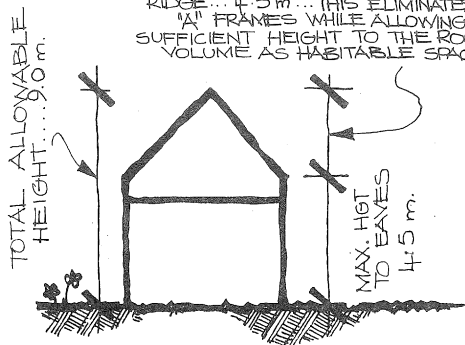


STANDARD SINGLE STOREY CONSTRUCTION

Where a building has a roof slope less than 30° the height is measured to the Highest point of the building (excluding chimneys).

The height maximum of 4.5 metres is intended to allow maximum flexibility while eliminating two storey flat roofed buildings.

MAXIMUM HEIGHT EAVES TO RIDGE... 4.5 m... THIS ELIMINATES "A" FRAMES WHILE ALLOWING SUFFICIENT HEIGHT TO THE ROOF VOLUME AS HABITABLE SPACE

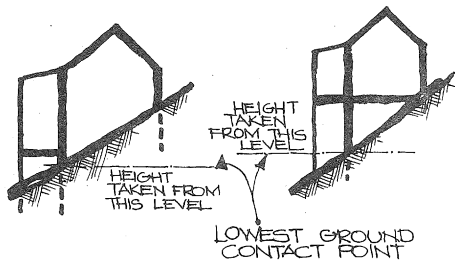


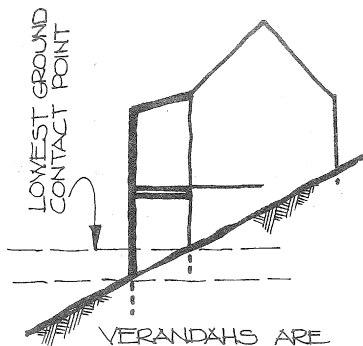
BUILDINGS WITH ROOF PITCHES GREATER THAN 30°

By restricting eaves to ridge height, the ordinance eliminates large "A Frame" structures (considered to be out of scale with Russell) while allowing sufficient height to develop the roof space as a habitable area.



On sloping sites all height measurements are to be taken from the lowest ground contact level of the building being measured.





VERANDAHS ARE
IGNORED WHEN
CALCULATING GROUND
CONTACT POINT.

To encourage their use, verandahs are not to be included when calculating lowest ground contact level.

Page
One Hundred
and
Twenty-five

APPENDIX 4

RECOMMENDED COLOURS

The district scheme divides Russell into three zones

- 1 Residential B
- 2 Historic Protection (Residential)
- 3 Historic Protection (Commercial)

In Zone 1 colours are intended to blend rather than contrast with the landscape in order to retain the continuous back drop of slopes and ridges which surround Russell.

In Zone 2 and 3 lighter and more traditional colours are intended to contrast with the landscape and be in keeping with the historic identity of the town.

Some people will wish to depart from the listed range of colours. In such cases the following points should be considered.

- A The importance to the community of providing an appropriate setting for important buildings which may be in the vicinity.
e.g. Buildings of Public importance
 - Buildings of considerable Architectural interest
 - Buildings of Historic interest
- B The possible impact on an area
 - (a) with an established natural character
 - (b) where the landscape plan encourages the establishment of such a character.

In order to determine the recommended colour range for your site, consult the zoning maps. If your site is zoned Residential B use colour chart No. 1

If your site is zoned Russell Historic Protection Zone (Residential or commercial) use colour chart No. 2

The colours on these charts are taken from the 2660 and 4800 British Standard colour ranges. They are identified by number only and can be ordered by those numbers in all major paint brands.

Most brands have additional colours to supplement the standard range. These may be used provided that they fall within the broad groupings listed on the charts.

Consult the Advisory Centre if you have any doubts or questions on your specific problems.

