

Boffa Miskell



# Proposed Wellington City District Plan Design Guides Review

Residential, Centres and Mixed Use, Heritage and Subdivision Design  
Guides  
Prepared for Wellington City Council

18 August 2023





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## Document Quality Assurance

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# 1.0 Introduction

1. When the Proposed Wellington City District Plan ('PDP')<sup>1</sup> was notified in July 2022, it included the following proposed Design Guide documents:
  - Design Guide Introduction
  - Centres and Mixed Use Design Guide
  - Residential Design Guide
  - Character Precincts, Mount Victoria North, and Papakāinga Design Guide appendices
  - Heritage Design Guide
  - Signs Design Guide
  - Subdivision Design Guide
  - Rural Design Guide.
2. It is understood that the design guides that were included in the PDP are the result of consultation with the community undertaken as part of the development of the draft District Plan, and their development included extensive engagement between the Council and their mana whenua partners.
3. Across the PDP, 24 policies and 75 rules across 18 chapters refer to one or more of these Design Guides (see **Appendix 6**).
4. Following public notification of the PDP by the Wellington City Council (the 'Council'), multiple submissions were received on the proposed Design Guides. The matters raised through submission include general support for the Design Guides, general opposition to the Design Guides (including whether they should sit within or outside of the PDP), submissions on their overall structure, and submissions on their content.
5. The Independent Hearings Panel ('IHP') has requested that the Council undertake a review of the Design Guides in light of the submissions and evidence presented to them by submitters and their experts.
6. This report describes the method used to undertake the review and describes the revised design guides that are the outcome of this review.
7. For the avoidance of doubt, it is noted that this is a report to Council officers on the outcome of the review, and not a report to the IHP. Any recommendations contained in this report are recommendations to Council officers. It is the responsibility of Council officers to determine any recommendations that it may wish to make to the IHP as a result of this review.

## 1.1 Scope of the review

8. The review of the Design Guides is a result of directions from the IHP for PDP. The principal focus of the review are the Residential Design Guide and the Centres and Mixed Use Design Guide. The IHP directed that the Heritage and Subdivision Design

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<sup>1</sup> Unless noted otherwise, all references to the PDP throughout this document are references to the notified version of the PDP.

Guides are also subject to this review, although to a more limited extent. Table 1 summarises the scope of the review, based on various minutes issued by the IHP:

Table 1: scope of design guide review.

Design Guide	Scope of review	IHP Minute
Residential Design Guide ('RDG') <sup>2</sup>	Structure and content, in light of the outcomes of expert conferencing.	Minute 15 <sup>3</sup>
Centres and Mixed Use Design Guide ('CMUDG')	Structure and content, in light of the outcomes of expert conferencing.	Minute 15
Heritage Design Guide	Structure and elements in common with the RDG/CMUDG only.	Minute 23 <sup>4</sup> (para. 4)
Subdivision Design Guide	Structure and elements in common with the RDG/CMUDG.  Limited matters raised in submissions.	Minute 24 <sup>5</sup> (paras. 8 and 9)

9. As set out by the IHP in Minute 15, the review of the design guides was to be undertaken in light of the outcomes of expert conferencing. Several expert conferencing sessions occurred throughout the process of undertaking the review, at the times set out in Table 5.

## 1.2 Purpose of the review

10. The Council engaged Boffa Miskell to undertake a review of the design guides within the scope directed by the IHP. The review has been undertaken by a multi-disciplinary team at Boffa Miskell, which has included team members with expertise in urban design, planning, architecture, and assessment processes.
11. The purpose of the review was to identify and recommend to the Council changes to the structure and content of the Design Guides within the scope of matters raised in submissions and in light of the outcome of conferencing between Council's and submitters' urban design experts.

## 1.3 Purpose of this report

12. The purpose of this report is to record the methodology and present the results of the review back to Council planning officers for their consideration as part of making recommendations back to the IHP on the provisions of the PDP.
13. To achieve this, the report is structured as follows:

<sup>2</sup> The Character Precincts, Mount Victoria North and Papakāinga Design Guide appendices were not directed to be part of this review, and as such have not been incorporated into the scope of this review.

<sup>3</sup> See [https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/hearing-minutes/april/wellington-pdp-minute-15\\_design-guides\\_11-april-2023.pdf](https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/hearing-minutes/april/wellington-pdp-minute-15_design-guides_11-april-2023.pdf)

<sup>4</sup> See <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/hearing-minutes/may/proposed-district-plan-hearings-panel-23-may-2023--minute-23--stream-3-follow-up.pdf>

<sup>5</sup> See <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/hearing-minutes/june-2023/proposed-district-plan-hearings-panel-21-june-2023--minute-24--further-directions-hearing-stream-5.pdf>

- Section **1.0 Introduction** sets out the purpose and scope of the review.
- Section **2.0 Background** provides a summary of analysis and research undertaken as part of the review.
- Section **3.0 Method** sets out how the review was undertaken.
- Section **4.0 Outcome of the review** sets out the outcome of the review, including revised design guides, a summary of structural amendments, and matters to be considered by Council officers in relation to plan integration.
- Section 5.0 Summary provides an overall summary of the findings of the review.

## 2.0 Background

14. This section provides a summary of two key matters that provide the context for the review of the Design Guides, specifically: matters raised in submissions, and background research undertaken in relation to the use of statutory design guides in district plans.

### 2.1 Matters raised in submissions

15. Matters raised in submissions on the Design Guides provide the principal context for the review of the design guides.
16. Multiple submissions were received by the Council on the Design Guides that were included in the PDP. Shows the number of submission points associated with general design guide matters, as well as those specifically associated with the Residential Design Guide, the Centres and Mixed Use Design Guide, the Heritage Design Guide and the Subdivision Design Guide.

Table 2: number of submission points on the design guides.

Design Guide	Number of submission points
General points on the Design Guides <sup>6</sup>	91
Residential Design Guide <sup>7, 8</sup>	200
Centres and Mixed Use Design Guide <sup>9</sup>	107
Heritage Design Guide <sup>10</sup>	23
Subdivision Design Guide <sup>11</sup>	8

17. The matters raised in the general submission points on the Design Guides include (but are not limited to, and in no particular order) the following matters:
- General amendments to the Design Guides so that they are clearer and more concise;
  - Removal of unnecessary overlap between the Design Guides;
  - Removal of repetition within the Design Guides;
  - Rationalisation or removal of the separate “Design Guide Introduction” document;

<sup>6</sup> See <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/submissions-by-chapter/design-guides/general-point-on-design-guides.pdf?la=en&hash=38E8CA80197736F962D2EDBF7A9CE1F058DC2FEE>

<sup>7</sup> Note that this excludes the number of submission points associated with the Character Precincts appendix (9 submission points), the Mount Victoria North appendix (1 submission point) and the Papakāinga appendix (9 submission points).

<sup>8</sup> See <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/submissions-by-chapter/design-guides/residential-design-guide.pdf?la=en&hash=55396119E9BCD13A83AC4A6DC6CF99CD95743F67>

<sup>9</sup> See <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/submissions-by-chapter/design-guides/centres-and-mixed-use-design-guide.pdf?la=en&hash=9E1FE3CBFADAB1D897B1CC93CAE355F1451AF739>

<sup>10</sup> See <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/submissions-by-chapter/design-guides/heritage-design-guide.pdf?la=en&hash=41CD7BACCF6E17C02DAFDAB3D32D58F25CB3B693>

<sup>11</sup> See <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/submissions-by-chapter/design-guides/subdivision-design-guide.pdf?la=en&hash=B9B1531463B407E4C1CB765EC854F5D3640F763F>

- Removal of provisions within the Design Guides that are more appropriately addressed at the building consent stage;
- Consideration of references to, or overlaps with, other relevant strategies and guides;
- Clarification on how the Design Guides are intended to be used as part of resource consent processes;
- Provision for flexible application of the Design Guides (to account for varied sites, contexts and activities);
- Recognition of the functional and operational requirements of different activities as part of the Design Guides;
- Ensuring consistency between the objectives and policies of the District Plan and the design outcomes and guidance points within the Design Guides;
- Ensuring alignment between District Plan rules and standards and guidance points within the Design Guides;
- Consideration of the use of 'urban design panels' as part of giving effect to the Design Guides.

18. The matters raised in general submission points on the Design Guides provide a broad overall scope for considering the overall structure and content of the guides.

19. In addition to this, there were several submission points related to individual aspects of the Residential Design Guide, Centres and Mixed Use Design Guide, and Subdivision Design Guide<sup>12</sup>. Submission points that relate to specific matters within the Residential Design Guide and Centres and Mixed Use Design Guide have been considered as part of the detailed review of those guides, as set out in the tables in **Appendix 9** and **Appendix 10**. Submission points that relate to specific matters within the Subdivision Design Guide have also been considered as part of the review of that guide, as set out in section 4.1.4 of this report.

## 2.2 Statutory design guides

20. This section provides a brief summary of the concept of statutory design guides, within a Wellington and broader Aotearoa New Zealand context.

### 2.2.1 Statutory and non-statutory design guides

21. The Design Guides within the PDP are statutory design guides. Statutory design guides are part of a District Plan (usually an appendix), and they are referred to within District Plan policies and rules. This has two particular implications:

- The Council must have regard to the Design Guides when considering a resource consent application for an activity to which they are relevant (under section 104(1)(b)(vi) of the RMA); and
- The structure and content of the Design Guides is subject to Schedule 1 of the RMA.

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<sup>12</sup> Due to review of the Heritage Design Guide being limited to structural matters only, as directed by the Panel in minute 23, we have not assessed individual submission points on the Heritage Design Guide as part of this review.

22. By contrast, non-statutory design guides are those that sit outside of the District Plan. That is, they are not part of the District Plan, and they are not referred to in the District Plan policies and rules. They may be advocated by the Council for use in development proposals, but they would not have any significant weight in statutory consideration and decision-making on resource consent applications (although they may be considered as “any other matter” under section 104(1)(c)).

#### 2.2.2 Design guides in the operative Wellington City District Plan

23. Planners, architects, urban designers, and other development professionals operating within the jurisdiction of the Wellington City Council are likely to be familiar with the concept of statutory design guides. The operative Wellington District Plan incorporates several statutory design guides, many of which have been in place for decades.
24. Within the context of a resource consent application, the Design Guides within the operative District Plan are typically activated within a consent process through any one of the building and structure rules which refer to them. For example, rule 13.3.4, which is the restricted discretionary activity rule for buildings and structures in Chapter 13: Central Area Rules states that “building work covered by rule 13.3.4 will be assessed against the provisions of the Central Area Design Guide.” This frames the Design Guides as assessment matters through the statutory process.
25. Rule 3.2.4 in Chapter 3: District Plan General Provisions requires resource consent applications where a Design Guide is relevant to include a Design Statement. As set out under this rule, the purpose of a Design Statement (amongst other things) is to assist with the assessment process by demonstrating that all relevant matters in the Design Guides have been addressed.

