

Wellington City Proposed District Plan

REPORT 2A

APPENDIX 3.4

RESIDENTIAL DESIGN GUIDE

Recommended Responses to Submissions and Further Submissions

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Nick Ruane	61.6	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Opposes G37 of the Residential Design Guide in its current form and seeks amendment.	Agree in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.186	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.186	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Reject.	No.
Nick Ruane	61.7	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that G37 of the Residential Design Guide is amended to: "Entrances should must be of adequate dimensions to provide universal access for all and allow for movement from a wide range of users, including moving furniture and wheelchairs."	Reject. G37 replaced with new Guideline.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.187	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.187	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Accept.	No.
Nick Ruane	61.8	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Opposes G39 of the Residential Design Guide in its current form and seeks amendment.	Accept in part.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.188	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.188	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Reject.	No.
Nick Ruane	61.9	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that G39 of the Residential Design Guide is amended to: "Dwellings on the ground floor should must have a step-free entry"	Reject. G39 is being deleted as it is addressed elsewhere in the design guide.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.189	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.189	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Accept.	No.
Nick Ruane	61.10	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Opposes G116 of the Residential Design Guide in its current form and seeks amendment.	Accept in part.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.190	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.190	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Reject.	No.
Nick Ruane	61.11	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that G116 of the Residential Design Guide is amended to: "Where possible, ensure ground level dwellings and all habitable rooms are designed for accessible and practical use. - Consider having the kitchen, a bathroom and a bedroom on the ground level. - Consider transition between rooms, and the ability to turn and manoeuvre mobility devices."	Reject. G116 is recommended to be deleted as it is addressed elsewhere in the design guides.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.191	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	Disallow	Accept.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Ryman Healthcare Limited	FS128.191	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Accept.	No.
Nick Ruane	61.12	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Opposes G117 of the Residential Design Guide with decision requested not stated.	Accept in part. G117 is recommended to be deleted.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.192	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.192	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Reject.	No.
Nick Ruane	61.13	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Opposes G132 of the Residential Design Guide with decision requested not stated.	Accept in part. G132 is recommended to be replaced with a new guideline.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.193	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.193	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Reject.	No.
Nick Ruane	61.14	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Opposes G133 of the Residential Design Guide in its current form and seeks amendment.	Reject. G133 is recommended to be deleted.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.194	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.194	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Reject.	No.
Nick Ruane	61.15	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that G133 is amended to: Provide ground-level access that is accessible by people using wheelchairs, and design units with reference to which is compliant with NZ standards for access and mobility"	Reject. G133 is recommended to be deleted.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.195	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	/	Accept.	No.
Ryman Healthcare Limited	FS128.195	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Accept.	No.
Nick Ruane	61.16	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Opposes G53 of the Residential Design Guide in its current form and seeks amendment.	Accept in part. G53 is recommended to be deleted due to overlap with the building code.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.196	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.196	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Reject.	No.
Nick Ruane	61.17	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that G53 is amended to: Developments designed for limited mobility users should must provide an accessible link between parking spaces and their associated unit.	Reject. G53 is recommended to be deleted due to overlap with the building code.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.197	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as The RVA is best placed to understand residents' needs.	Disallow	Accept.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Ryman Healthcare Limited	FS128.197	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission to expressly exclude retirement villages from applying the Design Guides. To the extent these matters are relevant to retirement villages, they do not require council oversight as Ryman is best placed to understand residents' needs.	Disallow	Accept.	No
Brett McKay	69.3	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Opposes the Residential Design Guide relating to residential development within the inner residential suburbs of the city are opposed.	Seeks that the Medium Density Residential Zone provisions are recrafted to achieve reasonable intensification whilst maintaining and enhancing the existing valued housing stock.	Reject.	No.
Richard Murcott	FS71.4	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Support	Reasonable, well-regulated intensification in MDRZ's is OK. Unreasonable intensification is not OK. Intensification that jeopardises things that are valued by communities (liveability), and risk things that are valuable for the city's reputation overall (its character and heritage), may be considered imprudent or irresponsible. The city doesn't need to rush into this. This increases the risks. The stakes are high; one mistake at this point could jeopardise a lot over the next 10-30yrs.	Allow	Reject.	No.
Dennis Michael Hunt	119.3	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that refined design is key to the future of the area. The current design guidelines do not exhibit refinement and are based on box like structures and words which read well but do not contemplate how the written features would be practically incorporated. Sun and park-like areas should be prioritised and that exposed decks at higher levels in apartment buildings are not often used primarily due to wind. The steep terrain is advantageous for the creation of sheltered, sunny outdoor areas but would still require at least 30 metres between six-storey apartment blocks on the north east facing slope.	Seeks that more refined design concepts are established for the HRZ (High Density Residential Zone) block of properties between Aurora Terrace, Bolton Street, the Urban Motorway, and Wesley Road.	Reject.	No.
McIndoe Urban Limited	135.64	Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	Considers that the City Outcomes Contribution (G137) is an interesting methodology, but there are many issues to be addressed for this to be effective and/or suitably responsive to context and the effects that may arise with 'over height' buildings. [Refer to original submission for full reasons]	Seeks that G137 (City Outcomes Contribution) is removed from the Residential Design Guide.	Accept. G137 is recommended to be removed.	Yes.
Johnsonville Community Association Inc	FS114.49	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Support	Considers that while large scale residential developments "will positively contribute to addressing future challenges confronting the city", such developments will also likely have a severe adverse impact on the neighbouring properties. Having a 6 storey development under NDRZ zone rules occur next door will have a major impact on neighbouring home owners and having a 7, 8 or higher development under City Outcome Rules will only have a greater adverse local impact. It is particularly objectionable that a development can increase its height by simply "satisfying the relevant design guide". It is unclear what would enable a development to meet this criteria but the design guide does not include any significantly onerous requirements ... in fact "The guidance that follows here is ... to ensure best practice design approaches and encourage built outcomes." This one provision essentially increases the maximum height in these zones by 1 storey to 7 storeys for MDRZ and 2 storeys to 10 storeys in the Metropolitan. The JCA supports the encouragement of significant residential developments but it is unfair to support this by rewarding such developments with height increases beyond PDP maximums. This permits developments that can be out of scale to the area in which it is built with major local adverse impacts on amenity and property values.	Allow / Seeks to delete the City Outcomes Contribution provisions from Centres and Mixed Use Design Guide in its entirety.	Accept in part.	No.
McIndoe Urban Limited	135.65	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the City Outcomes Contribution (G137) is an interesting methodology, but there are many issues to be addressed for this to be effective and/or suitably responsive to context and the effects that may arise with 'over height' buildings. [Refer to original submission for full reasons]	Seeks that the extent of scope to increase height and public/ neighbour involvement in that, and remove possibility for height to extend above the permitted envelope to be delivered using the City Outcomes Contribution mechanism in the residential zones is reconsidered.	Reject.	No.
McIndoe Urban Limited	135.66	Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	Considers that the City Outcomes Contribution (G137) is an interesting methodology, but there are many issues to be addressed for this to be effective and/or suitably responsive to context and the effects that may arise with 'over height' buildings. [Refer to original submission for full reasons]	Seeks that the workability and effectiveness of the City Outcomes Contribution methodology is tested.	Reject.	No.
McIndoe Urban Limited	135.67	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the City Outcomes Contribution (G137) is an interesting methodology, but there are many issues to be addressed for this to be effective and/or suitably responsive to context and the effects that may arise with 'over height' buildings. [Refer to original submission for full reasons]	Seeks that the content of the G137 (City Outcomes Contribution) is refined with consideration of the matters identified.	Reject. G137 is recommended to be deleted.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
McIndoe Urban Limited	135.69	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the title 'Responding to whakapapa of place' under the broad title of 'Responding to the natural environment' would be better as 'Responding to context' as many of the matters addressed are responses to the cultural and built environment.	Amend heading 'Responding to whakapapa of place' as follows: 'Responding to context'	Accept.	Yes.
McIndoe Urban Limited	135.70	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G1 has two lists and multiple overlapping layers, and that a single much tighter list should be used. Considers that the level of detail required in this guideline will be too much for some projects. Considers that context analysis should be framed around the scope of the project. Considers that there is a focus on existing context but no recognition of planned urban context and character. Considers that when there is no specific requirement to respond to matters such as materials, finishes and textures, this is unnecessary detail.	Amend G1 (Responding to whakapapa of place) of the Residential Design Guide as follows: ... "...should include, where relevant, the following:"	Accept in part. G1 is recommended to be deleted and replaced with an overarching method of how to consider design guides in an application.	Yes.
McIndoe Urban Limited	135.71	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G2 repeats G1 and these two guidelines should be integrated.	Seeks that G1 (Responding to whakapapa of place) and G2 (Responding to whakapapa of place) of the Residential Design Guide are integrated.	Accept in part. G2 is recommended to be deleted and replaced with a new guidance point, outcome and relocating the new guidance point.	Yes.
McIndoe Urban Limited	135.72	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the content under the subheadings 'Vegetation and Planting', 'Urban Ecology' and 'Carbon reduction - natural environment' (G3 to G10) should be rationalised as trees and landscaping are covered under all three headings.	Seeks that the content of G3 to G6 (Vegetation and Planting), G7 (Urban Ecology) and G8 to G10 (Carbon reduction - natural environment) of the Residential Design Guide is rationalised.	Accept in part. Each guidance point mentioned is either amended to deleted because it has been integrated into another guidance point.	Yes.
McIndoe Urban Limited	135.73	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G12 is better located in the stormwater section.	Seeks that G12 (Designing with topography) of the Residential Design Guide is moved to sit under the heading 'Stormwater'.	Reject. G12 is recommended to be deleted because it is addressed in Earthworks chapter.	No.
McIndoe Urban Limited	135.74	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G16 should be edited - recommends either listing the intended methods in full, or listing best practice water sensitive design, but not both as this is repetitive.	Seeks that G16 (Stormwater) of the Residential Design Guide is edited to avoid repetition.	Reject. G16 is recommended to be deleted because it is addressed by THW-R4 and THW-R6.	No.
McIndoe Urban Limited	135.75	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers the validity of the uses of greywater should be verified. No mention is made of toilet flushing or irrigation, which are common uses for grey water.	Seeks that G18 (Water conservation) of the Residential Design Guide is amended.	Accept. G18 is recommended to be deleted as it is addressed elsewhere in the design guide.	Yes.
McIndoe Urban Limited	135.76	Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	Considers that G25 is very broad, is undefined and its actual meaning is uncertain.	Seeks that G25 (Ground floor interface and frontage) of the Residential Design Guide is edited or deleted.	Accept. G25 is recommended to be deleted.	Yes.
McIndoe Urban Limited	135.77	Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	Considers that G27 may be relevant for ground floor non-residential activity in centres, but does not fit well with private dining rooms in houses or apartments.	Not specified.	Accept in part. G27 recommended to be deleted due to irrelevance to HRZ and MRZ.	Yes.
McIndoe Urban Limited	135.78	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that G31 covers matters that must be addressed by the Heritage Design Guide so should be deleted	Seeks that G31 (Ground floor interface and frontage) of the Residential Design Guide is deleted.	Reject. G31 is replaced with a new guidance point.	No.
McIndoe Urban Limited	135.79	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that G33 is a construction management issue not an issue for the proposed building design.	Seeks that G33 (Ground floor interface and frontage) of the Residential Design Guide is deleted.	Accept. G33 is recommended to be deleted due to it being irrelevant to permanent urban design outcomes.	Yes.
McIndoe Urban Limited	135.80	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G37 and G39 cover the same matter and should be combined.	Seeks that G37 and G39 (Entrances) of the Residential Design Guide are combined.	Accept. It is recommended that G39 is deleted as it is addressed elsewhere in the design guide.	Yes.