The full recommended colour ranges for both zones can be viewed at the following locations:

- ADVISORY CENTRE (BUNGALOW)
- BAY OF ISLANDS COUNTY COUNCIL (KAWAKAWA)
- NORTHLAND REGIONAL PLANNING AUTHORITY (WHANGAREI)
- MINISTRY OF WORKS AUCKLAND (ENVIRONMENTAL DESIGN SECTION BLEDISLOE STATE BLDG. WELLESLEY ST)

To assist those unable to view these charts, a list of recommended colour British standard numbers has been provided. This list can be related to the full colour ranges produced by the major manufacturers.

THINK CAREFULLY

126.

Residential B Zone (See colour chart No 1)

POINTS ON THE USE OF COLOUR

1. Keep colour schemes simple — two main colours plus accent.
2. Keep colours consistent for all structures.
3. Avoid breaking up forms with changes in colour eg. basements.
4. Roofs should ideally be darker than the walls.
5. Colours selected for small scale structures eg. pumps, fences, sign boards, etc should be of the darker range in B and C groups (see chart).
6. Colours selected for ACCENTS eg. fascias, windows and door frames, may be of the lighter range in B and C groups (see chart).
7. Colours in the D group should only be used for doors and other small elements.
8. Roof paints are not generally listed in British Standard colours, but most have near equivalents in the darker range of B and C groups.
(04 D 45 or near equivalents may also be used for roofs — see chart)

Historic Protection Zone (See colour chart No. 2)

POINTS ON THE USE OF COLOUR

1. Keep colour schemes simple — say two main colours plus accent
2. Keep colours consistent for all structures on a site.
3. Avoid breaking up forms with changes in colour e.g. basements
4. Roofs ideally should be darker than walls.
5. Although red oxide, grey and green are the preferred roof colours, any of the manufacturers' available roof paints would fit in provided that orange and the lighter shades of blue are avoided.
6. The colour shown should be used for all major elements on the outside of buildings i.e.: walls, basements, roofs, as well as accents — i.e. Gutters, fascias, facings and window sashes. (Front doors may be any colour).

COLOUR CHART NUMBER 1

GROUP B

Accent colours

08 B 17
10 B 17

2-027
4-048

04 B 21
1-017
04 B 25
1-018
2-028
2-029
08 B 21
3-036
08 B 25
08 B 29
10 B 21
10 B 25
3-038
12 B 21
12 B 25
12 B 29
5-059
6-067
18 B 21
18 B 25
18 B 29

GROUP C

Accent colours

3-041
3-042
3-035
06 C 33
3-043
10 C 33

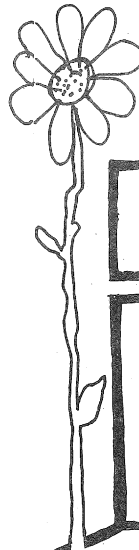
14 C 35
02 C 37
02 C 39
2-030
2-032
06 C 39
08 C 35
08 C 37
3-044
3-045
10 C 35
4-056
4-050
10 C 39
5-063
5-064
14 C 39
16 C 37
7-085
18 C 39

GROUP D

04 D 43
1-024
04 D 45
06 D 43
4-057
10 D 43
10 D 45
12 D 43
12 D 45
0-010
0-011
16 D 45
18 D 43

GROUP A

10 A 01
00 A 09
10 A 11
00 A 13



The colours on these charts are taken from the 2660 and 4800 British Standard colour ranges. They are identified by number only and are produced by all major paint manufacturers. Most brands have additional colours to supplement this standard range. These may be used provided they fall within the broad groupings shown. Council's advice is available in case of any doubt.

COLOUR CHART NUMBER 2

BSS 4800 RANGE

BSS 2660 RANGE

10 A 03	08 C 37
10 A 07	08 C 31
10 A 11	08 C 35
00 A 01	06 C 39
00 A 05	10 C 31
00 A 09	10 C 39
00 A 13	14 C 39
04 B 17	18 C 39
04 B 21	04 D 45
04 B 25	10 D 45
08 B 15	12 D 45
08 B 17	
08 B 21	
08 B 25	
08 B 29	
10 B 15	
10 B 17	
10 B 21	
10 B 25	
12 B 15	
12 B 21	
12 B 25	
12 B 29	
18 B 21	
18 B 25	
18 B 29	



1-015	4-050
1-016	4-051
1-017	4-052
1-018	5-058
1-019	5-059
1-024	5-060
1-025	5-061
2-026	5-064
2-027	5-065
2-028	6-066
2-029	6-067
2-030	6-068
3-033	6-073
3-034	6-074
3-035	7-076
3-036	7-077
3-037	7-078
3-038	7-085
3-039	7-086
3-040	8-089
3-041	9-093
3-042	9-094
3-043	9-095
3-044	9-096
3-045	9-097
4-046	9-098
4-047	9-102
4-048	9-103
4-049	

APPENDIX 5

Recommended Species for Planting in Russell

Note: All species used should be the pure forms as listed. that is no varieties or cultivars - variegations or coloured forms.