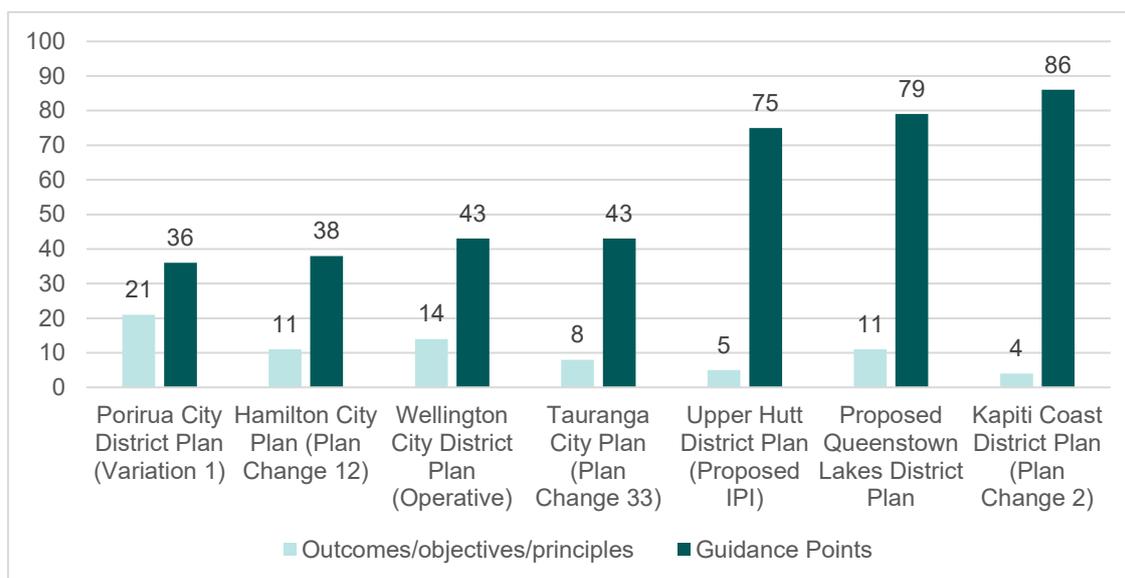
#### 2.2.3 Statutory design guides throughout Aotearoa New Zealand

26. Many other cities and towns in Aotearoa New Zealand have operative or proposed district plans that incorporate design guides to address matters related to urban design. The table in **Appendix 7** provides a comparison between seven different statutory design guides that have been incorporated into various operative or proposed District Plans throughout Aotearoa/New Zealand. The following sections set out observations from a comparative analysis of these guides.

##### 2.2.3.1 Design guide length

27. The observed design guides vary in terms of their length (see Figure 1 below).

Figure 1: number of outcomes and guidance points contained with various statutory design guides.



28. While the length of a design guide does not necessarily determine its complexity, it is notable that the Residential Design Guide contained in the notified version of the PDP (and to which this report pertains) contains 22 design outcomes and 137 guidance points, and the Centres and Mixed Use Design Guide contains 22 design outcomes and 97 guidance points. This is a significant number when considered alongside those statutory design guides identified in Figure 1.

#### 2.2.3.2 Design guide structure

29. The overarching structure of all design guides is generally similar, in that all of them express a set of overarching design objectives, outcomes or principles, which are given effect to through more specific guidance points.

30. However, the way in which the structure of each design guide is organised varies. Three general approaches can be observed:

- a. Some design guides are organised **thematically**. That is, guidance is organised to address a particular design issue. For example, many of the design guides include sections on landscape treatment, vehicle access and parking, built form, privacy, safety, servicing, and aspects of residential amenity (such as sunlight).
- b. Some design guides are organised **spatially**. That is, guidance is organised by the space, area, or domain to which it relates. For example, many of the design guides include sections that relate to areas such as the street frontage, open spaces, communal or private outdoor living spaces, and building entrances.
- c. Some design guides are organised in a way that emphasises the **design process**. For example, the Central Area Urban Design Guide in the operative Wellington City District Plan is structured starting with overall coherence of the design, then its relationship to context, and concluding with materials and detail. This is similar to the architectural design process more generally, which typically starts with the generation of a coherent design concept based on a variety of factors, including the context, followed by the progressive development of design detail to give effect to the concept.

- 31. None of the design guides purely adopt any one of these organising approaches, with most adopting two or three of these approaches. As a result, each of the design guides tend to be organised in a unique way, although all have their own internal consistency.
- 32. None of the design guides explicitly express that they are structured in a hierarchical manner (i.e., that more important guidance precedes less important guidance). Rather, the relative importance of particular guidance points is articulated through the language used to express each guidance point. This is discussed in the next section.

2.2.3.3 Language

- 33. The language used to express guidance within a design guide is important as language is the principal method for communicating to users of the design guide not only the matters that are expected to be addressed through the guidance, but also how they are to be addressed, and the relative importance of addressing each matter.
- 34. Based on our observations of the range of design guides, it appears that there are two general approaches to the use of language:

2.2.3.3.1 Directive approach

- 35. This approach uses directive verbs to articulate the expectations of each guidance point. This approach adopts a two-tiered hierarchy. The first tier simply uses a directive verb to tell the user what a good design proposal would be expected to achieve. The second tier prefaces this with the word “consider”, to tell the user that a good design proposal will consider doing something (but may or may not do it in the circumstances). Table 3 summarises the directive approach to language.

Table 3: directive approach to design guide language

	<b>Example verbs</b>	<b>Example guidance point (from the Proposed Residential Design Guide in the PDP)</b>
Tier 1: a good design proposal does something.	Design to... Provide... Incorporate... Locate... Orientate... Align... Enhance... Reinforce... Reduce... Minimise.. Avoid... ...	G8. Orientate buildings to maximise solar access to improve energy efficiency.
Tier 2: a good design proposal considers doing something (but may or may not do it in the circumstances).	Consider providing... Consider incorporating... Consider locating... Consider opportunities for... Consider minimising... Consider avoiding... ...	G32. Consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington’s Tiriti o Waitangi partners.

### 2.2.3.3.2 Suggestive approach

36. This is a three tiered approach to language that describes the expectations of each guidance point using an active verb but prefaces each verb with the terms “must”, “should” or “may”. Guidance points that use the term “must” have a mandatory application. Guidance points that use the term “should” or “may” have an application that is discretionary to varying degrees. Table 4 summarises the suggestive approach to language.

Table 4: suggestive approach to design guide language

	<b>Example verbs</b>	<b>Example guidance point (from the Proposed Residential Design Guide in the PDP)</b>
Tier 1: a good design proposal must do something.	Must provide... Must incorporate... Must locate... ...	G54. The frequency, design and width of vehicle crossings must not undermine the pedestrian experience of the street.
Tier 2: a good design proposal should do something.	Should provide... Should incorporate... Should locate... ...	G70. Light fittings should integrate into the architecture of buildings and the design of open spaces.
Tier 3: a good design proposal may do something.	May provide... May incorporate... May locate... ...	G76. Communal open space... may incorporate changes in level where these are designed to add to the visual and functional amenity of the space.

37. Several of the observed design guides they use a blend of these approaches, rather than adopting a single approach. The notified Residential Design Guides and Centres and Mixed Use Design Guide included in the PDP employ both of these approaches to language.

### 2.2.3.4 Flexibility of application

38. Each of the observed Design Guides employ explicit or implicit mechanisms that enable them to be applied in a flexible manner that acknowledges the circumstances of the site, activity proposed, or other constraints that may influence the design of development.

39. Methods to provide for flexible application include:

- a. The requirement to prepare a “design statement” to explain how a proposal provides for the matters set out in the Design Guide. This enables applicants to specify the parts of the Design Guide that are not relevant to a proposal. Examples of statutory design guides that include this mechanism are the design guides in the operative Wellington City District Plan, and the design guides included in proposed changes to the Kāpiti Coast District Plan and Tauranga City Plan.

- b. Some design guides explicitly state that not all guidelines will be relevant to a proposal and provide for mechanisms (such as a 'design statement') for applicants to explain which parts of the design guide are or are not relevant. Examples of statutory design guides that include this mechanism are the design guides in the operative Wellington City District Plan, the design guides in the Hamilton City District Plan, and the design guides included in proposed changes to the Kāpiti Coast District Plan and Tauranga City District Plan.
- c. The use of language such as "where appropriate" within parts of design guides enables applicants to set out where the application of certain aspects of a design guide would not be appropriate.
- d. The use of language such as "should" or "may" enables parts of a design guide to be applied in a flexible manner (although it could lead to disputes between applicants and the Council as to how important these matters are).
- e. The use of language such as "consider" within parts of a design guide, while requiring applicants to genuinely turn their mind to a matter, does not require the matter to be provided for (although it would imply that a cogent explanation as to why a matter has been considered but not provided for is necessary).

#### 2.2.3.5 Summary

40. In summary, there are statutory design guides in operation across a range of jurisdictions in Aotearoa New Zealand. There are three principal approaches to structure used (although some are a mix) and the 'directive' words used for how the guidance points are to be given effect to are important to the intent or the outcome sought from its application. All of these aspects have been considered in this review and are addressed below.

## 3.0 Method

### 3.1 Overview

41. This section describes the overall method used to undertake the review. The review followed several steps, including:

- **Step 1:** determining the principles for effective design guidance to underpin the review;
- **Step 2:** undertaking a detailed review of the Residential Design Guide and Centres and Mixed Use Design Guide with reference to those principles and matters raised in expert conferencing;
- **Step 3:** reviewing the Heritage and Subdivision Design Guides following the outcomes of the review of the Residential Design Guide and Centres and Mixed Use Design Guide.

42. Table 5 summarises the overall timeline of the review:

*Table 5: overall timeline of the review.*

Expert conferencing day 1: initial urban design expert conferencing session on the Design Guides	21 April 2023
Background research (discussed in Section 2.0 above)	May 2023
Development of principles for effective design guidance to underpin the review in light of background research and expert conferencing (Step 1)	May 2023
Principles underpinning the review circulated to experts for comment.	26 May 2023
Detailed review of the Residential Design Guide and Centres and Mixed Use Design Guide (Step 2)	June 2023
Draft Residential Design Guide circulated to experts for feedback	6 July 2023
Expert conferencing day 2: conferencing session on the draft Residential Design Guide. This included line-by-line conferencing on each of the outcomes and guidance points contained in Residential Design Guide.	25 July 2023
Draft Centres and Mixed Use Design Guide circulated to experts for feedback	28 July 2023
Expert conferencing day 3: conferencing session on the draft Residential Design	7 August 2023

Guide and Centres and Mixed Use Design Guide. This included line-by-line conferencing on each of the outcomes and guidance points contained in the Centres and Mixed Use Design Guide, where these are not already addressed in the Residential Design Guide.	
Review of Heritage and Subdivision Design Guides in light of the review of the Residential Design Guide and Centres and Mixed Use Design Guide (Step 3)	August 2023

### 3.2 Role of expert conferencing in the review

43. As set out in Minute 15 of the IHP, the Council's further work on the Design Guides (including this review) was to be undertaken in light of the outcomes of expert conferencing. As set out in Table 5 above, expert conferencing occurred on 21 April, 25 July and 7 August 2023.
44. The urban design experts involved in the conferencing were as follows:

*Table 6: urban design experts involved in conferencing.*

	<b>Urban design expert</b>
Wellington City Council	Dr Farzad Zamani Shayna Curle
McIndoe Urban Limited (Submitter 135)	Graeme McIndoe Andrew Burns
Kāinga Ora Homes and Communities (Submitter 391)	Nick Rae
Ryman and the Retirement Villages Association (Submitters 346 and 351)	Rebecca Skidmore
Willis Bond (Submitter 416)	Nick Owen

45. Consistent with the direction in Minute 15, this review has taken into account the outcomes of expert conferencing, alongside other matters including the principles established for the review, and the matters raised in submissions on the Design Guides.
46. As part of the review process, the experts provided feedback on draft versions of the Residential Design Guide and the Centres and Mixed Use Design Guide, and this feedback was discussed in conferencing sessions on 25 July and 7 August 2023. To record how the outcomes of these expert conferencing sessions have been taken into account as part of this review, the outcomes of these conferencing sessions have been incorporated into the tables in Appendix 9 and Appendix 10. In relation to structural matters, matters raised by the experts in conferencing, and how these have been taken into account, are set out in the relevant sections under section 4.3 of this report.