McIndoe Urban Limited	135.81	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that G40, relating to canopies and verandas over building entrances, does not apply to residential development, and if the development is in a Centres it is covered by the Centres and Mixed Use Design Guide. G38 relates to cover at entries.	Seeks that G40 (Entrances) of the Residential Design Guide is deleted.	Accepted in part. G40 is recommended to be deleted as it is addressed elsewhere in the design guide.	Yes.
McIndoe Urban Limited	135.82	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G44 should allow a portion of the front fence to be high - e.g. not more than 50%, to allow privacy to front yards where these are the dwelling's only sunny area.	Seeks that G44 (Fencing) of the Residential Design Guide is amended to allow for a portion of a front fence to be high.	Reject in part. G44 is recommended to be deleted as fences are addressed through separate district plan rules.	Yes.
McIndoe Urban Limited	135.83	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that 'low' in G44 should be clarified.	Clarify the use of the word 'low' in G44 (Fencing) of the Residential Design Guide.	Reject. G44 is recommended to be deleted as fences are addressed through separate district plan rules.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
McIndoe Urban Limited	135.84	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that while G49 will be appropriate in some circumstances, it wont in others.	Seeks that G49 (Connections for people) of the Residential Design Guide is amended to acknowledge the subtleties of width being suitable for location and function.	Reject. G49 is recommended to be deleted as it is addressed by TR-S4.	Yes.
McIndoe Urban Limited	135.85	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G50 conflates street with external accessways, and does not apply to streets. This should be added.	Seeks that G50 (Garages, carports and car pads) of the Residential Design Guide is amended to state that this guideline does not apply to external streets.	Accept in part. G50 is recommended to be deleted and replaced with a new guideline.	Yes.
McIndoe Urban Limited	135.86	Design Guides Subpart / Design Guides / Residential Design Guide	Support in part	Considers that G54 is sound in principle but undefined, leading to uncertainty.	Clarify G54 (Vehicle crossings and basement entries) of the Residential Design Guide.	Accept in part. G54 is recommended to be replaced with a new guidance point.	Yes.
McIndoe Urban Limited	135.87	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G55 is unnecessary in some instances, where a shared surface approach may be both suitably safe and the optimal solution.	Seeks that G55 (Grouped parking and shared access at grade) of the Residential Design Guide is amended to allow for a shared surface approach in some circumstances. [Inferred decision requested]	Accept in part. G55 is recommended to be replaced with a new guidance point.	Yes.
McIndoe Urban Limited	135.88	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	The italicised text under G55 does not relate to the subject of the guideline.	Remove the italicised text under G55 (Grouped parking and shared access at grade) of the Residential Design Guide as follows: Planting is also important in ensuring visual amenity, stormwater treatment, shade and screening of grouped carpark spaces.	Accept. The italicised text is removed in the new iteration of the guideline.	Yes.
McIndoe Urban Limited	135.89	Design Guides Subpart / Design Guides / Residential Design Guide	Support in part	Considers that while G58 is sound in principle, there may be instances where it is acceptable to have a car-park, subject to appropriate facade design located at upper levels extending to the street edge and this should be acknowledged - but the guideline and associated illustration preclude this.	Amend G58 (Grouped parking and shared access at grade) of the Residential Design Guide to allow for parking in some instances.	Reject. G58 is recommended to be deleted.	No.
McIndoe Urban Limited	135.90	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G59 addresses the same matter as G55 and the two guidelines should be combined, with the qualifying matter to G55 that a shared surface approach may be suitably safe and the optimal solution in some circumstances.	Seeks that G55 and G59 (Grouped parking and shared access at grade) of the Residential Design Guide are combined, with amendment to allow for a shared surface approach in some circumstances .	Accept in part. G59 is recommended to be deleted as the matter is addressed elsewhere in the design guide.	Yes.
McIndoe Urban Limited	135.91	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that G60 is both unspecific and broad, could mean many things.	Seeks that G60 (Grouped parking and shared access at grade) of the Residential Design Guide is edited or deleted.	Accept. G60 is recommended to be deleted as it is addressed elsewhere in the design guide.	Yes.
McIndoe Urban Limited	135.92	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that G60 conflicts with G58.	Seeks that G60 (Grouped parking and shared access at grade) of the Residential Design Guide is edited or deleted.	Accept. G60 is recommended to be deleted as is addressed elsewhere in the design guide.	Yes.
McIndoe Urban Limited	135.93	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that the italicised statement above G62 relates to neighbourhood design yet the guideline relates to design within the site.	Seeks that the italicised statement above G62 (Legibility) of the Residential Design Guide is deleted as follows: Safety, accessibility and legibility contribute to vibrant connected neighbourhoods.	Accept in part. G62 is recommended to be replaced and relocated, and the italicised text is recommended to be deleted.	Yes.
McIndoe Urban Limited	135.94	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G62 should be integrated into 'Connections for People'.	Seeks that G62 (Legibility) of the Residential Design Guide is relocated to the section titled 'Connections for People'.	Accept. G62 is recommended to be deleted.	Yes.
McIndoe Urban Limited	135.95	Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	Submission point re G63 to G72 (Lighting). Considers that lighting is a matter of detail that is generally covered later and can be referred to in conditions on a resource consent.	Not specified.	Reject. G63 - G72 is being amended to either delete due to irrelevance or overlap with G63.	No.
McIndoe Urban Limited	135.96	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Submission point re G75 to G79 (Communal open space). Considers that these five guidelines could be compressed into one.	Seeks that G75 to G79 (Communal open space) of the Residential Design Guide are combined into one guideline.	Accept in part. G75 - G79 are recommended to be condensed into two guidance points.	Yes.
McIndoe Urban Limited	135.97	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Submission point re G75 to G79 (Communal open space). Considers that the more guidance is required on what an appropriate level and extent of sun should be for shared spaces.	Clarify the use of 'sunlight access' within G75 to G79 (Communal open space) of the Residential Design Guide.	Accept. The recommended guidelines from G75 - G79 addresses this clarification.	Yes.
McIndoe Urban Limited	135.98	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G84 should include some provision for private occupation of parts of the frontage, with low fencing along the balance.	Seeks that G84 (Private open space) of the Residential Design Guide is amended to include some provision for private occupation of parts of the frontage, with low fencing along the balance.	Accept in part. G84 is recommended to be replaced with a new guidance point.	Yes.
McIndoe Urban Limited	135.99	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the more guidance is required on what an appropriate level and extent of sun should be for private open spaces.	Clarify the use of 'sunlight access' within G84 (Private open space) of the Residential Design Guide.	Accept in part. The two new guidance points consolidated from G75 - G79 address the clarification of sunlight access.	Yes.
McIndoe Urban Limited	135.100	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G89 should refer to 'occupiable space', as clothes lines are a legitimate use that is required by the RDG.	Seeks that G89 (Balconies and sunrooms) of the Residential Design Guide is amended to refer to 'occupiable space'.	Accept in part. G89 is recommended to be deleted and replaced with a new guideline.	Yes.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
McIndoe Urban Limited	135.101	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that there is much overlap and scope for considerable compression of G90-G92 (Waste collection) and G93 -G94 (Waste storage). Notes that these guidelines refer to the Council's Waste Collection Bylaw 2020 which might supersede much of this content.	Seeks that G90-G92 (Waste collection) and G93 -G94 (Waste storage) of the Residential Design Guide are compressed into less guidelines.	Accept in part. G90 - G94 have been compressed from 5 guidance points into 2.	Yes.
McIndoe Urban Limited	135.102	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	No specific reason provided.	Seeks that G99, G101, G102 and G103 (External storage) of the Residential Design Guide are combined into a single guideline,	Reject. G99 - G103 are all recommended to be deleted as they are addressed by the District Plan.	No.
McIndoe Urban Limited	135.103	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	No specific reason provided.	Seeks that G104 and G105 (External storage) of the Residential Design Guide are combined into a single guideline,	Reject in part. G104 and G105 are recommended to be deleted.	Yes.
McIndoe Urban Limited	135.104	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that guidance should be provided to address uncertainty created by G100.	Clarify G100 (External storage) of the Residential Design Guide.	Reject in part. G100 is recommended to be deleted due to lack of clarity.	Yes.
McIndoe Urban Limited	135.105	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G105 may be challenging to achieve when storage and service areas are within basements and some service areas are on rooftops, and the text should be edited for more precision.	Seeks that the text of G105 (External storage) of the Residential Design Guide is edited for more precision.	Reject. G105 is recommended to be deleted.	Yes.
McIndoe Urban Limited	135.106	Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	Considers that light (and heat) absorbent risk contributing to the urban heat island effect. Questions priorities - whether visibility of a building in an urban area is more important than minimising contribution to atmospheric heat gain. If the latter, the second bullet point of G107 should be removed.	Seeks that the second bullet point of G107 (Architectural context) of the Residential Design Guide is removed, depending on priorities. Use roof materials and colours that are dark and absorb rather than reflect light.	Accept. G107 is recommended to be deleted due to overlap with PDP chapters.	Yes.
McIndoe Urban Limited	135.107	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the wording of G110 should be turned around to provide for reasonable internal privacy.	Seeks that the wording of G110 (Visual privacy) of the Residential Design Guide is amended to provide for reasonable internal privacy.	Accept. G110 is recommended to be replaced with a new guidance point that addresses reasonable internal privacy.	Yes.
McIndoe Urban Limited	135.108	Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	Considers that while G115 provides one way of dealing with noise, it is not strictly necessary and it would be preferable to identify that this might also be addressed by construction.	Amend G115 (Internal living spaces) of the Residential Design Guide.	Reject in part. G115 is recommended to be deleted because it overlaps with Building Code requirements.	Yes.
McIndoe Urban Limited	135.109	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G117 combines too many, not convincingly grouped matters. The guideline mixes room space standard with circulation layout and capacity, and room size is already covered by G114. And, for example, wayfinding does not apply to kitchens and bathrooms.	Amend G117 (Circulation) of the Residential Design Guide.	Reject in part. G117 is recommended to be deleted as the district plan already regulates minimum size of residential units within multi-unit housing.	Yes.
McIndoe Urban Limited	135.110	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the title of G118 should be 'Sun Exposure' as the three guidelines refer to sun, and natural light is covered by G121 and G122 below this.	Amend title preceding G118-G120 (Light and sun) of the Residential Design Guide as follows: Light and Sun Sun Exposure	Reject. The heading is recommended to be retained as notified.	No.
McIndoe Urban Limited	135.111	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the use of 'direct natural lighting' needs to be defined or clarified. If this means exposure to the sky, this should be stated.	Clarify term 'direct natural lighting' at G118 (Light and Sun) of the Residential Design Guide.	Accept. G118 is recommended to be replaced with a new guidance point that provides more clarity on the direct natural light point.	Yes.
McIndoe Urban Limited	135.112	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G118 sits better under the 'Natural Lighting' heading.	Seeks that G118 (Light and Sun) of the Residential Design Guide is relocated under the heading 'Natural Light' below.	Reject.	No.
McIndoe Urban Limited	135.113	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the use of the words 'maximum possible' at G119 leads to uncertainty and ambiguity, and that the minimum amount of sun that should be provided should be defined, allowing for some flexibility.	Amend G119 (Light and sun) of the Residential Design Guide to remove uncertainty.	Accept in part. G119 is recommended to be deleted.	Yes.
McIndoe Urban Limited	135.114	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that if there is no clear and unequivocal empirical link between borrowed light and mental wellbeing, then that part of the text should be removed.	Seeks that, if no link between borrowed light and mental wellbeing is shown, G122 (Natural light) of the Residential Design Guide is amended.	Accept in part. G122 is recommended to be deleted due to overlap with Building Code requirements.	Yes.
McIndoe Urban Limited	135.115	Design Guides Subpart / Design Guides / Residential Design Guide	Support in part	Considers that while G123 is sound in principle, this guideline which 'must be applied' may be problematic for apartments in noisy entertainment districts, and this situation must be recognised.	Amend G123 (Natural ventilation) of the Residential Design Guide.	Reject. G123 is recommended to be deleted due to overlap with the building code.	No.