Native Trees

<i>Agathis australis</i>	(Kauri)
<i>Alectryon excelsus</i>	(Titoki)
<i>Aristotelia serrata</i>	(Wineberry)
<i>Beilschmiedia tarairi</i>	(Taraire)
<i>B. tawa</i>	(Tawa)
<i>Cordyline australis</i>	(Cabbage Tree)
<i>Corynocarpus laevigatus</i>	(Karakā)
<i>Dacrydium cupressinum</i>	(Rimu)
<i>Dysoxylum spectabile</i>	(Kohekohe)
<i>Elaeocarpus dentatus</i>	(Hināu)
<i>Griselinia littoralis</i>	(Broadleaf)
<i>G. lucida</i>	(Akupuka)
<i>Heimerliodendron brunnionianum</i>	(Parapara)
<i>Knightsia excelsa</i>	(Rewarewa)
<i>Laurelia novae-zelandiae</i>	(Pukatea)
<i>Leptospermum ericoides</i>	(Kanuka)
<i>L. scoparium</i>	(Manuka)
<i>Melicope ternata</i>	(Wharangi)
<i>Meliclytus ramiflorus</i>	(Maheo)
<i>Meryta sinclairi</i>	(Puka)
<i>Metrosideros excelsa</i>	(Pohutukawa)
<i>Myoporum laetum</i>	(Ngaio)
<i>Phyllocladus trichomanoides</i>	(Tanekaha)
<i>Pittosporum crassifolium</i>	(Karo)
<i>P. eugenioides</i>	(Tarata)
<i>P. tenuifolium</i>	(Kohuhu)
<i>Podocarpus dactyloides</i>	(Kahikatea)
<i>P. ferrugineus</i>	(Miro)
<i>P. spicatus</i>	(Matai)
<i>P. totara</i>	(Totara)
<i>Pseudopanax arboreus</i>	(Five finger)
<i>Pseudopanax lessonii</i>	(houpara)
<i>P. crassifolium</i>	(Lancewood)
<i>Sophora</i> spp.	(Kowhai)
<i>Vitex lucens</i>	(Puriri)

Exotic Trees

<i>Acacia melanoxylon</i>	(Wattle)
<i>Albizia julibrissin</i>	(Silk Tree)
<i>Alnus glutinosa</i>	(Alder)
<i>Araucaria heterophylla</i>	(Norfolk Island Pine)
<i>Arbutus unedo</i>	(Irish Strawberry Tree)
<i>Cornus capitata</i>	(Dogwood)
<i>Eriobotrya japonica</i>	(Loquat)
<i>Erythrina crista-galli</i>	(Coral Tree)
<i>Eucalyptus</i> spp.	(Gum)
<i>Eugenia myrtifolia</i>	(Acmena)
<i>Ficus macrophylla</i>	(Moreton Bay Fig)
<i>Ginkgo biloba</i>	(Maidenhair Tree)
<i>Gleditsia triacanthos</i>	(Honey Locust)
<i>Jacaranda mimosaeifolia</i>	(Jacaranda)
<i>Lagunaria pattersonii</i>	(Norfolk Island Hibiscus)
<i>Magnolia grandiflora</i>	(Magnolia)
<i>O. africana</i>	(False Olive)
<i>Olea europea</i>	(Olive)
<i>Paulownia tomentosa</i>	(Paulownia)
<i>Phoenix canariensis</i>	(Phoenix Palm)
<i>Platanus acerifolia</i>	(Plane Tree)
<i>Quercus</i> spp.	(Oak)
<i>Robinia psuedoacacia</i>	(Robinia)
<i>Salix vitellina</i>	(Weeping Willow)
<i>Schinus molle</i>	(Pepper Tree)
<i>Sterculia acerifolia</i>	(Flame Tree)