### 3.3 Step 1: establishing the principles of the review

47. The first step of the review process was to establish a set of principles to guide the review of the Design Guides. The purpose of the principles was to establish the qualities of good design guidance, to provide a rational and transparent basis for the detailed review of the Design Guides.
48. These principles were developed following the expert conferencing undertaken on 21 April 2023, and took into account the matters raised in submissions (see section 2.1 of this report) and the background research on statutory design guides (see section 2.2 of this report). The principles were subsequently circulated to the experts and Council officers for comment, in the form of a memo (see **Appendix 8**).
49. The principles are set out on pages 2 and 3 of the memo in **Appendix 8**.

### 3.4 Step 2: detailed review of the Residential Design Guide and Centres and Mixed Use Design Guide

50. Following the establishment of the principles for the review, a detailed review of the Residential Design Guide and Centres and Mixed Use Design Guides included in the PDP was undertaken. To ensure that any recommended changes to the content of the design guides could be tracked and the reasoning for any changes explained, the detailed review was principally conducted in the form of a table<sup>13</sup>. Two tables were prepared, one each for the Residential Design Guide and the Centres and Mixed Use Design Guide. Each design outcome, guidance point and associated headings, explanatory text, and advice notes within both design guides were recorded as separate lines within the table.
51. The completed table for the Residential Design Guide is contained in **Appendix 9**, and the completed table for the Centres and Mixed Use Design Guide is contained in **Appendix 10**.
52. The purpose of these tables is to provide a documented pathway between the Residential Design Guide and Centres and Mixed Use Design Guide as notified by the Council in the PDP, and the design guides the revised Design Guides that are the result of this review. The structure of each table is described in Table 7 below:

Table 7: structure of the tables used to review the Residential Design Guide and Centres and Mixed Use Design Guide.

Design Guide review table field		Description
Heading	Sub-heading	
Proposed Design Guide as notified	#	This identifies the reference number of the guidance point within the proposed Design Guide as notified. In the notified Design Guides, only the guidance points were numbered. Design outcomes were not numbered.

<sup>13</sup> The combination of structural changes to the Design Guides, alongside changes to their content, would make a revision-tracked version of the Design Guides relatively illegible. The tables ensure that changes from the notified Design Guides to the revised Design Guides can be tracked, and the reason for each change identified.

Design Guide review table field		Description
Heading	Sub-heading	
	<b>Heading/design outcome/guidance point</b>	This sets out the text of the heading, design outcome or guidance point from the Design Guide as notified.
	<b>Rating</b>	This sets out the priority rating of the of the guidance point in the Design Guide as notified.
	<b>Advice notes</b>	This sets out the text of any advice notes from the Design Guide as notified.
	<b>Repeat of Residential Design Guide? [for the Centres and Mixed Use Design Guide table only]</b>	For the review of the Centres and Mixed Use Design Guide only, this column sets out whether the heading, design outcome or guidance point is a repeat of, or similar to, the Residential Design Guide.
<b>Submission points</b>		This identifies whether there are any submission points specifically related to the heading, design outcome or guidance point. The text within this box is a summary of the Council's "Summary of Decisions Requested Report" for the Design Guides.
<b>Assessment</b>	<b>Principle A: Guiding the way</b>	This sets out our assessment of the heading/design outcome/guidance point in relation to the matters set out under Principle A (see <b>Error! Reference source not found.</b> above).
	<b>Principle B: Usable</b>	This sets out our assessment of the heading/design outcome/guidance point in relation to the matters set out under Principle B (see <b>Error! Reference source not found.</b> above).
	<b>Principle C: Focussed</b>	This sets out our assessment of the heading/design outcome/guidance point in relation to the matters set out under Principle C (see <b>Error! Reference source not found.</b> above).
<b>Draft Recommendations</b>	<b>Draft recommendation</b>	This sets out the draft amendments recommended to the heading/design outcome/guidance point as a result of the preceding assessment.
	<b>Draft #</b>	This sets out the draft reference number for the design outcome/guidance point, as it appeared in the draft Design Guide (which

Design Guide review table field		Description
Heading	Sub-heading	
		was subsequently circulated for conferencing).
<b>Outcome of expert conferencing</b>		This sets out the outcome(s) of expert conferencing in relation to the heading/design outcome/guidance point. References to design guide provision
<b>Further analysis in light of expert conferencing</b>		This sets out our further analysis of the heading/design outcome/guidance point in light of the outcome(s) of expert conferencing. Where there is any departure from the outcome of expert conferencing, or there has been further development of the recommendation following expert conferencing, an explanation is provided.
<b>Final Recommendations</b>	<b>Final recommendation</b>	This sets out the recommended amendments to the heading/design outcome/guidance point as a result of the review.
	<b>Final #</b>	This sets out the final reference number for the design outcome/guidance point, as it appears in the Design Guides that we have recommended to the Council.
	<b>Equivalent RDG/CMUDG #</b>	This sets out whether there is an equivalent recommended design outcome/guidance point in the RDG or CMUDG.

#### 3.4.1 Structural matters

53. Several submissions on the Design Guides comment on or seek changes to aspects of the Design Guides that can be described as 'structural'. Structural matters are those matters that relate to the way in which the Design Guides are organised, how they are intended to function, and how they relate to each other. Structural matters were also raised by the experts in conferencing.
54. Structural matters have been considered alongside the detailed review of the Residential Design Guide and Centres and Mixed Use Design Guide. The outcomes of this review in relation to structural matters are set out in section 4.3 of this report.

#### 3.4.2 Plan integration matters

55. Except for the Design Guides themselves, the provisions of the PDP were outside the scope of this review. Notwithstanding this, in order to undertake the review, it was

necessary to review the provisions of the PDP in order to understand how the Design Guides are engaged by the District Plan provisions.

56. As part of undertaking this review, it has become apparent that consequential amendment to the provisions of the District Plan may be required in order that the structural amendments to the revised Design Guides as a result of this review could be effectively provided for. These are set out in section 4.4 of this report.

### 3.5 Step 3: review of the Heritage Design Guide and Subdivision Design Guide

57. As set out in Minutes 23 and 24 of the IHP, the Heritage Design Guide and the Subdivision Design Guide were to be subject to a review with a much more limited scope.
58. Consistent with Minute 23, the Heritage Design Guide was reviewed to ensure consistency with the structural amendments recommended for the Residential Design Guide and Centres and Mixed Use Design Guide. The content and substance of the guidance points, advice notes and supplementary imagery within the Heritage Design Guide were not included in this review (although amendments to the Heritage Design Guide recommended by the Council's reporting officer for Hearing Stream 3 have been incorporated into this review).
59. Consistent with Minute 24, the Subdivision Design Guide was reviewed to ensure consistency with the structural amendments recommended for the Residential Design Guide and Centres and Mixed Use Design Guide. The content and substance of the guidance points have only been reviewed in relation to the limited number of matters raised in submissions on the Subdivision Design Guide.
60. As a result, the review of the Heritage and Subdivision Design Guides involved a straightforward document analysis. The results of this analysis, along with the recommended Heritage and Subdivision Design Guides, separate review tables were not prepared for these documents. Instead, the outcomes of the review of these documents are set out in sections 4.1.3 and 4.1.4 of this report.

## 4.0 Outcome of the review

### 4.1 Revised Design Guides

61. The principal outcome of this review is a set of revised design guides. These are set out in the following sections.

#### 4.1.1 Revised Residential Design Guide

62. **Appendix 1** contains the revised Residential Design Guide that is the result of this review process. The detailed review and reasons for the amendments to this design guide are set out in the table contained in **Appendix 9**.

#### 4.1.2 Revised Centres and Mixed Use Design Guide

63. **Appendix 12** contains the revised Centres and Mixed Use Design Guide that is the result of this review process. The detailed review and reasons for the amendments to this design guide are set out in the table contained in **Appendix 10**.

#### 4.1.3 Revised Heritage Design Guide

64. As set out in Minute 23, the review of the Heritage Design Guide was limited to structural matters only.

65. Amendments to the Heritage Design Guide are limited to the following matters:

- a. In relation to the Introduction section, the changes that have been incorporated are consistent with the changes to the introduction of the Residential Design Guide and Centres and Mixed Use Design Guide (see section 4.3.2 below). This includes:
  - i. An “Intent” section has been added to the Introduction. The statement of intent is derived from the District Plan policies and rules that engage the design guide. This also repeats the key operative statement used in the “Intent” sections of the Residential and Centres and Mixed Use Design Guides: “The design outcomes and guidance points contained within this Design Guide give effect to this intent.”
  - ii. The majority of the content under the headings “Application”, “Sites and areas of significance to Māori”, and “Historic Heritage” in the notified Design Guide has been moved to sit under a new heading “Background”. The exception to this is the first sentence under the “Application” heading, which has been removed (as it is separately addressed under the “Applicability of this Guide”).
  - iii. The content under the headings “Relevance”, “Prioritisation”, “Illustration and images” and “Additional considerations” in the notified Design Guide has been replaced with new content under the headings “Applicability of this Guide”, “Structure of this Guide”, “Relationship with other Guides” and “Other requirements”. This is consistent with the same sections

which have been incorporated into Residential and Centres and Mixed Use Design Guide.

- iv. New content has been added under the headings “How to use this guide” and “Preparing a Design Statement” and “Design Guide format”, to clarify how the Design Guide is to be used and assessed. This content is the same as for the Residential and Centres and Mixed Use Design Guide.

b. In relation to design outcomes within the Heritage Design Guide:

- i. Where design outcomes in the notified Heritage Design Guide matched those in the notified Residential Design Guide or Centres and Mixed Use Design Guide, these outcomes have been updated to match the updated versions of these design outcomes recommended for the Residential Design Guide and Centres and Mixed Use Design Guide;
- ii. All design outcomes have been relocated to sit at the head of each relevant section of the Design Guide and numbered sequentially using the numbering convention O[xx];
- iii. The notified Heritage Design Guide included a unique design outcome, which has been retained as notified and is identified in the recommended Heritage Design Guide as outcome O5 (within the “Effective public-private interface” section).

66. In relation to matters raised in submissions, the revised Heritage Design Guide incorporates the Council reporting officer’s recommendations in response to submissions<sup>14</sup>. These amendments are:

- a. Amending the first sentence under the “Application” heading (now the “Background” heading) in introduction to the design guide as follows, in response to submission point 412.90:

“Wellington’s taonga tuku ihotanga (heritage) consists of the tangible and intangible, heard and unheard, seen and unseen heritage from all of New Zealand’s peoples and both Tiriti o Waitangi partners.”