McIndoe Urban Limited	135.116	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	There needs to be guidance about what is meant by 'large' at G126. This mandatory requirement might be relevant to a large apartment development, but might be irrelevant to a large terraced housing development.	Clarify the use of the word 'large' at G126 (Community internal amenity) of the Residential Design Guide.	Accept in part. G126 is recommended to be replaced with a new guideline that provides more clarity on the scale of multi-unit developments.	Yes.
McIndoe Urban Limited	135.117	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	There needs to be guidance about what is meant by 'are inclusive of' at G132 as this is a 'must be applied' guideline.	Clarify the use of 'are inclusive of' at G132 (Accessibility) of the Residential Design Guide.	Accept in part. G132 is recommended to be replaced with a new guideline that avoids the "is inclusive of" language.	Yes.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
McIndoe Urban Limited	135.118	Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	Considers that G133 might be an important aspect of achieving G132, but is given little weight (one dot).	Not specified.	Accept in part. This guidance point is recommended to be deleted.	Yes.
McIndoe Urban Limited	135.119	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that G137 relating to City Outcomes Contributions should be deleted.	Seeks that G137 (City Outcomes Contribution) of the Residential Design Guide is deleted.	Accept. G137 is recommended to be removed and addressed through City Outcomes Contribution.	Yes.
Jill Ford	163.16	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Supports the Residential Design Guide G99 as notified.	Retain G99 (For large developments, provide a secure weatherproof storage area external to the unit large enough to store a bicycle) in the Residential Design Guide as notified.	Reject. G99 is recommended to be deleted.	No.
Jill Ford	163.17	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Supports the Residential Design Guide G100 as notified.	Retain G100 (External storage areas must be of an appropriate size and volume in relation to the occupancy of the allocated unit.) in the Residential Design Guide as notified.	Reject. G100 is recommended to be deleted.	No.
Jill Ford	163.18	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Supports the Residential Design Guide G101 as notified.	Retain G101 (Where possible locate bicycle storage near to primary entrances for convenient access and to encourage usage) in the Residential Design Guide as notified.	Reject. G101 is recommended to be deleted.	No.
Jill Ford	163.19	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Supports the Residential Design Guide G102 as notified.	Retain G102 (Bicycle storage should accommodate electric bicycles (wallmounted racks are inappropriate for electric bicycles). Bicycle storage should also consider including spaces for larger bicycles and adaptable bicycles) in the Residential Design Guide as notified.	Reject. G102 is recommended to be deleted.	No.
Patrick Wilkes	173.24	Design Guides Subpart / Design Guides / Residential Design Guide	Support in part	[No specific reason given beyond decision requested - refer to original submission].	Retain Residential Design Guide guidance GG 99-102 (external bike storage) with amendment to include in objectives policies and rules.	Reject. G99 through G102 are all recommended to be deleted.	No.
Jaqui Tutt	209.1	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers the importance of sunlight in Aro Valley. Considers the role of Aro Valley residents in writing appropriate sunlight rules. Supports the definition of sunlight as amenity attribute by Boffa Miskell and wider recommendations from Boffa Miskell. Considers that the Councillors recognise the importance of sunlight. Considers that it is unreasonable for Aro Valley Residents to have to leave their houses to access sunlight. Supports an amendment to include sunlight provisions in all residential zoned housing. [Refer to original submission for full reason]	Seeks addition to Residential Design Guide to include the following: "Sun access to outdoor spaces between spring and autumn equinox (4hrs) as well as sun access to internal living spaces in winter (2hrs)".	Accept in part. Guidelines have been recommended to be amended to address sunlight.	Yes.
Stratum Management Limited	249.48	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the guideline (58) presents as a standard.	Seeks that guideline 58 (Grouped car-parking or shared access at grade) of the Residential Design Guide is removed or appropriately qualified.	Accept. G68 is recommended to be deleted.	Yes.
Stratum Management Limited	249.49	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that the guideline (58) presents as a standard.	Seeks that guideline 58 (Grouped car-parking or shared access at grade) of the Residential Design Guide is removed or appropriately qualified.	Accept. G68 is recommended to be deleted/	Yes.
Stratum Management Limited	249.50	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the guideline (73) will be applied as a standard and is concerned with this. Considers that given the guideline applies to residential development, the provision of end of trip facilities would appear to be axiomatic, and the requirement can be deleted.	Seeks that guideline 73 (Carbon reduction - site) of the Residential Design Guide is appropriately qualified, for instance by amending the first sentence to "Encourage the provision of..."	Reject. G73 is recommended to be deleted as the matter is addressed by the Transport Chapter.	Yes.
Stratum Management Limited	249.51	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	The guideline (74) presents as a standard.	Seeks that guideline 74 (Carbon reduction - site) of the Residential Design Guide is appropriately qualified.	Accept in part. G74 is recommended to be replaced with a new guidance point.	Yes.
Stratum Management Limited	249.52	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that this outcome may not always be possible and a qualification along the lines of "wherever possible" should be added. The guideline (82) has the potential to have a significant impact on city centre housing stock particularly.	Seeks that guideline 82 (Private open space) of the Residential Design Guide is appropriately qualified.	Accept in part. G82 is recommended to be replaced with a new guidance point.	Yes.
Stratum Management Limited	249.53	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers the matters listed in G93 present as standards and may be better achieved as a standard.	Seeks that guideline 93 (Waste collection) of the Residential Design Guide is removed.	Reject. G93 is recommended to be replaced with a new guideline.	Yes.
Stratum Management Limited	249.54	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers the matter (94) presents as standards and may be better accommodated as such, if required.	Seeks that guideline 94 (Waste collection) of the Residential Design Guide is removed.	Accept. G94 is recommended to be deleted.	Yes.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Stratum Management Limited	249.55	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that these guidelines (G99-G105) present as standards. As noted above, provision of bicycle storage for each apartment in a building can require significant space which comes at a cost, in turn affecting affordability. Not all users of an apartment building will require such storage. The practicality of G105 needs to be considered, particularly in an apartment context where access is controlled through security systems.	Seeks that guidelines G99-G105 (External storage) of the Residential Design Guide are appropriately qualified to not present as standards and are removed where possible.	Accept. G99 - G105 are largely recommended to be deleted or integrated elsewhere.	Yes.
Stratum Management Limited	249.56	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that these guidelines (G99-G105) present as standards. As noted above, provision of bicycle storage for each apartment in a building can require significant space which comes at a cost, in turn affecting affordability. Not all users of an apartment building will require such storage. The practicality of G105 needs to be considered, particularly in an apartment context where access is controlled through security systems.	Seeks that guidelines G99-G105 (External storage) of the Residential Design Guide are appropriately qualified to not present as standards and are removed where possible.	Accept. G99 - G105 are largely recommended to be deleted or integrated elsewhere.	Yes.
Stratum Management Limited	249.57	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that this guideline (120) presents as a standard in 'avoid' terms and would preclude any south facing apartment units which are often unavoidable in a city centre context.	Seeks to remove guideline 120 (Light and Sun) of the Residential Design Guide or appropriately qualify it, for example with "wherever possible".	Accept in part. G120 is recommended to be replaced with a new guideline.	Yes.
Stratum Management Limited	249.58	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that this guideline (120) presents as a standard in 'avoid' terms and would preclude any south facing apartment units which are often unavoidable in a city centre context.	Seeks to remove guideline 120 (Light and Sun) of the Residential Design Guide or appropriately qualify it, for example with "wherever possible".	Accept in part. G120 is recommended to be replaced with a new guideline.	Yes.
Stratum Management Limited	249.59	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers guideline (122) presents as a standard and requires something over and above building code requirements. This guideline is particularly problematic for city centre apartments.	Seeks to remove guideline 122 (Natural Light) of the Residential Design Guide or appropriately qualify it.	Accept. G122 is recommended to be deleted as it is regulated by the Building Code.	Yes.
Stratum Management Limited	249.60	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers guideline (122) presents as a standard and requires something over and above building code requirements. This guideline is particularly problematic for city centre apartments.	Seeks to remove guideline 122 (Natural Light) of the Residential Design Guide or appropriately qualify it.	Accept. G122 is recommended to be deleted as it is regulated by the Building Code.	Yes.
Stratum Management Limited	249.61	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers guideline (123) presents as a standard and requires something over and above building code requirements. This guideline is particularly problematic for city centre apartments.	Seeks to remove guideline 123 (Natural ventilation) of the Residential Design Guide or appropriately qualify it.	Accept. G123 is recommended to be deleted as it is regulated by the Building Code.	Yes.
Stratum Management Limited	249.62	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers guideline (123) presents as a standard and requires something over and above building code requirements. This guideline is particularly problematic for city centre apartments.	Seeks to remove guideline 123 (Natural ventilation) of the Residential Design Guide or appropriately qualify it.	Accept. G123 is recommended to be deleted as it is regulated by the Building Code.	Yes.
Stratum Management Limited	249.63	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers this (guideline 126) presents as a standard and would impose costs to multi-unit development.	Seeks to remove guideline 126 (Communal internal amenity) of the Residential Design Guide or appropriately qualify it.	Accept in part. G126 is recommended to be replaced with a new guideline.	Yes.
Stratum Management Limited	249.64	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers this (guideline 126) presents as a standard and would impose costs to multi-unit development.	Seeks to remove guideline 126 (Communal internal amenity) of the Residential Design Guide or appropriately qualify it.	Accept in part. G126 is recommended to be replaced with a new guideline.	Yes.
Stratum Management Limited	249.65	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers the guideline (129) presents as a standard and is unclear on whether the requirement is for each and every residential unit.	Remove guideline 129 (Communal internal amenity) of the Residential Design Guide.	Accept in part. G129 is recommended to be deleted.	Yes.
Stratum Management Limited	249.66	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers the guideline (130) presents as a standard and is inherently subjective.	Seeks to remove guideline 130 (Internal Storage) of the Residential Design Guide or greater qualification.	Accept in part. G130 is recommended to be deleted and replaced with a new guideline.	Yes.
Stratum Management Limited	249.67	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers the guideline (130) presents as a standard and is inherently subjective.	Seeks to remove guideline 130 (Internal Storage) of the Residential Design Guide or greater qualification.	Accept in part. G130 is recommended to be deleted and replaced with a new guideline.	Yes.
Stratum Management Limited	249.68	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers the guideline (131) presents as a standard and is inherently subjective.	Seeks to remove guideline 131 (Internal Storage) of the Residential Design Guide or greater qualification.	Accept. G131 is recommended to be deleted.	Yes.
Stratum Management Limited	249.69	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers the guideline (131) presents as a standard and is inherently subjective.	Seeks to remove guideline 131 (Internal Storage) of the Residential Design Guide or greater qualification.	Accept. G131 is recommended to be deleted.	Yes.
McDonald's	274.78	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	McDonald's is opposed to the 'City Outcomes Contributions' provisions and considers that developments that breach height standards should instead be considered on their merits and effects. The merits of a proposal should not be confined to a specified and required list.	Seeks that G137 of the Residential Design Guide (City Outcomes Contributions) is deleted.	Accept. G137 is recommended to be removed.	Yes.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Johnsonville Community Association Inc	FS114.46	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Support	Considers that while large scale residential developments “will positively contribute to addressing future challenges confronting the city”, such developments will also likely have a severe adverse impact on the neighbouring properties. Having a 6 storey development under NDRZ zone rules occur next door will have a major impact on neighbouring home owners and having a 7, 8 or higher development under City Outcome Rules will only have a greater adverse local impact. It is particularly objectionable that a development can increase its height by simply “satisfying the relevant design guide”. It is unclear what would enable a development to meet this criteria but the design guide does not include any significantly onerous requirements ... in fact “The guidance that follows here is ... to ensure best practice design approaches and encourage built outcomes.” This one provision essentially increases the maximum height in these zones by 1 storey to 7 storeys for MDRZ and 2 storeys to 10 storeys in the Metropolitan. The JCA supports the encouragement of significant residential developments but it is unfair to support this by rewarding such developments with height increases beyond PDP maximums. This permits developments that can be out of scale to the area in which it is built with major local adverse impacts on amenity and property values.	Allow / Seeks to delete the City Outcomes Contribution provisions from Centres and Mixed Use Design Guide in its entirety.	Accept.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.183	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Support	The RVA supports part of the relief sought in this submission as it is consistent with The RVA’s primary submission, however, The RVA would seek for the deletion of the Design Guides in full.	Allow	Accept.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.184	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Support	The RVA supports part of the relief sought in this submission as it is consistent with RVA’s primary submission, however, The RVA would seek for the deletion of the Design Guides in full.	Allow	Accept.	Yes.