Native Shrubs

<i>Asplenium bulbiferum</i>	(Hen and Chicken Fern)
<i>Astelia banksii</i>	
<i>Brachyglottis rangiora</i>	(Rangiora)
<i>B. repanda</i>	(Rangiora)
<i>Clianthus puriceus</i>	(Kaka beak)
<i>Coprosma repens</i>	(Taupata)
<i>C. robusta</i>	
<i>Corokia</i> spp.	
<i>Cortaderia toitoi</i>	(Toitoi)
<i>Cyathea dealbata</i>	(Silver Tree Fern)
<i>C. medullaris</i>	(Black Punga)
<i>Dicksonia fibrosa</i>	(Tree Fern)
<i>Dodonaea viscosa</i>	(Akeake)
<i>Hebe</i> spp.	(Hebes)
<i>Macropiper excelsum</i>	(Kawakawa)
<i>Melicytus ramiflorus</i>	(Mahoe or Whitey Wood)
<i>Myrsine australis</i>	(Mapou)
<i>Olearia</i> spp.	
<i>Phormium</i> spp.	(Flax)
<i>Pomaderris kumeraho</i>	(Kumeraho)
<i>Pseudopanax</i> spp.	
<i>Senecio</i> spp.	

Exotic Shrubs

<i>Acacia</i> spp.	
<i>Bambusa</i> spp.	(Bamboo)
<i>Buddleia</i> spp.	(Butterfly Bush)
<i>Camelia</i> spp.	(Camelia)
<i>Ceanothus</i> spp.	(Californian Lilac)
<i>Choisya ternata</i>	(Mexican Orange Blossom)
<i>Cotoneaster</i> spp.	(Rockspray)
<i>Grevillia</i> spp.	(Spiderflower)
<i>Hydrangea</i> spp.	(Hydrangea)
<i>Impatiens</i> spp.	(Impatiens)
<i>Leucospermum</i> spp.	
<i>Luculia</i> spp.	
<i>Melaleuca lateritia</i>	(Honey Myrtle)
<i>Protea</i> spp.	
<i>Raphiolepis</i> spp.	(India Hawthorn)
<i>Rhododendron</i> spp.	(Rhododendron)
<i>Syringa</i> spp.	(Lilac)
<i>Tamarix</i> spp.	(Flowering Cypress)

Native Hedges

<i>Coprosma repens</i>	(Taupata)
<i>Corokia</i> spp.	
<i>Corynocarpus laevigatus</i>	(Karaka)
<i>Dodonaea viscosa</i>	(Akeake)
<i>Griselinia littoralis</i>	(Broadleaf)
<i>Hoheria populnea</i>	(Hoheria)
<i>Olearia</i> spp.	
<i>Pittosporum</i> spp.	

Exotic Hedges

<i>Abelia</i> spp.	
<i>Bambusa</i> spp.	(Bamboo non-suckering varieties)
<i>Buddleia</i> spp.	(Butterfly Bush)
<i>Campsis</i> spp.	
<i>Escallonia ingrami</i>	
<i>Eugenia</i> spp.	(Acmena)
<i>Feijoa</i>	
<i>Laurus</i> spp.	(Laurel)
<i>Ligustrum</i> spp.	(Privet)
<i>Lonicera nitida</i>	(Honeysuckle)
<i>Pheballium</i> spp.	(Satin wood)
<i>Tecoma</i> spp.	(Tecoma)

Native Ground Covers

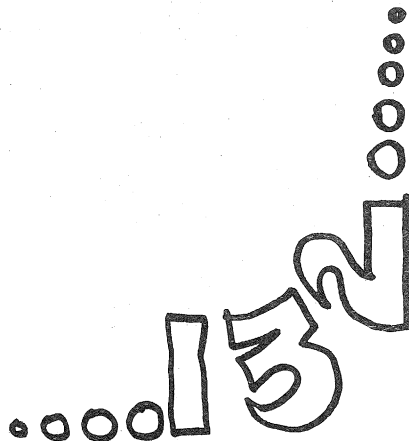
<i>Coprosma kirkii</i>	
<i>C. prostrata</i>	
<i>Cortaderia pumilia</i>	(Small Toitoi)
<i>Dianella intermedia</i>	(Toruta)
<i>Hebe</i> spp.	
<i>Leptospermum</i> spp.	
<i>Olearia Chathamica</i>	
<i>O. semidentata</i>	
<i>Pratia angulata</i>	