- b. Relocating the fourth bullet point under G10 to an advice note, in response to submission point 141.4;
- c. Minor amendments to the wording of the first, second, and third bullet points under G31 in response to submission points 266.176, 266.177 and 412.94.

67. Except for these matters, no other amendments to the Heritage Design Guide are recommended as a result of this review process. This is consistent with the limited scope of the review set out under Minute 23.

68. The revised Heritage Design Guide, which incorporates the amendments set out in at 65, is contained in **Appendix 3**.

#### 4.1.4 Revised Subdivision Design Guide

69. As set out in Minute 24, the review of the Subdivision Design Guide was limited to structural matters, and matters raised in submissions.

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<sup>14</sup> As set out in the Council officer’s S42A report to hearing stream 3

70. To align with the structural amendments recommended for the Residential Design Guide and Centres and Mixed Use Design Guide, the following structural amendments have been incorporated into the revised Subdivision Design Guide:
- a. Replacement of the introduction on pages 4 and 5 of the design guide as notified with a new introduction section that is consistent with the structure and general content of the new introduction section for the Residential Design Guide and the Centres and Mixed Use Design Guide (see **Error! Reference source not found.** below).
  - b. In relation to design outcomes within the Subdivision Design Guide:
    - i. Where design outcomes in the notified Subdivision Design Guide matched those in the notified Residential Design Guide or Centres and Mixed Use Design Guide, these outcomes have been updated to match the updated versions of these design outcomes incorporated in to the Residential Design Guide and Centres and Mixed Use Design Guide;
    - ii. All design outcomes have been relocated to sit at the head of each relevant section of the Design Guide and numbered sequentially using the numbering convention O[xx].
  - c. Removal of the guidance point rating system, consistent with the removal of this system from the Residential and Centres and Mixed Use Design Guides.
71. Table 8 sets out recommendations on matters raised in submissions that have been incorporated into the revised Subdivision Design Guide.

*Table 8: recommendations on matters raised by submitters for the Subdivision Design Guide*

<b>Submission point</b>	<b>Decision requested</b>	<b>Recommendation</b>
135.120	Seeks that the Subdivision Design Guide identifies different types and scales of subdivision and introduces a mechanism to identify which guidelines apply to each type and scale of subdivision.	<p>The introduction to the design guide states that it is intended to apply to greenfield subdivision and subdivision with more than 20 allotments. On this basis, the design guide would not apply to small-scale subdivision.</p> <p>The ability for applicants to apply only relevant design outcomes and guidance points ensures that the use of the Subdivision Design Guide can be tailored to different types of subdivision.</p> <p>No changes are recommended in response to this submission point.</p>
266.178	Seeks to amend G19, G20, and G21 in the Subdivision Design Guide to reference natural wetland, and G23 to reference constructed wetland.	The following changes are recommended in response to this submission point:

Submission point	Decision requested	Recommendation
		<ul style="list-style-type: none"> <li>References to “wetland” in G19, G20 and G21 replaced with “natural wetland”.</li> <li>Reference to “wetland” in G23 replaced with “constructed wetland”.</li> </ul>
351.339	Retain the Subdivision Design Guide with amendment.	No changes are recommended in response to this submission point, although change is recommended in response to submission point 351.340.
351.340	<p>Amend wording in the Subdivision Design Guide in the first bullet point to avoid suggesting utilization of natural wetlands and watercourses as stormwater devices and in G21 as follows:</p> <p>“Streams or wetlands should not be disturbed. However, where development does impact a stream (<u>such as piping streams</u>), alternative design solutions for stormwater management must be provided that will not adversely affect the waterway’s quality <u>or ecological health</u>, <del>such as piping streams.</del>”</p>	<p>The following changes to G21 are recommended in response to this submission point:</p> <p>“... However, where development does impact a stream (<u>such as piping streams</u>), alternative design solutions for stormwater management must be provided that will not adversely affect the waterway’s quality <u>or ecological health</u>, <del>such as piping streams.</del>”</p>
374.14	Seeks that the Subdivision Design Guide be stricter in restricting earthworks in elevated development areas, particularly Upper Stebbings and Glenside West.	<p>Restrictions on earthworks are regulated through the provisions of the District Plan earthworks chapter. If greater restrictions on earthworks are sought, the appropriate place to provide for this would be the rules in the earthworks chapter, not the design guide.</p> <p>No changes are recommended in response to this submission point.</p>
412.99	Retain G1 of the Subdivision Design Guide as notified.	No changes are recommended in response to this submission point.
412.100	Retain G4 of the Subdivision Design Guide as notified.	No changes are recommended in response to this submission point.
435.12	Retain the Subdivision Design Guide as notified.	Several changes have been recommended to the Subdivision Design Guide; however no changes

Submission point	Decision requested	Recommendation
		are recommended in response to this submission point.

72. Except for these matters, no other amendments to the Subdivision Design Guide are recommended as a result of this review process. This is consistent with the limited scope of the review set out under Minute 24.

73. The revised Subdivision Design Guide, which incorporates the amendments set out in at 70 and 71, is contained in **Appendix 4**.

## 4.2 Outcomes of expert conferencing

74. The review tables for the Residential Design Guide (**Appendix 9**) and the Centres and Mixed Use Design Guide (**Appendix 10**) set out how the outcomes of expert conferencing have been integrated into the design outcomes and guidance points of these two guidelines. This is set out in the “Outcome of expert conferencing” column. Where matters raised by the experts have not been integrated (or have been integrated in a different way), the reasoning for this is explained in the “Further analysis in light of expert conferencing” column.

75. In relation to structural matters, the outcomes of expert conferencing are discussed in the relevant sections of section 4.3 of the report below.

## 4.3 Structural matters

76. This section summarises the structural amendments incorporated into the revised Design Guides, and the reasons for these amendments.

### 4.3.1 Overall structure of the Design Guides

77. The Design Guides, as notified, use a consistent overall structure that covers four design themes:

- Responding to the natural environment;
- Effective public-private interface;
- Well-functioning sites;
- High quality buildings.

78. This overall approach to structuring the design guides is expressed in the “Design Guides Introduction” document to help coordinate specific guidance across a range of scales. The structure is also said to support the achievement of 6 “design principles” that were developed as part of the Council’s “Planning for Growth” spatial plan (the 6 “design principles” are the same as the “strategic city objectives” set out under objective CC-O3 in the Strategic Direction chapter of the PDP).

79. As discussed in section 2.2.3.2 above, there is no single or correct way to organise a statutory design guide. They variously tend to be organised according to spatial domain,

theme, or aspect of the design process. Regardless of the structure used, it is important that the structure is consistently applied and internally coherent, while also being connected with the District Plan provisions of which it is a part.

80. The overall approach of structuring the Design Guides into the themes set out above is sound in that it provides for the consideration of a range of domains that together provide for the holistic consideration of design. This is not dissimilar to the spatial and thematic approaches to organising a design guide expressed by other statutory design guides (as set out in section 2.2.3.2). On this basis, no significant changes to the theme-based structure of the design guides are recommended.
81. However, in conferencing the experts considered that the first of the themes “responding to the natural environment” was too narrowly focussed on the natural environment context and should be broadened to recognise the cultural and built environment context. Additionally, the theme should acknowledge that urban environments are often highly modified, and the natural environment should be seen in this light. The experts considered this could be addressed by amending the title of the theme to “responding to context”.
82. On its own, amending the title of the existing theme to “responding to context” would not be appropriate, as this would alienate the guidance within this theme that provides for the integration of landform, planting, and any required methods of water conservation, water sensitive design and hydraulic neutrality into the overall design of the development.
83. To address the concerns raised by the experts in relation to the “responding to the natural environment” theme, the following structural changes have been incorporated into the revised Residential and Centres and Mixed Use Design Guides:
  - a. A new “responding to context” theme is introduced to the beginning of the Residential and Centres and Mixed Use design guides. The first guidance point (and associated design outcome), which provides for new development to “Identify and respond to the unique valued characteristics of the natural, built, and cultural environment within the site and the surrounding environment”, is relocated from the “responding to the natural environment” theme to this new theme. This is a more logical approach because, as pointed out by the experts, responding to context is not limited to responding to the natural environment.
  - b. The title of the “responding to the natural environment” theme is amended to “responding to the natural environment in an urban context”. This theme retains the guidance points that relate to integration of landform, planting, and any required methods of water conservation, water sensitive design and hydraulic neutrality into the overall design of the development.

#### 4.3.2 Introduction to each Design Guide

84. The notified Design Guides each include an introduction section that generally provides background narrative, describes how and where the design guides are intended to be applied, addresses matters of internal structure (such as a prioritisation system), and describes (using a flow chart) how various different Design Guides would apply to a proposal depending on the circumstances of the proposal.

85. It is considered that an Introduction section for each Design Guide plays an important role for both District Plan integration and usability of the Design Guide for applicants and Council officers assessing resource consent applications.

86. The revised Design Guides that are the result of this review include introduction sections that have been redrafted to attend to these roles. This redrafting also enables a range of structural matters identified in the general submissions on the Design Guides to be addressed. The following sections describe the matters set out under each of the new headings within the introduction to each of the Design Guides.

#### 4.3.2.1 "Intent" heading

87. The Design Guides are principally 'engaged' in a consent process through District Plan policies. The typical policy language used to in relation to the Design Guides in the notified PDP is that development "fulfils the intent of" the relevant design guide<sup>15</sup>.

88. In order to give effect to this policy, the intent of the Design Guides needs to be clearly stated. As worded, the introduction to the notified Design Guides does not clearly state their intent. Arguably, the intent of the Guide can be discerned from an overall reading of its content, as well as other indicators such as their title, and statements made within the separate "Design Guides Introduction" document (which is discussed further in section 4.3.8 below)<sup>16</sup>.

89. It also needs to be clear how the content of the design guide relates to its intent.

90. To provide clarity, a statement of intent has been added under an "Intent" heading at the beginning of each recommended design guide. The statement of intent is consistently structured across each design guide. In all cases, the statement of intent is consistent with the content of each design guide, as well as the District Plan provisions that engage it.

91. To provide certainty as to how the intent of the design guide is given effect to, the following statement is added after each statement of intent: "the design outcomes and guidance points contained within this Design Guide set out how development can fulfil this intent".

#### 4.3.2.2 "Background" heading

92. As notified, the introduction to each design guide included a broad range of information under the heading "Application". Some of this text was narrative in nature, and not clearly related to the application of the Design Guide.

93. Where it is of relevance, narrative text within the introduction has been relocated to sit under a new "Background" heading. This provides greater clarity by ensuring narrative text is not mixed with text that describes how the Design Guides are to be applied.

#### 4.3.2.3 "Application of this Guide" heading

94. The notified version of the Design Guides included a section on applicability, which was generally broad and did not always clearly describe the circumstances in which the Design Guides were to be applied. The Design Guides are only applicable where they

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<sup>15</sup> See for example MRZ-P6, MRZ-P7, HRZ-P6, HRZ-P7, HH-P7. Matters of plan integration are discussed further in section 4.3 below.

<sup>16</sup> At page 4, the "Design Guide Introduction" document notes that "Wellington is changing and it will continue to change into the future. We will be living, working and playing in a denser city. **The Design Guides facilitate this change by ensuring a well-functioning urban environment that is compact, attractive, thriving and inclusive.**" (emphasis added).

are 'engaged' by the provisions of the District Plan, and for clarity of administration the text under this heading has been redrafted to provide for this.