Ryman Healthcare Limited	FS128.183	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Support	Ryman supports part of the relief sought in this submission as it is consistent with Ryman’s primary submission, however, Ryman would seek for the deletion of the Design Guides in full.	Allow	Accept.	Yes.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.50	Design Guides Subpart / Design Guides / Residential Design Guide	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain the Residential design guide as notified	Reject. The RDG is recommended to be amended.	No.
Phillippa O’Connor	289.39	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that the Design Guides should be removed as part of the statutory framework of the plan in respect of restricted discretionary activities as these are subjective and do not allow the rule framework to set clear parameters.	Seeks that the design guides are not a statutory requirement in respect of restricted discretionary activities. [Inferred decision requested]	Reject. The RDG is recommended to be retained as a statutory document.	No.
Phillippa O’Connor	289.40	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that the Design Guides should be removed as part of the statutory framework of the plan in respect of restricted discretionary activities as these are subjective and do not allow the rule framework to set clear parameters.	Seeks that the guidelines in the design guides are included within the zone-based rules as standards or matters of discretion. [Inferred decision requested]	Reject. The design guides are recommended to be retained in their current format, referenced within provisions.	No.
Tapu-te-Ranga Trust	297.35	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Supports the reference to whakapapa of place, given their land is a site of significance and will support traditional uses.	Retain G2 (Responding to whakapapa of place) of the Residential Design Guide as notified.	Reject. G2 is recommended to be replaced with a new guideline, outcome and the guideline is recommended to be moved.	No.
Wellington Branch NZIA	301.16	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the Residential Design Guides should be split into three parts and be redesigned to adequately reflect that there are now distinctly different zones for Residential within the revised District Plan. These three distinct zones are low-end MDRZ, high-end CCZ and all the other zones clustered in between. [Refer to original submission for full reason]	Seeks that the Residential Design Guide be split into three parts: low-end Medium Density Residential, high-end City Centre Zone and all zones in between.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.228	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA’s primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and The RVA seeks for these to be deleted in full.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.228	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman’s primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and Ryman seeks for these to be deleted in full.	Disallow	Reject.	No.
Wellington Branch NZIA	301.17	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the Residential Design Guide requires clarification. The thorough guidance provided by the now former Multi-Unit Design Guide has now been replaced by vague-sounding statements.	Clarify the Residential Design Guide to be less vague.	Accept in part. Recommended amendments to the RDG are in part intended to add clarification.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.229	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA’s primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and The RVA seeks for these to be deleted in full.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.229	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman’s primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and Ryman seeks for these to be deleted in full.	Disallow	Reject.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Wellington Branch NZIA	301.18	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G109 in the Residential Design Guide has vague statements. [Refer to original submission for full reason]	Clarify G109 in Residential Design Guide to provide more guidance on Medium Density housing and High Density Housing needs.	Accept in part. G109 is recommended to be replaced with a new guideline.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.230	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and The RVA seeks for these to be deleted in full.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.230	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and Ryman seeks for these to be deleted in full.	Disallow	Reject.	No.
Wellington Branch NZIA	301.19	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose in part	Considers that the City Outcomes Contributions will not maintain the concept of High City / Low City form in the Operative District Plan. [Refer to original submission for full reason]	Opposes G137 (City Outcomes Contributions) of the Residential Design Guide.	Accept in part. G137 is recommended to be deleted	Yes.
Wellington Branch NZIA	301.20	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the Facades section of the Residential Design Guide (G41) is too short and inadequate and should be amended to be more thorough. The section should include provisions on proportion, materials, texture and colour.	Amend the G41 (Facades) of the Residential Design Guide to include provisions on proportion, materials, texture and colour.	Reject. G41 is recommended to be deleted because it is addressed elsewhere in the guide.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.231	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and The RVA seeks for these to be deleted in full.	Disallow	Accept	No.
Ryman Healthcare Limited	FS128.231	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and Ryman seeks for these to be deleted in full.	Disallow	Accept	No.
Wellington Branch NZIA	301.21	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the Facades section of the Residential Design Guide (G41) should require multi-storey buildings to be designed by Registered Architects, such as the NZIA.	Amend G41 (Facades) of the Residential Design Guide to require multi-storey buildings to be designed by Registered Architects.	Accept in part. G41 is recommended to be deleted because it is addressed elsewhere in the guide.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.232	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and The RVA seeks for these to be deleted in full.	Disallow	Accept	No.
Ryman Healthcare Limited	FS128.232	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and Ryman seeks for these to be deleted in full.	Disallow	Accept	No.
Wellington Branch NZIA	301.22	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G87 (Balconies and Sunrooms) should mandate the provision of a balcony or deck to every living space in the CCZ, even where something as small as a student housing unit is proposed. The Residential Design Guide states: "Good quality balcony spaces or sunrooms can substantially improve residents' quality of life and increase the value and desirability of apartments to potential buyers". Therefore, these should be mandatory. The events of the last few years with the Covid pandemic showed the world the vital importance of access to external open space. While people in the MDRZ can access a front or rear yard, people living in the CCZ must have access to a balcony space.	Amend G87 (Balconies and sunrooms) of the Residential Design Guide to mandate a balcony or deck to every living space in the City Centre Zones.	Accept in part. G87 is recommended to be replaced with a new guideline.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.233	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and The RVA seeks for these to be deleted in full.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.233	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and Ryman seeks for these to be deleted in full.	Disallow	Reject.	No.
Wellington Branch NZIA	301.23	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the star rating of importance in Private Open Space and Communal Open Space should be amended to give more importance to multi-unit housing rather than single houses. Single houses under Private Open Space G80 to G84 have a three-star rank, implying they are of highest importance than multi-housing under Communal Open Space in G75 to G79.	Seeks that G75 to G79 (Communal Open Space) in the Residential Design Guide be classified as being of three-star importance.	Reject. The star rating system is recommended to be removed.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.234	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and The RVA seeks for these to be deleted in full.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.234	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and Ryman seeks for these to be deleted in full.	Disallow	Accept.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Wellington Branch NZIA	301.24	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that items G63 to G72 under the Light section are only concerned with artificial electric light, and do not refer to natural levels of daylight and sunlight. The Lighting section of the Residential Design Guide should be re-titled as "Artificial Light".	Amend the heading of the 'Lighting' section in the Residential Design Guide to rename it to "Artificial Light".	Reject in part. The Lighting heading is recommended to be retained but it is being removed.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.235	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and The RVA seeks for these to be deleted in full.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.235	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and Ryman seeks for these to be deleted in full.	Disallow	Accept.	No.
Wellington Branch NZIA	301.25	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the Lighting section of the Residential Design Guide should be moved next to sections on Light and Sun (G18 to G120), and Natural Light (G121 & G122).	Amend the Residential Design Guide to put the 'Lighting' section near the 'Light and Sun' and 'Natural Light' sections.	Accept in part. It is recommended to move this section below "Balconies" section.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.236	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and The RVA seeks for these to be deleted in full.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.236	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and Ryman seeks for these to be deleted in full.	Disallow	Reject.	No.
Wellington Branch NZIA	301.26	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the Natural Ventilation section of the Residential Design Guide should require opening windows on two separate facades. G123 states: "Ensure habitable rooms, especially bedrooms and living spaces have at least one openable window to an external wall for direct access to fresh air". Research has shown a greatly increased ability for natural ventilation to actually work when there are opening windows on two separate facades, which allows far better pull through of natural ventilation.	Amend G123 (Natural ventilation) of the Residential Design Guide to require opening windows on two separate facades.	Reject. G123 is recommended to be deleted due to its overlap with the building code.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.237	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and The RVA seeks for these to be deleted in full.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.237	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and Ryman seeks for these to be deleted in full.	Disallow	Accept.	No.
James Coyle	307.28	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the word 'daylight' is too vague and should be replaced with 'sunlight' as sunlight is direct and can be measured. Daylight can be indirect and is not specific enough to be measured sufficiently.	Seeks that the term 'daylight' be changed to 'sunlight' in the Residential Design Guide. [Inferred decision requested]	Reject.	No.
James Coyle	307.29	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	The term "daylight" should be amended to "sunlight" in the Residential Design Guide. Buildings should look to solar gain for regulating temperature and need direct sunlight for this. The carbon footprint of buildings need to be reduced and air conditioning usage should be decreased. Natural techniques for ventilation and temperature regulation should be used. Direct sun in Winter should be maximised.	Amend language in the Residential Design Guide to replace "daylight" with "sunlight".	Reject.	No.
Bruce Crothers	319.19	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Supports G99 to G102 (external bike storage) and considers that these should be carried into the PDP rules, policies and objectives.	Retain G99 to G102 (external bike storage) of the Residential Design Guide as notified.	Reject. It is recommended that G99 through G102 are deleted as they are addressed elsewhere.	No.
Joan Fitzgerald	323.5	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Supports GG99 to G102 (external bike storage).	Retain G99-102 (External bike storage) of the Residential Design Guide as notified.	Reject. It is recommended that G99 through G102 are deleted as they are addressed elsewhere.	No.
Bruce Rae	334.6	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the proper use of Appendices should be clarified. The residential design guide flowchart makes it clear the appendices must be used in conjunction with the main design guide. However, in the 'unqualified' parts of the MRZ the main design guide is only engaged when four or more units are intended for a site. In character areas, an alteration affecting neither floor area nor function of rooms, triggers a requirement to follow both the main residential design guide as well as the character precincts appendix, which seems excessive. Additional scope guidance is needed at the start of the appendices, making it clear that the assessment does not need to expand to the whole of the building on the whole of the site when only limited works on a limited part of the site are contemplated. Clarification of whether a full and expensive assessment or a more streamlined assessment is needed will suffice.	Seeks that the Residential Design Guide Appendices be amended to have an additional scope guidance at the start of appendices, so as to clarify the scope of required assessments.	Accept in part. The design guides are recommended to be amended to add clarity to assessments.	Yes.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Disabled Persons Assembly New Zealand Incorporated	343.15	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that inserting the term 'must' rather than 'should' in clause G37 of the Residential Design Guide provides greater emphasis on the need to meet standards.	Submitter has incorrectly referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide. [Inferred Decision Sought] Amend G37 (Entrances) of the Residential Design Guide as follows: Entrances should <u>must</u> be of adequate dimensions to provide universal access for all and allow for movement from a wide range of users, including moving furniture and wheelchairs.	Accept in part. G37 is recommended to be replaced with a new guideline.	Yes.
Disabled Persons Assembly New Zealand Incorporated	343.16	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the use of "where possible" in clause G39 of the Residential Design Guide is not appropriate and does not emphasise the need for greater compliance and uptake from designers, developers and builders. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Amend G39 (Entrances) of the Residential Design Guide as follows: Where possible , ensure dwellings on the ground floor have a step-free entry. [Inferred decision requested]	Reject. G39 is recommended to be deleted.	No.
Disabled Persons Assembly New Zealand Incorporated	343.17	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that inserting the term 'must' rather than 'should' in clause G53 of the Residential Design Guide provides greater emphasis on the need to meet standards. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Amend G53 (Garages, carports and carpads) of the Residential Design Guide as follows: Developments designed for limited mobility users should <u>must</u> provide an accessible link between parking spaces and their associated unit. [Inferred decision requested]	Accept in part. G53 is recommended to be deleted as it is addressed in the building code.	Yes.