Exotic Ground Covers

<i>Agapanthus orientalis</i>	(Agapanthus)
<i>Arctotis hybrida</i>	
<i>Convolvulus</i> spp.	
<i>Cotoneaster</i> spp.	(Rockspray)
<i>Euonymus fortunei</i>	
<i>Grevillia</i> spp.	
<i>Hedera</i> spp.	(Ivy)
<i>Jasminum polyanthum</i>	(Chinese jasmine)
<i>Lantana</i> spp.	
<i>Lavandula</i> spp.	(Lavender)
<i>Polygonum</i> spp.	
<i>Potentilla</i> spp.	(Cinquefoil)
<i>Rosmarinum lavandulaceus</i>	(Rosemary)
<i>Thymus serpyllum</i>	(Thyme)

Climbers

<i>Actinidia chinensis</i>	(Kiwifruit)
<i>Aristolochia</i> spp.	(Calico flower)
<i>Bougainvillea</i> spp.	
<i>Clematis</i> spp.	(Virgin's bower)
<i>Convolvulus mauritanicus</i>	(Good morning glory)
<i>Ficus pumilia</i>	(Fig)
<i>Hedera helix</i>	(Ivy)
<i>Jasminum</i> spp.	(Jasmine)
<i>Ipomoea palmata</i>	(Powhiwhi)
<i>Lonicera</i> spp.	(Honeysuckle)
<i>Metrosideros carminea</i>	(Akakura)
<i>Pandorea</i> spp.	(Bower vine)
<i>Parthenocissis quinquefolia</i>	(Virginia creeper)
<i>Passiflora</i> spp.	(Passionflower)
<i>Tecomanthe speciosa</i>	
<i>Thunbergia</i> spp.	(Scarlet Clock wive)
<i>Trachelospermum jasminoides</i>	(Star jasmine)
<i>Wistaria</i> spp.	(Wisteria)



APPENDIX 6

GLOSSARY OF TERMS

- **mass** — a three dimensional body
- **form** — the figural character of mass
- **space** — volume defined by the bounding surfaces of the surrounding masses.
- **proportion** — the inter-relations of physical dimensions, ratio, due relation of one thing to another.
- **scale** — designates the 'real' size which has to be measured relative to a dimension of comparison such as the metre or the human figure.
- **style** — used to designate a characteristic formal organisation, formal properties common to a collection of works. It is more convenient to let the concept 'style' cover all the elements, relations and structures which form a meaningful system. Thus the terms 'style' and 'formal language' are synonymous. The formation of 'types' is closely connected with the more probable aspects of the style. 'Devaluation' imports that a form is used without adequate correspondence to the building task, an important qualification and check on the use of 'style'.
- **architectural style** — general term, collective architectural characteristics,
- **character** — distinctive mark, collective peculiarities, style, characteristic, typical, distinctive (trait, mark, quality)
- **historical character (style)** — comprising the collective and typical characteristics of the pre-1900 buildings of Russell evident in the general descriptions: mass, form, scale, proportion, colour, decoration evident in detail, and proximity of buildings and their landscape setting.
- **important visual feature** — landmark, place or building of historic quality, important architectural element, important landscape element.
- **continuity** — continuance of edge or surface, as in street, coastline, edge of bush. Nearness of parts, as a cluster of buildings. Repetition of rhythmic interval.

It is acknowledged that this Handbook has made liberal use of material published earlier in the following documents:

- The Landscape Elements of the Township of Russell
- The Architectural Elements of the Township of Russell
- A Plan for Russell. Sept. 1977.

This handbook has been put together by the Environmental Design Section, Ministry of Works and Development. Auckland.

If you wish to discuss anything in this handbook with us, leave a message at the Advisory Centre.

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