#### 4.3.2.4 "Structure of this Guide" heading

95. The notified version of the Design Guides described, at a high level, their structure within the separate "Design Guides Introduction" document (which is discussed further in section 4.3.8 below). However, it is considered that the introduction to each design guide should include an explanation of their structure, to ensure that the design guide can be read on its own without reference to another document.
96. The content set out under the "Structure of this Guide" heading explains the overall structure of each guide. It also explains the function of two key structural elements used within the Design Guides: "design outcomes" and "guidance points". The explanation of these terms is consistent with the intended purpose of these elements as described in the separate "Design Guides Introduction" document. Specifically, this description provides that:
- **Design outcomes** are the outcomes that would be demonstrated by a well-designed, well-functioning urban environment;
  - **Guidance points** provide guidance on how development can be designed to achieve the design outcomes.

#### 4.3.2.5 "Relationship with other Guides" heading

97. The notified version of the Design Guides included sections related to coordination with other design guides, and used flow-charts that show how the range of design guides may apply to different kinds of development.
98. It was considered that this level of explanation is unnecessary and potentially unhelpful. Whether or not of any design guide applies to a development proposal will depend on the specific nature of the proposal, and the District Plan provisions that apply to it. Because of this, the applicability of the Design Guides should be discerned by reading the provisions of the District Plan.
99. To address this, a simple statement has been included under the heading "Relationship with other Guides". This statement alerts users to the fact that other guides may apply to a proposal, depending on the activity proposed and the District Plan provisions associated with it.
100. In addition to this, the flow charts have also been removed. This reduces the risk of conflict between the District Plan provisions and the Design Guides in relation to which design guides may be relevant to a proposal.

#### 4.3.2.6 "Other requirements" heading

101. This heading, and the text under it, did not appear in the Design Guides as notified. The purpose of this text is to acknowledge that the Design Guides do not address the range of other requirements that may apply to development, such as those set out in the objectives, policies, rules and standards within the District Plan, Council bylaws, and regulations under other Acts (such as the New Zealand Building Code under the Building Act 2004).
102. The inclusion of this statement is a structural response to the removal of several matters from the design guides on the basis that they are provided for through other parts of the District Plan or provided for under other regulatory regimes such as the New Zealand Building Code or the Council's Waste Management and Minimisation Bylaw.

#### 4.3.2.7 "How to use this guide" heading

103. While the notified version of the Design Guides described in various locations how they were intended to be used, there was no clear statement as to how they should be used by applicants as part of a resource consent process.
104. To address this, the text under this heading sets out the Design Guides should be used by applicants. Specifically, it addresses three matters:
- a. Applicants should demonstrate how their proposal fulfils the intent of the Design Guide by preparing a Design Statement (see section 4.3.2.8 below);
  - b. Applicants need only apply design outcomes and guidance points that are relevant to the proposal<sup>17</sup>;
  - c. Applicants can address design outcomes using alternative approaches to those set out in the guidance points.
105. It is considered that this will provide clarity for applicants and Council officers processing consents as to how the Design Guides are intended to be used in practice. The recommended text also addresses matters raised in submissions in relation to clarifying how the Guides will be used in resource consent processes, and enabling sufficient flexibility to ensure that the guides can be applied in a manner that recognises specific contexts and the functional or operational needs of specific activities.

#### 4.3.2.8 "Preparing a Design Statement" heading

- 106.
107. It is considered that, to facilitate the efficient assessment of resource consent applications, the established practice of preparing a Design Statement<sup>18</sup> should be provided for. This would create greater certainty for applicants and Council officers as to the information required to assess applications where a Design Guide is relevant.
108. The Design Statement is a vehicle for an applicant to explain how their development proposal fulfils the intent of the Design Guide. It also enables applicants to explain which aspects of a design guide may or may not be relevant to their proposal, and, where a particular guidance point has not been addressed, explain how they may have achieved design outcomes by other means.
109. The text that has been included under the heading "Preparing a Design Statement" provides for this. Specifically, it sets out that Design Statements should include:
- a. A description of the site and its context;
  - b. A description of the proposal;
  - c. Description of which design outcomes and guidance points within the Design Guide are relevant to the proposal;
  - d. Explanation of how the proposal addresses each of the relevant design outcomes and guidance points;

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<sup>17</sup> For example, an applicant proposing a new retirement village in the Medium or High Density Residential Zone may set out within a Design Statement those aspects of the Residential Design Guide that they do not consider to be relevant to the particular type of retirement village that they may be proposing.

<sup>18</sup> This practice has been established as part of the use of Design Guides under the ODP. See rule 3.2.4 in the ODP.

- e. Where relevant, explanation of any alternative approaches used to address a design outcome.

#### 4.3.2.9 "Design Guide format" heading

- 110. As part of improving the overall clarity of the Design Guides, this section of the introduction provides a visual description of the different types of provision that are used within the Design Guide (specifically design outcomes, guidance points, advice notes and figures), and their purpose.

#### 4.3.3 Numbering and location of design outcomes

- 111. Submissions identified that the location of design outcomes at the head of the Design Guide, but separated from the guidance points, created ambiguity about the relationship between the design outcomes and the guidance points. This matter was also raised by the experts in conferencing.
- 112. Additionally, the experts considered that it would be helpful from an administration perspective to number the design outcomes so that they can be appropriately referenced.
- 113. To address these matters, the following structural changes have been incorporated into the revised Design Guides:
  - a. Relocation of the design outcomes so that they sit at the head of each section of the Design Guide. This clarifies that the guidance points within a particular section of the Design Guides are intended to provide for the design outcomes associated with that section of the Guide.
  - b. Sequential numbering of the design objectives.

#### 4.3.4 Separation of the Residential Design Guide from the Centres and Mixed Use Design Guide

- 114. Under the provisions of the PDP as notified, the Centres and Mixed Use Design Guide applies to development within the centres, mixed use, commercial and some special purpose zones. In addition to this, where development in these zones includes a residential activity, then the Residential Design Guide must apply at the same time as the Centres and Mixed Use Design Guide. Under the Design Guides as notified, the result would be that some 234 guidance points would apply to development with a residential activity in these zones.
- 115. Submissions on the design guides, as well as the experts in conferencing, identified that this creates undesirable overlap between the two design guides. It also generates a considerable information and assessment burden for applicants and Council officers.
- 116. To address this, it is recommended that the two design guides are applied on a zone-specific basis so that the Residential Design Guide only applies to development in the residential zones, and the Centres and Mixed Use Design Guide only applies to development within the centres, mixed use, commercial and some special purpose zones (being the hospital, tertiary education and waterfront zones).
- 117. To achieve this, the revised Centres and Mixed Use Design Guide incorporates matters relevant to residential activities from the Residential Design Guide. It also specifically

identifies those guidance points that are only relevant where a residential activity is part of the proposal.

118. Consequential amendments to several District Plan provisions are also considered to be necessary to give effect to this change. These are described in section 4.4.2 of this report.

#### 4.3.5 Approach to language

119. As set out in section 2.2.3.3, statutory design guides tend to adopt either a directive or suggestive approach to language.
120. For the purposes of these Design Guides, it is considered that the suggestive approach (identified in section 2.2.3.3.2, and which uses the terms “must”, “should” or “may”) is not appropriate for two reasons:
- a. The term “must” implies that the guidance point is a standard or rule to be complied with. If this is the case, it would be more appropriate for the matter to be a rule or standard in the district plan.
  - b. The terms “should” and “may” introduces a level of uncertainty about whether or not the guidance should be applied (as a separate consideration to whether the guidance is relevant to the proposal).
121. It is considered that a directive approach (identified in section 2.2.3.3.1) provides clearer instruction to users of the Design Guides as to how each guidance point is expected to be applied as part of the assessment of a proposal against the contents of the Design Guide.
122. As set out in section 2.2.3.3.1, this approach involves two tiers of guidance point, as explained in Table 9 below:

Table 9: recommended approach to language

Tier	Example language	Explanation
Tier 1: directive design guidance points	Design [matter]... to... Provide for [matter]... by... Locate [matter]... to...	This approach applies to guidance points that are recognised as fundamental to achieving good design outcomes <sup>19</sup> .  This creates an expectation that an applicant will integrate the matter into the design of the development (and explain how they have done so, through their Design Statement).
Tier 2: consideration design guidance points	Consider locating [matter]... Consider the relationship between [matters]...	The active verb in this form of design guidance is “consider”. In other words, the guidance point seeks that

<sup>19</sup> The input of the experts assisted in identifying which guidance points fell into this category.

Tier	Example language	Explanation
	Consider opportunities to incorporate [matter]...	<p>the applicant turn their mind to a particular matter as part of designing their proposal.</p> <p>This creates an expectation that an applicant explain (through the Design Statement) how they have considered the matter, but it does not create an expectation that an applicant actually integrates that matter into the design where there is a rational reason not to do so (for example, it may not be appropriate to the context, or may not align with the outcomes of the development proposal).</p>

123. This consistent approach to the use of language has been applied to the guidance points within the revised Residential Design Guide and Centres and Mixed Use Design Guide.
124. However, the guidance points within the Heritage and Subdivision Design Guides have not been adjusted to adopt this approach to the use of language. This is because:
- a. This would require amendments to these guidance points that may alter the way in which they are interpreted; and
  - b. Because of this, these adjustments were considered to be outside the scope of what the Panel has directed in relation to the review of the Heritage and Subdivision Design Guides in Minutes 23 and 24.

#### 4.3.6 Guidance point rating system

125. The Design Guides as notified included a three-tiered point rating system to describe how each guidance point is intended to be applied (see Figure 2).

Rating System	
•••	Guidelines rated with three dots are considered essential and must be applied to all proposed development.
••	Guidelines rated with two dots will apply to most proposals; if a proposal does not meet a design guide rated 2, the applicant may be required to justify or revise the design.
•	Guidelines rated with one dot can support a proposal to meet the outcomes of the Design Guide. However, they may not apply to all developments.

Figure 2: guidance point rating system included within the notified design guides.

126. It is considered that the guidance point rating system adds complexity and uncertainty to the interpretation of the Design Guides. The relative importance of each guidance point should be discerned from the language used to construct it, and the relevance of the guidance point to the development proposal (and the Design Statement, as described in section above, provides applicants with the opportunity to set this out).
127. To remove this uncertainty, the guidance point rating system has not been included in the revised Design Guides.

#### 4.3.7 City Outcomes Contribution

128. Guidance points 137 of the Residential Design Guide and 97 of Centres and Mixed Use Design Guide as notified describe the “city outcomes contribution” mechanism. The “city outcomes contribution” is a policy mechanism (provided for through separate policies in the District Plan<sup>20</sup>) that requires development that goes beyond specified building height or density thresholds to provide additional benefits according to a “city outcomes contribution” framework set out in guidance points 137 and 97.
129. Incorporating the City Outcomes Contribution mechanism into the Design Guides adds uncertainty to the application of the general policies that require development to “fulfil the intent” of the design guides. If the City Outcomes Contribution is interpreted as being part of the “intent” of the design guides, then it could also be interpreted that the City Outcomes Contribution (as set out in the Design Guides) may apply to all development where the design guides are relevant, regardless of whether the City Outcomes Contributions policies apply.
130. To remove this uncertainty, the revised Design Guides do not include the City Outcomes Contribution guidance points that were part of the notified Design Guides. Should the Council wish to provide for this mechanism, it should be housed separately within the District Plan<sup>21</sup>.