Disabled Persons Assembly New Zealand Incorporated	343.18	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the use of "where possible" in clause G116 of the Residential Design Guide is not appropriate and does not emphasise the need for greater compliance and uptake from designers, developers and builders. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Seeks to amend G116 (Internal living spaces) as follows: Where possible , ensure ground level dwellings and all habitable rooms are designed for accessible and practical use. [Inferred decision requested]	Reject. G116 is recommended to be deleted.	Yes.
Disabled Persons Assembly New Zealand Incorporated	343.19	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Supports clause G117 of the Residential Design Guide as this provision will ensure uptake and compliance from designers, builders and developers. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Retain G117 (Circulation) of the Residential Design Guide as notified. [Inferred decision requested]	Reject. G117 is recommended to be deleted as the district plan already regulates minimum size of residential units in multi-unit housing.	No.
Disabled Persons Assembly New Zealand Incorporated	343.20	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that inserting the word 'impairments' rather than 'abilities' in clause G132 of the Residential Design Guide is more appropriate. Notes that using the term 'abilities' to refer to disabled people is regarded as euphemistic by many within the disabled community. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Amend G132 (Accessibility) of the Residential Design Guide as follows: Ensure developments are inclusive of people of all ages and abilities <u>impairments</u> , including the ageing population, children and pregnant women or parents with infants and toddlers. [Inferred decision requested]	Accept in part. G132 is recommended to be replaced with a new guideline.	Yes.
Disabled Persons Assembly New Zealand Incorporated	343.21	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that inserting 'ensure' rather than 'where possible, provide' in clause G133 of the Residential Design Guide provides greater compliance and uptake by designers, builders and developers. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Amend G133 (Accessibility) of the Residential Design Guide as follows: Where possible, provide <u>Ensure</u> ground-level access that is accessible by people using wheelchairs, and design units with reference to NZ standards for access and mobility [Inferred decision requested]	Reject. G133 is recommended to be deleted.	No.
Disabled Persons Assembly New Zealand Incorporated	343.22	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that inserting the term 'must' rather than 'should' in clause G37 of the Residential Design Guide provides greater emphasis on the need to meet standards. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Amend G37 (Entrances) of the Residential Design Guide as follows: Entrances should <u>must</u> be of adequate dimensions to provide universal access for all and allow for movement from a wide range of users, including moving furniture and wheelchairs. [Inferred decision requested]	Accept in part. G37 is recommended to be replaced with a new guideline.	Yes.
Disabled Persons Assembly New Zealand Incorporated	343.23	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the use of "where possible" in clause G39 of the Residential Design Guide is not appropriate and does not emphasise the need for greater compliance and uptake from designers, developers and builders. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Amend G39 (Entrances) of the Residential Design Guide as follows: Where possible , ensure dwellings on the ground floor have a step-free entry. [Inferred decision requested]	Reject. G39 is recommended to be deleted.	No.
Disabled Persons Assembly New Zealand Incorporated	343.24	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that replacing "limited mobility users" with "people with mobility impairments, i.e., wheelchair users, mobility aid users, etc" is more appropriate as the intention is to refer to this grouping of the disability community. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Amend G53 (Garages, carports and carpads) of the Residential Design Guide as follows: Developments designed for limited-mobility users <u>people with mobility impairments, i.e., wheelchair users, mobility aid users, etc</u> , should provide an accessible link between parking spaces and their associated unit. [Inferred decision requested]	Accept in part. G53 is recommended to be replaced with a new guidance point.	Yes.
Disabled Persons Assembly New Zealand Incorporated	343.25	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Seeks to add "Changes in the level should be properly ramped" as an additional sentence to point 7 of clause G76 of the Residential Design Guide. [Submitter has referenced Centres and Mixed Use Design Guide in their submission rather than the Residential Design Guide.]	Amend G76 (Communal open space) of the Residential Design Guide as follows: Communal open space should: » Offer a sense of manaakitanga (are safe and inviting). » Be the focus of the development. » Be of an appropriate proportion and defined by the built form. » Have a direct or easy connection to all dwellings. » Be located and oriented to receive sun and shelter at times of highest use. » Be flat, but may incorporate changes in level where these are designed to add to the visual and functional amenity of the space. <u>Changes in level should be properly ramped.</u> » Include landscape elements that are of an appropriate scale e.g trees, seating and fences. [Inferred decision requested]	Accept in part. G76 is recommended to be replaced.	Yes.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Disabled Persons Assembly New Zealand Incorporated	343.26	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that inserting the term 'accessible' will ensure spaces can be accessible for all people, including disabled people and that reference should be made to kitchenettes in clause 78 of the Residential Design Guide.	Amend G78 (Communal open space) of the Residential Design Guide as follows: Where possible, provide <u>accessible</u> communal spaces for social interaction and outdoor activities, including kitchenettes. Especially in more significant developments or where private outdoor living spaces are insufficient for people to meet their everyday needs. [Inferred Decision Sought]	Reject. G78 is recommended to be deleted as it is addressed elsewhere.	No.
Disabled Persons Assembly New Zealand Incorporated	343.27	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that inserting the term 'accessible' before "open space" would indicate that sometimes balconies are inaccessible to disabled people, particularly wheelchair or mobility aid users due to the fact that too often balconies are too small to accommodate wheelchairs or mobility aids and lips can be difficult to negotiate.	Amend G81 (Private open space) of the Residential Design Guide as follows: Assign private <u>accessible</u> open space to individual units of a type and quality appropriate to the dwelling typology, wherever possible. [Inferred decision requested]	Reject. G81 is recommended to be deleted as it is addressed by the outdoor living spaces standard in the PDP.	No.
Disabled Persons Assembly New Zealand Incorporated	343.28	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Support clause G86 of the Residential Design Guide on the basis that the concept of accessibility will be understood by guide users.	Retain G86 (Private open space) of the Residential Design Guide as notified. [Inferred decision requested]	Reject. G86 is recommended to be replaced with a new guideline.	Yes.
Disabled Persons Assembly New Zealand Incorporated	343.29	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Support clause G91 of the Residential Design Guide on the basis that the concept of accessibility as it applies to the needs of disabled householders is understood.	Retain G91 (Waste storage) of the Residential Design Guide as notified. [Inferred decision requested]	Reject. G91 is recommended to be replaced with a new guidance point.	No.
Disabled Persons Assembly New Zealand Incorporated	343.30	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that guidance on large scale plant fixtures in clauses G96 - G98 need to ensure they are placed at accessible heights or in such a way that they can be easily adjusted by the householder concerned, and this includes by disabled people.	Amend G96, G97 and G98 (Service elements) of the Residential Design Guide as follows: G96. • • <u>Any and all large plant fixtures should be placed at accessible heights where they can be easily adjusted by the householder concerned, including by any disabled person.</u> Suitable space for natural or open-air laundry drying should be provided, within or accessible from each dwelling, but not within the defined 'principal area' or within shared open spaces that might be used for gathering. G97. • • <u>Any and all large plant fixtures should be placed at accessible heights where they can be easily adjusted by the householder concerned, including by any disabled person.</u> Smaller-scale external service elements such as air conditioning units, water heating units, gas bottles and water tanks, should not be visible from the public realm, dominate entrances or be located in the principal area of private open space or within shared open gathering spaces. G98. • <u>Any and all large plant fixtures should be placed at accessible heights where they can be easily adjusted by the householder concerned, including by any disabled person.</u> Where possible, integrate any necessary security features into buildings or public spaces by designing them intrinsic, unobtrusive, or positive decorative features. [Inferred decision requested]	Accept in part. G96 through G98 are recommended to be either deleted or replaced with a new guideline.	Yes.
Disabled Persons Assembly New Zealand Incorporated	343.31	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Support clause G106 of the Residential Design Guide as the provisions comply with updated architectural practises.	Retain G106 (Architectural context) of the Residential Design Guide as notified. [Inferred decision requested]	Reject. G106 is recommended to be replaced with a new guideline.	Yes.
Disabled Persons Assembly New Zealand Incorporated	343.32	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the use of 'where possible' in clause G116 of the Residential Design Guide is not appropriate and does not emphasise the need for greater compliance and uptake from designers, developers and builders.	Seeks to amend G116 (Internal living spaces) as follows: <u>Where possible</u> , ensure ground level dwellings and all habitable rooms are designed for accessible and practical use. [Inferred decision requested]	Agree in part. G116 is recommended to be deleted as it is addressed elsewhere in the design guide.	Yes.
Disabled Persons Assembly New Zealand Incorporated	343.33	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that replacing the term 'abilities' with 'impairments' in clause G132 of the Residential Design Guide is more appropriate. Notes that using the term 'abilities' to refer to disabled people is regarded as euphemistic by many within the disabled community. Considers that the other examples of impairment-based groups should be also identified in the last sentence of same clause.	Amend G132 (Accessibility) of the Residential Design Guide as follows: Ensure developments are inclusive of people of all ages and <u>abilities impairments</u> , including the ageing population, children and pregnant women or parents with infants and toddlers, <u>and people who use mobility aids such as wheelchairs and crutches.</u> [Inferred decision requested]	Accept in part. G132 is recommended to be replaced with a new guideline.	Yes.
Disabled Persons Assembly New Zealand Incorporated	343.34	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the use of "where possible" in clause G133 of the Residential Design Guide is not appropriate and does not emphasise the need for greater compliance and uptake from designers, developers and builders.	Amend G133 (Accessibility) of the Residential Design Guide as follows: <u>Where possible</u> , provide ground-level access that is accessible by people using wheelchairs, and design units with reference to NZ standards for access and mobility. [Inferred decision requested]	Reject. G133 is recommended to be deleted because it is generally addressed under G37.	No.
Retirement Villages Association of New Zealand Incorporated	350.306	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Considers that the Residential Design Guide makes no specific reference to retirement villages, and there is no guidance provided as to why the requirements that are applicable to non-retirement village activities apply in the same manner to retirement villages (despite retirement villages being a unique activity with substantially differing functional and operational needs)	Opposes the Residential Design Guide and seeks amendment to expressly exclude retirement villages from having to apply the Residential Design Guide.	Reject.	No.
Jane Szentivanyi and Ben Briggs	369.18	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Considers that it is pleasing to note the mention of embodied energy in the Design Guidelines: Existing buildings contain embodied energy, and their retention avoids the additional use of carbon associated with the construction of new buildings, including in materials, transport, demolition and landfill. Retaining existing buildings in a sustainable long-term use, whether through the retention of its original use or by the adaptation for a new use, can be a sustainable option. These are all important matters that need to be given due consideration and weighted in considering any new development.	Retain the Residential Design Guide as notified, especially the mention of embodied energy. [Inferred decision requested]	Reject. The Residential Design Guide is recommended to be amended.	No.
Jane Szentivanyi and Ben Briggs	369.19	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Considers that direct sunlight to a home is an integral part of creating and maintaining a healthy home and supporting residents' wellbeing. The Design Guidelines recognise the benefit of solar access to improve energy efficiency and wellbeing.	Retain Residential Design Guide as notified, especially provisions relating to the benefits of sunlight access. [Inferred decision requested]	Reject. The Residential Design Guide is recommended to be amended.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Glenside Progressive Association Inc	374.12	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the Residential Design Guide's section on Built Form should be strengthened to include form, colour and light pollution for housing that is visually prominent. where houses are visually prominent, attention needs to be paid by the architect and builder to the form, shape and colour of the building. This is especially important for houses in high altitude locations or houses which are visible from a distance. It is suggested that the Residential Design Guide refers to the preferred use of forms that harmonise with the landscape where concentrated housing developments are located high on hillsides or close to ridgelines. This includes the use of natural materials, and colour schemes selected from a palette of subdued natural colours that vary from building to building where possible.	Amend the Residential Design guide to more strictly regulate visually prominent form and colours.	Reject.	No.