<sup>20</sup> See for example CCZ-P11 as notified in the PDP.

<sup>21</sup> It is understood that this outcome has in any case been recommended by the Council reporting officer in their S42A report for Hearing Stream 4.

#### 4.3.8 Separate “Design Guide Introduction” document

131. The PDP as notified includes a separate “Design Guide Introduction” document<sup>22</sup>. This document provides contextual information about the development of the Design Guides. The document also includes general information about the application of the Design Guides, their overall structure, and description of the “design outcomes” which appear in each of the Design Guides.
132. While it provides background context to the development of the Design Guides, it is also referred to in the rules for certain activities in the Waterfront Zone as a matter of discretion<sup>23</sup> (the Waterfront Zone provisions are the only part of the plan that refers to it).
133. While it has not been directed by the Panel to be included in this review, it is considered that the following general consequential amendments are necessary to this document, as a consequence of this review:
  - a. Amendment to the list of themes under the “Design outcomes” heading (page 5 of the notified document, page 3 of the recommended document) to incorporate amendments recommended for the Residential Design Guide and Centres and Mixed Use Design Guide;
  - b. Amendments to the sections within the document that describe the design outcomes (pages 13 to 15 of the notified document, pages 9 and 10 of the recommended document), to incorporate the amendments to the design outcomes recommended for the Residential Design Guide and Centres and Mixed Use Design Guide;
  - c. Removal of the flow-charts on pages 7 and 8 of the notified document;
  - d. Removal of the contents pages and the orange coloured pages.
134. An updated version of the “Design Guide Introduction” document, incorporating the consequential amendments described above, is included in **Appendix 5** to this report.

#### 4.3.9 Use of imagery

135. As notified, the Residential Design Guide and Centres and Mixed Use Design Guide were principally text-base guidance documents, with a selective use of images<sup>24</sup> to assist with the interpretation of design principles sought to be achieved by specific guidance points.
136. It was identified by the experts in conferencing that it would be of value for the design guides to incorporate a greater level of imagery (either through abstract diagrams or exemplar photographs) to help illustrate the principals sought to be achieved by the guidance points.
137. The revised Residential Design Guide and Centres and Mixed Use Design Guide included with this report do not incorporate additional imagery. Rather, they retain existing imagery proposed as part of the notified Design Guides, where relevant. Additionally, some imagery has been removed where the guidance accompanying it

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<sup>22</sup> See [https://docs.isoplan.co.nz/figures/wellingtonProposed/62/00\\_Design\\_Guides\\_Introduction\\_V05.pdf](https://docs.isoplan.co.nz/figures/wellingtonProposed/62/00_Design_Guides_Introduction_V05.pdf)

<sup>23</sup> For example, see rule WFZ-R15.6 in the PDP as notified.

<sup>24</sup> The notified Residential Design Guide included 9 images. The notified Centres and Mixed Use Design Guide included 6 images.

was removed, or where the experts considered that the image was not helpful for communicating the matter being addressed by the guidance. In this regard, the approach taken by the revised Design Guides is consistent with the approach taken by the Design Guides that were notified by the Council.

138. While the confined scope and timeframe available for this review was not conducive to exploring, developing, and conferencing on, a more comprehensive approach to the use of imagery, in response to the matters raised by the experts, the Council may wish to consider opportunities for incorporating a greater level of imagery as part of any future review of the Design Guides.

## 4.4 Plan integration

139. The review of the Design Guides has also identified two matter related to the way in which the Design Guides are referred to through the District Plan provisions. These matters are set out in the following sections.

### 4.4.1 Reference to the Design Guides in District Plan policies

140. District Plan policies provide the principal means of engaging the Design Guides in a resource consent process.
141. The PDP as notified consistently uses the phrase “fulfils the intent of the [relevant design guide]” when referring to design guides through in District Plan policies<sup>25</sup>. This policy wording acknowledges that the design guides are intended to function as an integrated method for facilitating (and assessing) well-designed development and recognises that a degree of practical flexibility is necessary in the application of their contents to the circumstances of specific development proposals.
142. It is understood that the Council reporting officer for the centres, mixed use, commercial and special purpose zones has recommended using the phrase “meeting the requirements of the Centres and Mixed Use Design Guide”<sup>26</sup> for the policies of those chapters. This policy wording may be seen to misconstrue the Design Guides as a set of standards (or “requirements”).
143. To ensure consistency with the policies in the notified PDP, and to align with the intended application of the Design Guides more appropriately, it is recommended that the phrase “fulfils the intent of the [relevant design guide]”, as proposed by the notified PDP, is consistently used wherever the Design Guides are referred to in District Plan policies.

### 4.4.2 Separating the application of the Residential Design Guide from the application of the Centres and Mixed Use Design Guide

144. The notified PDP provides that both the Residential Design Guide and Centres and Mixed Use Design Guide are applied to development with a residential activity in the centres, mixed use, commercial and some special purpose zones. As set out in section 4.3.4 above, it is considered that the two design guides are separately applied on a

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<sup>25</sup> See for example MRZ-P6 in the Medium Density Residential Zone.

<sup>26</sup> See for example CCZ-P9 as recommended in [Appendix A to the Section 42A report for the City Centre Zone](#).

zone-specific basis, so that the Residential Design Guide only applies to development in the residential zones, and the Centres and Mixed Use Design Guide only applies to development within the centres, mixed use, commercial and some special purpose zones (being the hospital, tertiary education and waterfront zones). The amendments to the Centres and Mixed Use Design Guide included with this report provide for this.

145. To achieve this, a consequential amendment would be required to simply remove all references to the Residential Design Guide from the policies and matters of discretion that currently refer to the Residential Design Guide in the centres, mixed use, commercial and waterfront zones, and only refer to the Centres and Mixed Use Design Guides in these zones.

## 5.0 Summary

146. This report describes the review of the Residential Design Guide, Centres and Mixed Use Design Guide, Heritage Design Guide and Subdivision Design Guide that were proposed by the Council in their notified PDP. The scope of the review was set by Minutes 15, 23 and 24 of the Independent Hearings Panel for the PDP.
147. This review has been informed by several matters, including matters raised in submissions on the PDP, matters raised by experts in conferencing, and our own research into the use of statutory design guides in other District Plans.
148. The review followed a process (as set out in section 3.0 of this report) that began with establishing a set of principles to guide the review. Subsequently, the Residential Design Guide and the Centres and Mixed Use Design Guide were reviewed in detail. This detailed review took into consideration the matters raised by submitters, alongside the principles established to guide the review, and the outcomes of expert conferencing.
149. Subsequent to the review of the Residential Design Guide and the Centres and Mixed Use Design Guide, the Heritage Design Guide and Subdivision Design Guides were also reviewed for consistency with the structural amendments made to the Residential Design Guide and Centres and Mixed Use Design Guide, and in the case of the Subdivision Design Guide, to address the limited number of matters raised by submitters. As directed by the Panel in Minutes 23 and 24, the review of the Heritage Design Guide and Subdivision Design Guide was subject to a much more limited scope.
150. Expert conferencing was an integral part of the review. This assisted with the establishment of the principles on which the review was based. Additionally, the experts provided detailed feedback on draft versions of the Residential Design Guide and Centres and Mixed Use Design Guide, which was subsequently considered as part of developing the revised Design Guides that are the outcome of this review. The efforts made by the experts to take the time to engage with this process is gratefully acknowledged.
151. The outcome of this review are four revised Design Guides to replace those (of the same name) that were notified by the Council as part of the PDP. The revised Design Guides address a range of matters raised by submitters on the PDP and by the experts in conferencing. They are consistent with the provisions of the PDP and it is considered that they will be more usable by applicants and Council officers for preparing and assessing resource consent applications.
152. The revised Design Guides continue to address the matters sought to be addressed by the notified design guides, albeit in a more streamlined manner, broadly under the themes of responding to the natural environment in an urban context, providing an effective public private interface, and providing well-functioning sites and high-quality buildings. Matters that have been removed from the Design Guides have generally been removed because they are already provided for through other parts of the District Plan, or provided for under other regulations, such as the New Zealand Building Code.
153. In summary, it is considered that the revised Design Guides that are the outcome of this review address, on balance, the range of matters raised by submitters as well as the experts in conferencing and as a result of the changes they are likely to be a more efficient and effective means of facilitating well-designed development as part of the District Plan.

# Appendix 1: Revised Residential Design Guide

Wellington City Council  
**Design Guide**  
**Residential**



# Introduction

## Intent

The intent of the Residential Design Guide is to facilitate new residential development that is well-designed and contributes to a well-functioning urban environment that is compact, attractive, thriving and inclusive.

The design outcomes and guidance points contained within this Design Guide set out how development can fulfil this intent.

## Background

All new residential development in Wellington should contribute to a future of our city that honours our partnerships with mana whenua, and that is compact, inclusive and connected, greener, resilient, vibrant and prosperous. To achieve this, all new residential development in Wellington should respond appropriately to its context, respond to the natural environment, contribute to an effective public-private interface, shape a well-functioning site, and deliver high-quality buildings.

## Application of this Guide

The District Plan provisions, including policies, rules, and matters of discretion, set out the circumstances where Residential Design Guide will be applicable to a resource consent application.

In general, this Design Guide is applicable to residential development in the following zones and development areas:

- Medium Density Residential Zone
- High Density Residential Zone
- Kilbirnie Bus Barns Development Area
- Linconshire Farm Development Area
- Upper Stebbings & Glenside West Development Area

Where provided for by the provisions of the District Plan, the Council will use this Design Guide as part of its assessment of a development proposal.

## Structure of this Guide

This Design Guide is structured in five sections:

- Responding to context
- Responding to the natural environment in an urban context
- Effective public-private interface
- Well-functioning sites
- High quality buildings

Each section is structured around a series of related **design outcomes** followed by a series of **guidance points** that support development to achieve those outcomes.

**Design outcomes** are the outcomes that would be demonstrated by a well-designed, well-functioning urban environment.

**Guidance points** provide guidance on how development can be designed to achieve the design outcomes.

## Relationship with other Guides

The District Plan includes several other Design Guides that may also apply to new development. The applicability of these other Design Guides will depend on the activity being proposed, and whether the provisions of the District Plan provide for those Design Guides to apply to the activity.

## Other requirements

This Design Guide does not address the range of other requirements that may apply to development, including those set out in the objectives, policies, rules and standards of the District Plan, other relevant RMA planning documents and regulations, relevant Council bylaws, or requirements under other Acts (such as the Building Act 2004).

## How to use this Guide

Applicants should demonstrate how the proposal fulfils the intent of this Design Guide. The preparation of a **Design Statement** provides applicants with the opportunity to do this.

The Design Guides are intended to be applied in a manner that recognises the unique nature of individual proposals. Applicants need only apply those **design outcomes** and **guidance points** that are relevant to the proposal.

The Design Guides are also intended to promote design innovation. The Design Statement provides applicants with the opportunity to explain how a **design outcome** may have been addressed using an alternative approaches to those set out in the relevant **guidance points**.