Glenside Progressive Association Inc	374.13	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the Residential Design Guide's section on Light should be amended to more strongly minimise long-distance and cross-valley light pollution. Light pollution is of special concern when the light arises from new, visually prominent housing developments. Light pollution from a new housing development in Glenside West will adversely affect the Glenside Valley unless measures are taken to ensure that outside lighting including street lighting is diverted downwards and shielded.	Amend the Residential Design guide to more strictly regulate light pollution.	Reject. The PDP light chapter regulates light pollution.	No.
Guy Marriage	407.13	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that there is now the low-end MDRZ, the high-end CCZ, and all the other Zones clustered in between. The guidelines for what to do in the high density CCZ need to offer markedly different advice from the much lower density MDRZ. The MDRZ in particular is still likely to comprise single family houses for many years to come, and even the new housing in this zone is likely to be mainly just one or two storey high, even if denser than before.	Seeks that the Residential Design Guides are split into three parts redesigned to adequately reflect the different residential zones in the Proposed District Plan.	Reject. The Residential design guide is not recommended to be amended in this way.	No.
Guy Marriage	407.14	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	[No specific reason given beyond decision requested - see original submission]	Seeks that the MRZ (Medium Density Residential Zone) is amended to account for how denser housing interfaces with concerns of existing residents in existing housing.	Reject.	No.
Guy Marriage	407.15	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the former daylight access planes almost guaranteed sunlight and daylight for any house in what was the Inner and Outer Residential Zones. The revised recession planes imposed by the new MDRS and the adoption of the MDRZ removes the chance for sunlight, while also reducing the chance of adequate daylight.	Seeks the addition to the Residential Design Guide on how to manage sunlight considerations.	Reject.	No.
Guy Marriage	407.16	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that guidance on Medium Density and High Density Housing needs to be so much more, or we will end up with continued urban housing disasters.	Seeks that guidance on the MRZ (Medium Density Residential Zone) is expanded.	Accept in part. The recommended amendments to the residential design guide have clarified guidance.	No.
Guy Marriage	407.17	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that guidance on Medium Density and High Density Housing needs to be so much more, or we will end up with continued urban housing disasters.	Seeks that guidance on the HRZ (High Density Residential Zone) is expanded.	Accept in part. The recommended amendments to the residential design guide have clarified guidance.	No.
Guy Marriage	407.18	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the events of the last few years with the Covid pandemic showed the world the vital importance of access to external open space. While people in the MDRZ can access a front or rear yard, people living in the CCZ must have access to a balcony space.	Seeks that G87 (Balconies and sunrooms) of the Residential Design Guide mandates the provision of a balcony or deck to every living space in the City Centre Zone.	Accept in part. G87 is recommended to be replaced but does not mandate these elements.	Yes.
Guy Marriage	407.19	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G80 - G84 of the Residential Design Guide are important and should apply to multi-unit housing.	Seeks that G80 (Private Open Space) in the Residential Design Guide applies to multi-unit housing. [Inferred decision requested]	Reject. G80 is recommended to be deleted.	Yes.
Guy Marriage	407.20	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G80 - G84 of the Residential Design Guide are important and should apply to multi-unit housing.	Seeks that G81 (Private Open Space) in the Residential Design Guide applies to multi-unit housing. [Inferred decision requested]	Reject. G81 is recommended to be deleted.	No.
Guy Marriage	407.21	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G80 - G84 of the Residential Design Guide are important and should apply to multi-unit housing.	Seeks that G82 (Private Open Space) in the Residential Design Guide applies to multi-unit housing. [Inferred decision requested]	Reject. G82 is recommended to be replaced with a new guideline.	No.
Guy Marriage	407.22	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G80 - G84 of the Residential Design Guide are important and should apply to multi-unit housing.	Seeks that G83 (Private Open Space) in the Residential Design Guide applies to multi-unit housing. [Inferred decision requested]	Reject. G83 is recommended to be deleted.	No.
Guy Marriage	407.23	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G80 - G84 of the Residential Design Guide are important and should apply to multi-unit housing.	Seeks that G84 (Private Open Space) in the Residential Design Guide applies to multi-unit housing. [Inferred decision requested]	Reject. G84 is recommended to be replaced with a new guideline.	No.
Guy Marriage	407.24	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G75 - G79 of the Residential Design Guide should be given more importance, especially with medium density housing.	Seeks that G75 (Communal Open Space) in the Residential Design Guide should be amended to be given three star (***) importance.	Reject. The star rating system is recommended to be removed.	No.
Guy Marriage	407.25	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G75 - G79 of the Residential Design Guide should be given more importance, especially with medium density housing.	Seeks that G76 in the Residential Style Guide should be amended to be given more importance.	Accept in part. G76 is recommended to be replaced with a new guideline.	Yes.
Guy Marriage	407.26	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G75 - G79 of the Residential Design Guide should be given more importance, especially with medium density housing.	Seeks that G77 (Communal Open Space) in the Residential Design Guide should be amended to be given three star (***) importance.	Reject. The star rating system is recommended to be removed.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Guy Marriage	407.27	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G75 - G79 of the Residential Design Guide should be given more importance, especially with medium density housing.	Seeks that G78 (Communal Open Space) in the Residential Design Guide should be amended to be given three star (***) importance.	Reject. The star rating system is recommended to be removed.	No.
Guy Marriage	407.28	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G75 - G79 of the Residential Design Guide should be given more importance, especially with medium density housing.	Seeks that G79 (Communal Open Space) in the Residential Design Guide should be amended to be given three star (***) importance.	Reject. The star rating system is recommended to be removed.	No.
Guy Marriage	407.29	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Concerned that G63 - G72 of the Residential Design Guide only applies to artificial light and not natural levels of daylight and sunlight.	Seeks that G63 (Lighting) of the Residential Design Guide is amended to apply to natural levels of daylight and sunlight.	Accept in part. G63 is recommended to be replaced with a new guideline.	Yes.
Guy Marriage	407.30	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Concerned that G63 - G72 of the Residential Design Guide only applies to artificial light and not natural levels of daylight and sunlight.	Seeks that G64 (Lighting) of the Residential Design Guide is amended to apply to natural levels of daylight and sunlight.	Reject. G64 is recommended to be deleted as the matter is addressed elsewhere.	No.
Guy Marriage	407.31	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Concerned that G63 - G72 of the Residential Design Guide only applies to artificial light and not natural levels of daylight and sunlight.	Seeks that G65 (Lighting) of the Residential Design Guide is amended to apply to natural levels of daylight and sunlight.	Reject. G65 is recommended to be deleted as the matter is addressed elsewhere.	No.
Guy Marriage	407.32	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Concerned that G63 - G72 of the Residential Design Guide only applies to artificial light and not natural levels of daylight and sunlight.	Seeks that G66 (Lighting) of the Residential Design Guide is amended to apply to natural levels of daylight and sunlight.	Reject. G66 is recommended to be deleted as the matter is addressed elsewhere.	No.
Guy Marriage	407.33	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Concerned that G63 - G72 of the Residential Design Guide only applies to artificial light and not natural levels of daylight and sunlight.	Seeks that G67 (Lighting) of the Residential Design Guide is amended to apply to natural levels of daylight and sunlight.	Reject. G67 is recommended to be deleted as the matter is addressed elsewhere.	No.
Guy Marriage	407.34	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Concerned that G63 - G72 of the Residential Design Guide only applies to artificial light and not natural levels of daylight and sunlight.	Seeks that G68 (Lighting) of the Residential Design Guide is amended to apply to natural levels of daylight and sunlight.	Reject. G68 is recommended to be deleted as the matter is addressed elsewhere.	No.
Guy Marriage	407.35	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Concerned that G63 - G72 of the Residential Design Guide only applies to artificial light and not natural levels of daylight and sunlight.	Seeks that G69 (Lighting) of the Residential Design Guide is amended to apply to natural levels of daylight and sunlight.	Reject. G69 is recommended to be deleted as the matter is addressed elsewhere.	No.
Guy Marriage	407.36	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Concerned that G63 - G72 of the Residential Design Guide only applies to artificial light and not natural levels of daylight and sunlight.	Seeks that G70 (Lighting) of the Residential Design Guide is amended to apply to natural levels of daylight and sunlight.	Reject. G70 is recommended to be deleted as the matter is addressed elsewhere.	No.
Guy Marriage	407.37	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Concerned that G63 - G72 of the Residential Design Guide only applies to artificial light and not natural levels of daylight and sunlight.	Seeks that G71 (Lighting) of the Residential Design Guide is amended to apply to natural levels of daylight and sunlight.	Reject. G71 is recommended to be deleted as the matter is addressed elsewhere.	No.
Guy Marriage	407.38	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Concerned that G63 - G72 of the Residential Design Guide only applies to artificial light and not natural levels of daylight and sunlight.	Seeks that G72 (Lighting) of the Residential Design Guide is amended to apply to natural levels of daylight and sunlight.	Reject. G72 is recommended to be deleted as the matter is addressed elsewhere.	No.
Guy Marriage	407.39	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	[No specific reason given beyond decision requested - see original submission]	Amend the Residential Design Guide to put the "Lighting" provisions (G62 - G72) next to the "Light and sunlight" provisions (G118 to G120).	Accept in part. G63 through G72 are recommended to be deleted with G62 being replaced with a new guideline.	Yes.
Guy Marriage	407.40	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	[No specific reason given beyond decision requested - see original submission]	Amend the Residential Design Guide to put the "Lighting" provisions (G62 - G72) next to the "Artificial Light" provisions (G121 to G122).	Accept in part. G63 through G72 are recommended to be deleted with G62 being replaced with a new guideline.	Yes.
Guy Marriage	407.41	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that research has shown a greatly increased ability for natural ventilation to actually work when there are opening windows on two separate facades, which allows far better pull through of natural ventilation.	Seeks that G123 (Natural Ventilation) of the Residential Design Guide is amended to mandate the provision of windows on two different facades. [Inferred decision requested]	Reject. G123 is recommended to be deleted due to its overlap with the building code.	No.
Guy Marriage	407.42	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G41 is short and inadequate. The external appearance of buildings makes up the physical appearance of the capital city,	Seeks that G41 (Facades) of the Residential Design Guide is expanded, requiring multi-storey buildings to be designed by Registered Architects.	Reject. G41 is recommended to be deleted because it is addressed by architectural coherence guidance points.	No.
Guy Marriage	407.43	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G41 is short and inadequate. The external appearance of buildings makes up the physical appearance of the capital city,	Seeks that G41 (Facades) of the Residential Design Guide includes a provision for statements on proportion, materials, texture and colour.	Reject. G41 is recommended to be deleted because it is addressed by architectural coherence guidance points.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Wellington Heritage Professionals	412.1	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the design guide mount victoria section should note that under streetscape attribute, it is characteristic for buildings in Mt Victoria to have had alterations pre-1930 as found in the assessment made by Michael Kelly in 2017.	Amend page 12 under streetscape attributes as follows: Many of the remaining older buildings have been substantially modified over time and <u>pre-1930 alterations are characteristic of many Mt Victoria buildings. However</u> , their original primary form generally remains apparent.	Reject.	No.
Wellington Heritage Professionals	412.85	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the guidance G31 of the residential design guide should include a diagram to show how to manage height and scale adjacent to a heritage place.	Amend the design guide to include G3.5 and the associated diagrams from the current Central Area Urban Design Guide	Accept in part. G31 is recommended to be replaced with a new guideline.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.249	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with The RVA's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and The RVA seeks for these to be deleted in full.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.249	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Ryman opposes the relief sought in this submission as it is inconsistent with Ryman's primary submission, noting that design guides do not provide for the benefits of retirement villages or recognise their functional and operational needs and Ryman seeks for these to be deleted in full.	Disallow	Reject.	No.