## Preparing a Design Statement

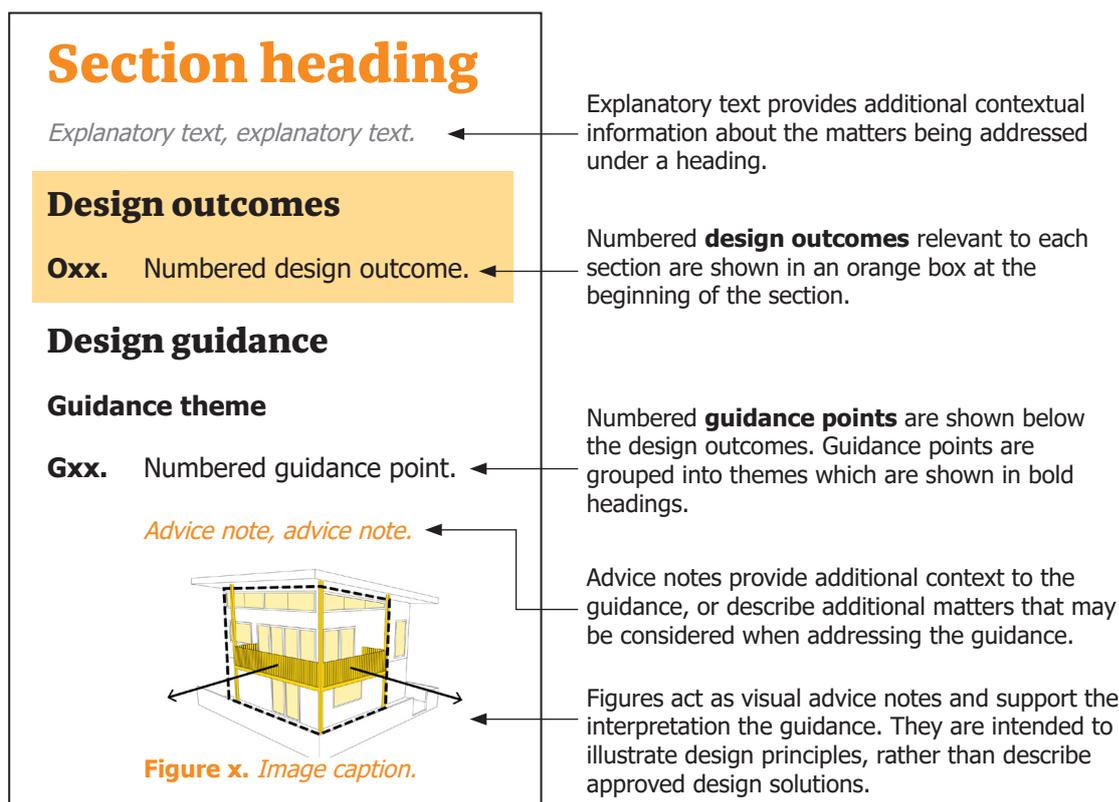
To assist with the efficient assessment of a proposal, applicants should include a **Design Statement** as part of their resource consent application. A Design Statement should include:

- A description of the site and its context
- A description of the proposal
- Description of which **design outcomes** and **guidance points** within the Design Guide are relevant to the proposal
- Explanation of how the proposal addresses each of the relevant **design outcomes** and **guidance points**
- Where relevant, explanation of any alternative approaches used to address a **design outcome**.

The Design Statement can include written and/or visual material, and should include a level of information that corresponds with the scale and significance of the proposal.

## Design Guide format

This Design Guide is structured using the following formatting conventions:



# Responding to context

## Design outcome

- O1.** New development responds to the unique valued characteristics within the surrounding environment.

## Design guidance

### Responding to context

- G1.** Identify and respond to the unique valued characteristics of the natural, built, and cultural environment within the site and the surrounding environment.

*Unique valued characteristics of the natural environment in an urban context will vary depending on the site and the surrounding context. These characteristics may include:*

- *natural features, including topography, landform, valued established vegetation, and water bodies;*
- *sunlight and wind;*
- *cultural context, including identified heritage and sites or areas of significance to Māori;*
- *neighbourhood characteristics such as streets, the movement network, and the network of open spaces;*
- *the use of neighbouring sites;*
- *existing and planned patterns of built form.*

# Responding to the natural environment in an urban context

*The site's natural form, the history of its development, key environmental attributes and any significant cultural values associated with it play a significant role in successful design outcomes. The landscape context contributes to a neighbourhood's unique sense of place and identity.*

## Design outcomes

- 02.** New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.
- 03.** Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.

## Design guidance

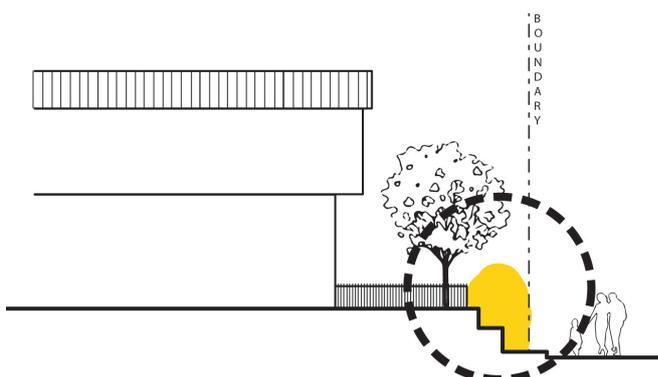
### Designing with topography

*A site-specific response to design that works with the land helps maintain visual amenity and an authentic sense of place.*

- G2.** Design new development to integrate with the existing landform and minimise the need for large, highly visible retaining walls.
- G3.** Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and composition.

*Design considerations for retaining walls include:*

- *designing retaining walls so that they are a cohesive part of the composition of the site, buildings, and the overall development;*
- *considering the material quality and visual articulation of retaining structures where they are visible;*
- *integrating exposed retaining walls into the landform, for example by using stepped retaining walls or incorporating planting (see Figure 1).*



**Figure 1.** *Stepped retaining wall at the street edge.*

## Vegetation and planting

*Vegetation, including front yard planting, contributes to the overall greening of our city, ensuring we are resilient into the future, and it offers important visual amenity in outlook from residential units and along the street edge*

- G4.** When planning for planting as part of new development:
1. incorporate species that are appropriate to their location and of a suitable mature scale in relation to the scale of surrounding buildings;
  2. locate planting where this would enhance the streetscape;
  3. locate planting to integrate buildings into the planned urban context;
  4. locate planting to assist with privacy within the site and on surrounding sites;
  5. select planting to contribute to local biodiversity;
  6. utilise trees to provide summer shade and allow for winter sun;
  7. integrate existing established trees into the planning for planting, where they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcome for the site.

## Designing with water

- G5.** Configure any required on-site water sensitive design methods, methods for achieving hydraulic neutrality, and water conservation methods into the overall design in an integrated manner.

*Where water sensitive design, hydraulic neutrality, and water conservation methods are included in the development, it is important that these are provided for in a manner that is integrated into the overall design, so that the liveability, amenity, and functionality of the site are enhanced.*

*This includes considering:*

- *designing stormwater management features such as constructed wetlands, detention or retention areas, swales or permeable paving to enhance visual amenity;*
- *locating these features to coordinate with movement networks and the location of communal or private outdoor living space on site;*
- *locating physical devices such as water tanks in areas where they will not detract from the visual amenity and functionality of outdoor space on site.*

# Effective public-private interface

*Good visual and physical connections between buildings and public spaces contribute to attractive and safe streets and public space.*

## Design outcomes

- 04.** New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm.
- 05.** The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.
- 06.** Mana whenua sites of significance are acknowledged and celebrated.

## Design guidance

### Ground floor interface and frontage

- G6.** Orientate residential units to face the street.

*Residential units can be oriented to face the street by:*

- *locating the principal entrance to the unit so that it faces the street;*
- *locating active habitable rooms such as kitchens, dining rooms or living rooms so that they overlook the street.*

*On corner sites, consider:*

- *relating building frontages to the street network hierarchy by orientating primary frontages towards the primary street, and secondary frontages towards the secondary street;*
- *locating more prominent building forms on corner sites.*

- G7.** Provide a sense of human scale at the occupiable edges of buildings.

*This guidance point applies to the parts of buildings that are located next to the street, pedestrian paths on site, or other public or communal open spaces that will be used, accessed or occupied by people.*

*Consider methods of providing for a transition to a human scale, including:*

- *as part of the design of built form, incorporating transitional built form elements with dimensions that mediate between the dimensions of the human form and a much larger building;*
- *changes in facade materiality, modulation or articulation at the occupied edges of buildings;*
- *incorporating features such as canopies along occupied edges of buildings;*
- *providing for usable outdoor spaces at the edges of buildings;*
- *incorporating landscape planting or constructed landscape elements of a human scale (such as furniture) into the occupied spaces next to buildings.*

- G8.** Where ground floor residential units front the street, provide individual pedestrian entrances from the street to each unit.

*There may be circumstances where it is not appropriate to provide individual entrances to ground floor units in apartment buildings.*

### **Passive surveillance**

- G9.** Provide for passive surveillance through visual connections between the building interior and adjacent public spaces.

*Active habitable rooms include kitchens, living rooms or dining rooms. Designing circulation spaces, such as hallways or stairways, so that they overlook the street can also provide a sense of passive surveillance.*

### **Entrances**

- G10.** Locate and design main building entrances to be visible from the street and incorporate shelter.

*Visibility of entrances can be supported by:*

- *orientation of the entrance towards the street or pedestrian paths;*
- *designing the entrance so that it is visually distinguishable from other parts of the building;*
- *lighting.*

*Shelter will provide a transitional arrival space prior to entering the building. Forms of shelter at building entrances may include:*

- *locating a canopy or verandah over the building entrance;*
- *recessing the entrance into the facade.*

- G11.** When designing entrances and communal circulation spaces within the building, consider access for a range of different building users.

*Relevant matters when considering access will be based on the intended use of the building and may include:*

- *the width of entrances and lobbies to accommodate wheelchair movements and turning;*
- *providing for step-free entry where this is practicable;*
- *accommodating the space requirements of cultural practices (such as the moving of tūpāpaku);*
- *designing entrances so that they can accommodate large items of furniture and appliances, such as beds, couches and fridges.*

### **Sites of significance to mana whenua**

- G12.** Adjacent to sites or areas of significance to Maori identified in the District Plan, consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington's tangata whenua.

# Well-functioning sites

## Design outcomes

- 07.** New development maintains or enhances the walkability and permeability of the pedestrian network.
- 08.** New development provides for safe and convenient cycle and pedestrian movement and access.
- 09.** Vehicle access, garage doors and car parking do not dominate the streetscape.
- 010.** Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.
- 011.** Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.

## Design guidance

### Connections for people

*Prioritising the pedestrian experience is important in ensuring safe neighbourhoods and healthy communities.*

- G13.** Create pedestrian paths through larger sites where this is safe and will enhance local pedestrian connectivity.

*Where several existing streets or other formed public pedestrian paths are located around a site, providing for connections between these can enhance local pedestrian connectivity.*

*Where there is an existing well used public path through the site, consider retaining this and integrating it into the design of the development.*

- G14.** Design pedestrian access through and within the site to be safe, by:
  1. providing for pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas to be overlooked;
  2. providing pedestrian paths that are direct and maintain clear sightlines;
  3. providing for pedestrian pathways to be well lit;
  4. where practicable, providing alternative pedestrian paths through the site and multiple exit points from communal spaces within the site;
  5. minimising the creation of hiding places and entrapment spaces.