Metlifecare Limited	413.43	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose in part	Design guide does not provide guidelines relating to retirement village development and should not be applied to this type of development. Any design guide should also not sit within the plan as a standard but sit outside the plan as a guidance tool only.	Retain provision, subject to amendments, as outlined other submission points.	Reject.	No.
Metlifecare Limited	413.44	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Design guide does not provide guidelines relating to retirement village development and should not be applied to this type of development. Any design guide should also not sit within the plan as a standard but sit outside the plan as a guidance tool only.	Seeks to amend the Residential Design Guide to make it clear that it does not apply to retirement village development.	Reject.	No.
Metlifecare Limited	413.45	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Design guide does not provide guidelines relating to retirement village development and should not be applied to this type of development. Any design guide should also not sit within the plan as a standard but sit outside the plan as a guidance tool only.	Seeks to provide for the Residential Design Guide as a guidance tool only that sits outside of the District Plan.	Reject. It is recommended that the design guides are retained as a statutory document.	No.
ViLabour	414.59	Design Guides Subpart / Design Guides / Residential Design Guide	Support	Supports the suggestion that on-site car parks may not be required for new developments.	Retain G56 of the residential design guide. [Inferred decision requested]	Reject. G56 is recommended to be replaced with a new guidance point.	No.
Willis Bond and Company Limited	416.210	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that generally, a more permissive approach to multi-unit housing should be taken within the Medium Density Residential Zone provided the relevant height limits and building envelope controls are complied with. The Residential Design Guide should be non-statutory. [Refer to submission points made on 'Design Guides' and HRZ – P6].	Seeks that the Residential Design Guide be made non-statutory. [Inferred decision].	Reject. It is recommended that the design guides are retained as a statutory document.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.272	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with The RVA's primary submission.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in line with The RVA's primary submission.	Reject.	No.
Ryman Healthcare Limited	FS128.272	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in line with Ryman's primary submission.	Reject.	No.
Johnsonville Community Association	429.42	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that large-scale developments will likely have adverse impacts on neighbouring properties. It is unclear what would enable a development to meet the criteria of "satisfying the relevant design guide". Considers that it is unfair to encourage developments by rewarding height increases beyond PDP maximums. [See original submission for full reason]	Delete the City Outcomes Contribution provisions from Residential Design Guide in its entirety.	Accept. G137 is recommended to be removed.	Yes.
Ingrid Downey	443.2	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the existing provisions relating to minimum sunlight in the Operative Plan should be retained rather than replacing them with the minimum daylight provisions in the PDP. Keeping the Operative Plan provisions will ensure a minimum level of quality - and humanity - will be maintained in our new homes. Considers that light is fundamental to our well-being, and shading is far more than simply a minor issue. Reductions in sunlight can and do affect: heating and light cost; dampness; the ability to dry clothes outside and grow food; and mental well-being.	Seeks that the existing provisions relating to minimum sunlight in the Operative Plan are reinstated in the Design Guides. [Inferred decision requested].	Reject.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Greater Brooklyn Residents Association Inc's	459.17	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that good design will take these trees into account and provide a better outcome for residents.	Seeks amendment that Residential Design Guide G19 (regenerate waterways and enhance the stream ecology where waterways exist above or below ground) is mandatory. [Inferred decision requested]	Reject. G19 is recommended to be deleted.	No.
Greater Brooklyn Residents Association Inc's	459.18	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that good design will take these trees into account and provide a better outcome for residents.	Seeks amendment that Residential Design Guide G20 (protect and enhance existing native bush and significant trees on-site and in the surrounding area) is mandatory. [Inferred decision requested]	Reject. G20 is recommended to be deleted.	No.
Greater Brooklyn Residents Association Inc's	459.19	Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	Considers that G24 partially supports a 1.5m-2m minimum setback for the planting of a street scape i.e. trees	Not specified.	Reject. No decision requested.	No.
Anita Gude and Simon Terry	461.32	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	The wording of the "Guiding Principles" does not suggest it is mandatory for developers to conform to them.	Amend the "Guiding Principles" in the Residential (Character Precincts) Design Guide (page 5-9) so that the wording makes conformance with the principles mandatory, unless the developer can persuade the council otherwise.	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.8	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Inconsistent with the RVA's original submission which sought to exclude retirement villages from having to apply Design Guides. Council oversight is not required to retirement villages as the RVA is best placed to understand different operational and functional needs.	Disallow	Accept.	No.
Ryman Healthcare Limited	FS128.8	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	Inconsistent with Ryman's original submission which sought to exclude retirement villages from having to apply Design Guides. Council oversight is not required to retirement villages as Ryman is best placed to understand different operational and functional needs.	Disallow	Accept.	No.
Anita Gude and Simon Terry	461.33	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Developers should be required to conform to "Guiding principles" specified in the design guide. As worded, the policies present more of an advisory note than a mandatory requirement. All developers should be required to conform to the "Guiding principles".	Include a requirement in the "Guiding Principles" in the Residential (Character Precincts) Design Guide (page 5-9) that "Applicants must demonstrate that the provisions of this Design Guide have been acknowledged and interpreted and their objectives satisfied". Noted that this may require a change to MRZ-PREC01-01 (Purpose).	Accept.	No.
Foodstuffs North Island	476.62	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose in part	Opposes the City Outcomes Contribution and seeks that it be removed from the plan in its entirety.	Delete the City Outcomes Contribution (G137) from the Residential Design Guide.	Accept. G137 is recommended to be removed.	Yes.
Catharine Underwood	481.33	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that the design guides should require all new development to have solar or wind for communal lighting and heating, rather than incentivising or negotiating it. Making these a requirement would be a great move to sustainability.	Amend the Residential Design Guide to require solar or wind for communal lighting and heating.	Reject.	No.
Catharine Underwood	481.34	Design Guides Subpart / Design Guides / Residential Design Guide	Support in part	Supports the planting of more native trees as per G5 and G6. It is expected that hope the range of specimen trees mentioned in G10 are predominately native trees, as they provide a better habitat for native species, contribute to the street scape as well as off setting emissions.	Retain Vegetation and Planting recommendations in the Residential Design Guide (G5, G6 and G10) as notified. [Inferred decision requested]	Reject. G5, G6 and G10 are recommended to be deleted.	No.
Catharine Underwood	481.35	Design Guides Subpart / Design Guides / Residential Design Guide	Support in part	Considers that it is unclear and uncertain whether the Residential Design Guide guidelines with actually provide protection for trees and require designs to be made around them. There is concern regarding developers getting permission to raze and cut down trees.	Amend the Residential Design Guide to clarify that trees will actively be protected from development. [Inferred decision requested]	Reject. Other District Plan provisions regulate the protection of trees.	No.
Catharine Underwood	481.36	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that water conservation (G17 and G18) should be made mandatory, as it will be very costly, if not impossible, to include water retrofits in buildings after they have been built. New Zealand should take note of what Japan is doing.	Seeks that Water Conservation recommendations in the Residential Design Guide (G17 and G18) be made mandatory.	Reject. G17 and G18 are recommended to be deleted.	No.
Catharine Underwood	481.37	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G19 and G20 (Ecology) in the Residential Design Guide should be made mandatory. Good design will take trees into account and provide a better outcome for residents, instead of cutting down trees to get more money from extra apartments. G24 also supports prior amendment suggestions of 1.5m minimum setback for the planting of a street scape.	Seeks that Ecology recommendations in the Residential Design Guide (G19 and G20) be made mandatory.	Reject. G19 and G20 are recommended to be deleted.	No.
Catharine Underwood	481.38	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	Considers that G60 in the Residential Design Guide is unclear, as it refers to grouping carparks to improve setbacks, despite it being understood that there would be not setbacks to the front or sides.	Clarify the intent of G60 of the Residential Design Guide [Inferred decision requested]	Reject. G60 is recommended to be deleted.	No.
Catharine Underwood	481.39	Design Guides Subpart / Design Guides / Residential Design Guide	Not specified	Considers that sub-points in the Residential Design Guide regarding cars and carparking tend to have 'must' in their wording, while sub-points on storage for ebikes, bikes, scooters and other modes of transport have 'should' in their wording, such as G74 under the heading Carbon Reduction.	Not specified.	Reject. No decision requested.	No.
Te Rūnanga o Toa Rangatira	488.97	Design Guides Subpart / Design Guides / Residential Design Guide	Support in part	Supports the Residential Design Guide as it provides direction on matters such as urban design, stormwater and implementation of climate change measures that are part of PDP's pivotal strategic objectives.	Retain the residential design guide as notified.	Reject. The RDG is recommended to be amended.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Dinah Priestley	495.3	Design Guides Subpart / Design Guides / Residential Design Guide	Oppose	<p>Opposes the provisions of the MRZ and associated design guides relating to residential development within the residential suburbs of the city.</p> <p>Considers that Council's proposals are aimed specifically at achieving a complete transformation of the inner residential neighbourhoods through intensification that will result in the irrevocable loss of the city's older housing stock which gives Wellington its special character and unique sense of place. It is believed that the inner residential neighbourhoods can make an acceptable contribution to city growth without destroying the existing residential fabric.</p>	Seeks that the Residential Design Guide is re-written to achieve reasonable intensification whilst maintaining and enhancing the existing valued housing stock. The Guide will need to recognize both residential character and heritage qualities ensure appropriate implementation.	Reject.	No.
Thorndon Residents' Association Inc	F569.64	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Support	<p>The TRA believes that the city can have its cake and eat it.</p> <p>That it is not necessary to plan and zone for irrevocable loss of the city's valued older housing stock. And especially when this is part of Wellington special character and unique sense of place.</p> <p>It is observed how liveable cities overseas are enhanced by appreciating these values, and undertaking urban planning accordingly to get the right balance.</p> <p>Inner residential neighbourhoods like Thorndon have made an acceptable contribution to city growth, and can continue to do so without destroying the existing residential fabric.</p>	Allow	Reject.	No.
Dinah Priestley	495.4	Design Guides Subpart / Design Guides / Residential Design Guide	Amend	<p>Opposes the provisions of the MRZ and associated design guides relating to residential development within the residential suburbs of the city.</p> <p>Considers that Council's proposals are aimed specifically at achieving a complete transformation of the inner residential neighbourhoods through intensification that will result in the irrevocable loss of the city's older housing stock which gives Wellington its special character and unique sense of place. It is believed that the inner residential neighbourhoods can make an acceptable contribution to city growth without destroying the existing residential fabric.</p>	Seeks that the Residential Design Guide is re-written to achieve reasonable intensification whilst maintaining and enhancing the existing valued housing stock. The Guide will need to recognize both residential character and heritage qualities ensure appropriate implementation.	Reject.	No.
Thorndon Residents' Association Inc	F569.65	Part 4 / Design Guides Subpart / Design Guides / Residential Design Guide	Support	<p>The TRA believes that the city can have its cake and eat it.</p> <p>That it is not necessary to plan and zone for irrevocable loss of the city's valued older housing stock. And especially when this is part of Wellington special character and unique sense of place.</p> <p>It is observed how liveable cities overseas are enhanced by appreciating these values, and undertaking urban planning accordingly to get the right balance.</p> <p>Inner residential neighbourhoods like Thorndon have made an acceptable contribution to city growth, and can continue to do so without destroying the existing residential fabric.</p>	Allow	Reject.	No.
Victoria University of Wellington Students' Association	123.65	Design Guides Subpart / Design Guides / Design Guides General	Support	Supports the prioritisation of higher density urban form and living and the public outcomes over private amenities.	Not specified.	Reject, no specific decision requested.	No.
McIndoe Urban Limited	135.8	Design Guides Subpart / Design Guides / Design Guides General	Oppose	Considers that the function of the Design Guide Introduction is not clear, other than providing the rationale for the approach taken through the suite of guides. If that is the case, it is useful information for this process of explaining and implementing a new set of guides. But it does not need to be and should not be within the set of statutory Design Guides.	Seeks that the Design Guide Introduction is removed from the Proposed District Plan.	Accept.	Yes.
Wellington City Youth Council	201.43	Design Guides Subpart / Design Guides / Design Guides General	Not specified	<p>Considers the importance of high quality, high density residential development and urban form, ensuring that people have access to green spaces, light, warmth, and air.</p> <p>Considers that high quality, sustainable materials should be a focus for buildings and infrastructure that stands the test of time.</p> <p>Considers that ensuring spaces are clean, welcoming and have an attractive aesthetic are also immensely important to contribute to wellbeing for everyone in the city.</p>	Not specified.	Reject, no specific decision requested.	No.
Wellington City Youth Council	201.44	Design Guides Subpart / Design Guides / Design Guides General	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that new builds and developments are required to be safe for those with different access needs.	Accept in part. Amendments to the design guides address accessibility to the extent that it doesn't overlap with the building code.	Yes.
Stratum Management Limited	249.41	Design Guides Subpart / Design Guides / Design Guides General	Not specified	Considers that for apartment developments both the Residential Design Guide and Centres and Mixed Use Design Guide will apply, with over 200 guidelines to be considered and work through.	Seeks rationalisation of the Residential Design Guide to reduce the number of guidelines as much as possible.	Accept. The RDG has been amended to reduce the total number of guidelines.	Yes.
Glenside Progressive Association Inc	374.11	Design Guides Subpart / Design Guides / Design Guides General	Amend	Considers that Design guides should be stricter in restricting earthworks in elevated development area, particularly Upper Stebbings and Glenside West.	Seeks that Design Guides be stricter in restricting earthworks in elevated development areas, particularly Upper Stebbings and Glenside West.	Reject. This matter should be addressed by the development area and earthworks chapters.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.6	Part 4 / Design Guides Subpart / Design Guides / Design Guides General	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth.	Disallow	Accept.	No.
Guy Marriage	407.10	Design Guides Subpart / Design Guides / Design Guides General	Not specified	Considers that access to natural light and daylight and sunlight is just as important in the Inner City Housing as it is in suburban areas.	Not specified.	Reject. No decision requested.	No.
ViLabour	414.54	Design Guides Subpart / Design Guides / Design Guides General	Support	Supports emphasis on mitigating stormwater problems, and particularly endorse the water conservation guidelines	Retain design guidance relating to mitigating storm water and water conservation. [inferred decision requested]	Accept in part.	No.
ViLabour	414.55	Design Guides Subpart / Design Guides / Design Guides General	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that ecology guidelines should incorporate a te ao Māori perspective	Accept.	No.
ViLabour	414.56	Design Guides Subpart / Design Guides / Design Guides General	Amend	Support guidelines around the installation of place-based site interpretation.	Seeks a greater emphasis on recognising history of places and sites in a way that is not settler perspective dominant	Reject.	No.
Willis Bond and Company Limited	416.199	Design Guides Subpart / Design Guides / Design Guides General	Amend	Considers that maximum building depth is too restrictive and they do not consider that it meets the section 32, Resource Management Act 1991 tests for appropriateness.	Include HRZ-S16 (Maximum building depth for multi-unit housing or a retirement village) in a non-statutory Design Guide.	Reject. The design guides are recommended to be retained in their current format, referenced within provisions.	No.
Anita Gude and Simon Terry	461.31	Design Guides Subpart / Design Guides / Design Guides General	Support in part	Considers that the WCC's latest revisions of the design guides has produced a lot of very good changes. There are now far clearer descriptions of what defines the character that is sought to be protected, compared to that laid out in the versions that accompanied the draft district plan.	Not specified.	Reject. No decision requested.	No.
Willis Bond and Company Limited	416.205	Design Guides Subpart / Design Guides / New design guide	Amend	Submitter considers that the building separation distance is too restrictive and they do not consider it meets the RMA tests for appropriateness.	Include HRZ-S17 (Minimum building separation distance for multi-unit housing or a retirement village) in a non-statutory Design Guide.	Reject. The design guides are recommended to be retained in their current format, referenced within provisions.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.267	Part 4 / Design Guides Subpart / Design Guides / New design guide	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with The RVA's primary submission.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in line with The RVA's primary submission.	Reject.	No.
Ryman Healthcare Limited	FS128.267	Part 4 / Design Guides Subpart / Design Guides / New design guide	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in line with Ryman's primary submission.	Reject.	No.
Greater Brooklyn Residents Association Inc's	459.15	Design Guides Subpart / Design Guides / New design guide	Amend	Considers that this would be a great move to sustainability. Considers that a 'must' have rather than a negotiation to get more height and induce more shading for others, if it is installed.	Seeks that all new developments must have solar or wind for communal lighting and heating.	Reject.	No.
Retirement Villages Association of New Zealand Incorporated	350.67	Whole PDP / Whole PDP / Whole PDP	Oppose	Considers that the Residential Design Guide makes no specific reference to retirement villages, and there is no guidance provided as to why the requirements that are applicable to non-retirement village activities apply in the same manner to retirement villages (despite retirement villages being a unique activity with substantially differing functional and operational needs)	Opposes the Residential Design Guide and seeks amendment to expressly exclude retirement villages from having to apply the Residential Design Guide.	Reject. Amendments to the PDP have required Retirement Villages to fulfill the intent of the residential design guide.	No.
Greater Wellington Regional Council	351.11	Whole PDP / Whole PDP / Whole PDP	Amend	Considers that the reference to the Residential Design Guide throughout residential and commercial zone matters of discretion could be strengthened. The wording used in policies, 'Fulfils the intent of the Residential Design Guide...', should be reflected in matters of discretion. The Residential Design Guide provides direction on carbon reduction, urban design, stormwater, ecology, water conservation and freshwater ecosystem health, which are all contribute to achieving the PDP's strategic objectives. The Design Guide's weight as a matter of discretion should therefore reflect this. We acknowledge that the design guides use a rating system of importance for different guidelines, but do not Consider that the current wording is strong enough	Seeks to strengthen reference to Residential Design Guide to require consistency with, or appropriate consideration of, its guidelines.	Accept in part. References to the design guides in the PDP have been recommended to be amended.	Yes.
The Retirement Villages Association of New Zealand Incorporated	FS126.53	General / Whole PDP / Whole PDP / Whole PDP	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, as they have substantially different operational and functional needs.	Disallow	Reject.	No.
Ryman Healthcare Limited	FS128.53	General / Whole PDP / Whole PDP / Whole PDP	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, as they have substantially different operational and functional needs.	Disallow	Reject.	No.

Recommended Decisions on Submissions - Residential Design Guide

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Panel Recommendation	Changes to PDP?
Investore Property Limited	405.5	Whole PDP / Whole PDP / Whole PDP	Amend	Generally supports the intent and provisions of the design guides. However, considers that it is important that the design guides are reference documents that sit outside the district plan, rather than being formally incorporated into the district plan. Incorporating the design guides into the district plan elevates these provisions into the form of standards, rather than what they are intended to be as guidance. The Centres and Mixed-Use Design Guide is supported and a helpful tool, however it should be a reference document that sits outside the district plan [Refer to original submission for full reason].	Seeks that the design guides are reference documents that sit outside of the district plan, rather than being formally incorporated into the district plan.	Reject. The design guides are recommended to be retained as a statutory document within the plan.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.75	General / Whole PDP / Whole PDP / Whole PDP	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with the RVA's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with the RVA's primary submission.	Reject.	No.
Ryman Healthcare Limited	FS128.75	General / Whole PDP / Whole PDP / Whole PDP	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission, which sought to expressly exclude retirement villages from having to apply the Design Guides, given retirement villages have substantially different operational and functional needs.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in so far as it is inconsistent with Ryman's primary submission.	Reject.	No.
Willis Bond and Company Limited	416.6	Whole PDP / Whole PDP / Whole PDP	Amend	Generally supports the intent of the Design Guides, but opposes their inclusion in the District Plan for the following reasons: - In many areas, the Design Guides overlap with the objectives and policies in Part 3. This will cause confusion for both planners and developers in attempting to interpret the Design Guides alongside Part 3. In particular, the submitter queries how the 'Outcomes' in the Design Guides are to be read alongside other provisions in the plan. - It will be simpler to update the Design Guides to reflect best practice if they remain non-statutory. - The way the Design Guides are included as relevant criteria for restricted discretionary activities significantly expands the Council's discretion beyond what could normally be expected, for example, the Residential Design Guide contains various provisions dealing with internal areas such as G114-116 (internal living spaces) and G130-131 (internal storage).	Seeks that references to the Design Guide in the Proposed District Plan be removed and that the Design Guides should be non-statutory in a similar way to the Auckland Design Manual. They should be used for guidance on how the objectives and policies in Part 3 may be implemented.	Reject. The design guides are recommended to be retained as a statutory document within the plan.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.252	General / Whole PDP / Whole PDP / Whole PDP	Not specified	The RVA supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with The RVA's primary submission.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in line with The RVA's primary submission.	Reject.	No.
Ryman Healthcare Limited	FS128.252	General / Whole PDP / Whole PDP / Whole PDP	Not specified	Ryman supports the relief sought in this submission as it relates to the removal of design guidelines from the District Plan but opposes them remaining as a non-statutory tool as this is inconsistent with Ryman's primary submission.	Amend / Allow submission point as it relates to the removal of design guidelines and otherwise disallow the point in line with Ryman's primary submission.	Reject.	No.
Greater Brooklyn Residents Association Inc's	459.3	Whole PDP / Whole PDP / Whole PDP	Not specified	Considers that there should be mandatory design requirements. [Refer to original submission for full reason]	Add mandatory design requirements. [inferred decision requested].	Accept in part. The design guides are recommended to be amended, with some guidelines being more directive.	Yes.
Foodstuffs North Island	476.66	Whole PDP / Whole PDP / Whole PDP	Amend	Generally supports the intent and provisions of the Design Guide, it is important that the design guides are reference documents that sit outside the PDP, rather than being formally incorporated into it. Incorporating the design guides into the PDP elevates these provisions into the form of standards, rather than what they are intended to be as guidance. It is not appropriate to provide that the Council's discretion is restricted to all matters in the Design Guide. This does not give any clear direction or certainty for applicants and is onerous for the preparation and assessment of resource consent applications.	Seeks the relevant provisions (which refer to design guides as notified) instead refer to the specific design outcomes that are being sought.	Reject. The PDP is recommended to retain references to design guides in provisions.	No.
Paul M Blaschke	435.2	Whole PDP / Whole PDP / Whole PDP	Amend	considers that Design Guides could have little effect on development in the City due to the fact much of the intensification building that will take place will not be subject to resource consents under the RMA. The use of the relevant PDP and other guidelines should be promoted as best practice and where possible incentivised through relevant policy provisions in the PDP. Such provisions may help enable the design objectives sought in the PDP and the guidelines, through market forces. It is finally noted that MfE guidelines on the Resource Management Enabling Act also refers to Design Guide guidelines, stating "See the non-statutory national medium density design guide which encourages high-quality and well-functioning design for residential developments that are permitted under the MDRS. This is for voluntary use alongside any design guidance territorial authorities use to assess development that requires resource consent."	Seeks that relevant sections of the PDP be amended to promote the use of the Subdivision and other Guidelines as best practice.	Addressed in Report 5C.	
Precinct Properties New Zealand Limited	139.2	Whole PDP / Whole PDP / Whole PDP	Amend	Considers that it is not appropriate that the Council's discretion is restricted to all matters in the Design Guide. This does not give any clear direction or certainty for applicants, and would be onerous for the preparation and assessment of resource consent applications. Rather than being formally incorporated into the District Plan, the design guides should be reference documents that sit outside the District Plan. Incorporating the design guides into the district plan elevates these provisions into the form of standards, rather than what they are intended to be as guidance.	Seeks that all direct references to the design guides in the Proposed District Plan provisions are deleted and replaced with references to the specific design outcomes that are being sought.	Reject.	No.