## Vehicle access and parking

- G15.** Locate and design vehicle crossings to support pedestrian safety and priority at footpaths within the street.

*Consider methods to reduce the frequency of vehicle crossings, such as:*

- *minimising the frequency of vehicle crossings at the street;*
- *providing vehicle access through rear access lanes;*
- *grouping parking in communal car parking areas;*
- *minimising the amount of on-site car parking in locations that have good access to public transport.*

- G16.** Minimise the concentration of garage doors at the street frontage.

*Façades with doors and windows should be the defining feature of a building's street frontage. Where vehicle access from the rear is not possible, consider locating garages to the side of the building, or recessed behind the front building façade. Where a garage door comprises the majority of the width of the ground floor frontage of a multi-storey building, consider recessing the garage beneath the building line of upper levels.*

*Note that this guidance point does not apply to garage doors that front a rear access lane that is not intended to provide the principle pedestrian access.*

- G17.** Design carports or garages to be visually compatible with, and of a similar standard to, the development as a whole.

- G18.** Locate and design on-site car parking areas so that they are not visually dominant elements at the street edge.

*This can be achieved by locating on-site outdoor car parking (including any undercroft parking) away from the street edge, preferably to the side or rear of buildings.*

*Where on-site outdoor car parking areas are located between buildings and the street edge, use landscape elements such as planting or screening to minimise the dominance of parking areas and associated structures (such as retaining walls) and give the appearance of a front yard, rather than a parking area.*

*Where parking within buildings fronts the street, screen the parking in a manner that is integrated with the composition of the building elevation.*

- G19.** Ensure that dedicated pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.

*Ways of distinguishing pedestrian access include:*

- *change in surface treatment;*
- *grade separation of pedestrian paths;*
- *physically separating pedestrian paths through soft or hard landscape elements.*

**G20.** Locate and design vehicle access and parking areas to minimise privacy and other nuisance effects on the outdoor living spaces and habitable spaces of adjacent residential units.

*Ways of minimising effects include:*

- *locating parking areas away from private outdoor living spaces, living rooms and bedrooms;*
- *using planting or fences to provide visual screening;*
- *arranging parking areas so that vehicle lights do not shine into bedrooms or living areas.*

**G21.** Design vehicle access ways to reduce vehicle speeds.

*Lower traffic speeds can be effectively achieved through offsets in alignment of the carriageway, changes in surface texture, narrowing the carriageway or vertical traffic calming measures such as speed tables.*

## **Cycle parking**

**G22.** When providing cycle parking, consider:

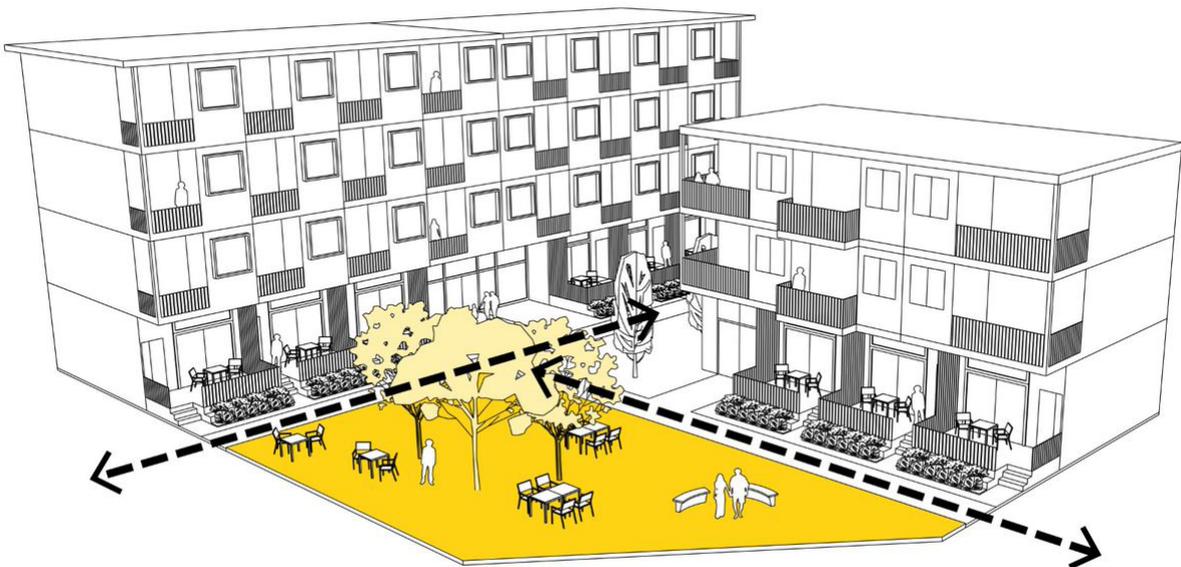
1. the needs of different sizes and types of bicycle, including e-bikes and cargo bikes;
2. security and access control.

*Wall-hung bicycle parks may be inappropriate for heavier bicycle types, such as e-bikes.*

## Communal outdoor living space

**G23.** Where communal outdoor living space is provided:

1. locate the space so that it is conveniently accessible to the residential units on site;
2. locate and orientate the space to benefit from available sunlight;
3. provide flat open space, or where level changes are required, integrate these into the design of the open space;
4. size the space so that it is proportionate to the number of residential units that it serves;
5. design the space so that it is accessible to people with disabilities;
6. ensure that it is overlooked by residential units and has multiple exits;
7. incorporate trees and/or planting into the design of the space;
8. incorporate shelter and shading into the design of the space;
9. incorporate features that facilitate social interaction and also allow for private occupation;
10. in developments with apartments where children are likely to live, incorporate opportunities for play into the space.



**Figure 2.** *Communal outdoor living space is accessible, usable and well-incorporated into the development.*

## Private outdoor living space

*Well designed private outdoor living space contributes to the overall liveability of the development and the well-being of residents.*

- G24.** Locate private outdoor living space to optimise access to available sunlight.

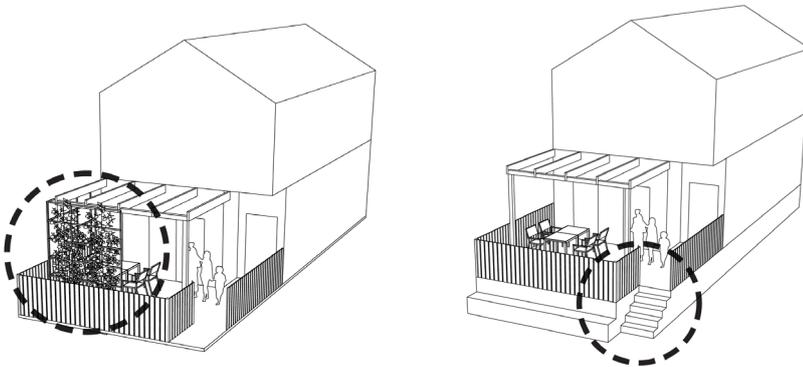
*Optimising access to available sunlight means arranging the site and buildings so that as many units as practicable have access to the available sunlight on site. Outdoor living space is more likely to receive sunlight where it is located on the north, west or east of the building.*

*The amount and location of sunlight available on site will vary depending on site constraints, such as the topography of the site and the surrounding area, the aspect of the site, and the density and location of surrounding vegetation and buildings.*

- G25.** Where private outdoor living space is located in the front yard, arrange the space to balance the need for privacy with the need to provide a visual connection between the residential unit and the street.

*This can be achieved by methods such as (see Figure 3):*

- *screening part of the private outdoor living space from the street using planting or fencing with visual permeability;*
- *raising the front yard above the street level.*



**Figure 3.** *Methods of providing for outdoor living space within the front yard.*

- G26.** Where site topography makes providing flat ground level private outdoor living space difficult, consider providing outdoor living space as a balcony.

## **Balconies**

*Good quality balcony spaces can substantially improve residents' quality of life and increase value and desirability of apartments to potential buyers.*

- G27.** Where outdoor living space is provided in the form of a balcony, locate and design these to:
1. access available sunlight;
  2. provide for privacy between residential units;
  3. overlook streets, public open spaces, or communal outdoor living spaces; and
  4. be an aesthetically integrated part of the building composition.
- G28.** Where permanent fixtures are located on balconies (such as heat pumps and clothes lines) design and locate them to:
1. maintain the functionality and potential to occupy the balcony;
  2. to be visually unobtrusive when viewed from the street or other public or communal open spaces.

## **Lighting**

- G29.** Provide appropriate lighting for safety and way-finding to building entrances, pedestrian paths, communal outdoor living spaces, bicycle and micromobility parking, waste storage and collection areas, service areas, on-site vehicle access routes and car parking areas.

## **Waste storage and collection**

- G30.** When designing waste storage areas, consider:
1. the size of space necessary to service the number, type and size of receptacles;
  2. arranging the area to facilitate the separation of waste, recycling and organic material, including by people with disabilities;
  3. locating the area so that it is conveniently accessible to the residential units that it serves;
  4. locating and/or screening the area so that it does not adversely impact on the functionality and amenity of the street, public spaces, communal outdoor living spaces and private outdoor living spaces;
  5. locating and/or screening the area so that it is visually unobtrusive;
  6. locating and/or ventilating the area to avoid odours adversely impacting on residential units;
  7. lighting, security, maintenance and wash-down requirements.

**G31.** Facilitate the safe and efficient collection of waste, recycling and organic waste material by:

1. designing and locating areas for waste collection so that they can be conveniently accessed by those undertaking waste collection;
2. designing and locating areas for waste collection so that they do not obstruct pedestrian paths and vehicle accessways.

### **Service elements**

**G32.** Integrate external service elements into the design of the site so that:

1. they are discreetly located or screened where they may be visible from a public space;
2. they do not dominate site or building entrances;
3. they do not compromise the usable area of communal or private outdoor living spaces
4. building services elements are a visually integrated of the architectural composition.

*External and building service elements may include services such as:*

- *transformers;*
- *heat pump/air conditioning outdoor units;*
- *water heating units;*
- *gas bottles;*
- *water tanks;*
- *rooftop plant;*
- *lift over-runs;*
- *exterior downpipes and drainage;*
- *ventilation cowls, openings or louvres;*
- *other external service elements.*

**G33.** Consider providing space and fixtures for open-air laundry drying

*Where designing for accessible units, consider the needs of disabled people, such as the functionality and height of when designing these spaces.*

# High-quality buildings

## Design outcomes

- O12.** Buildings are coherently designed, and achieve the relevant design outcomes in an integrated manner.
- O13.** Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time.
- O14.** Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment.
- O15.** Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life.
- O16.** Buildings are designed to support energy efficiency and reduction in building-related carbon emissions.
- O17.** Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.

## Design guidance

### Design coherence and integration

- G34.** Design new buildings to respond to valued patterns within the local built environment.

*Responding to valued patterns means referencing or acknowledging them as part of a design, not replicating existing architecture. It also means acknowledging the planned built environment, not just the existing built environment.*

*Consider matters such as:*

- *architectural composition and roof form;*
- *alignments of elevational features;*
- *proportions of built form;*
- *visual rhythm of frontage widths;*
- *floor-to-floor heights;*
- *materials, finishes and textures.*

- G35.** Design and compose buildings to achieve an overall coherence that integrates all the relevant design guidance in a coordinated way.

*Design coherence comes from the consistency and cohesion that are provided by a definable integrating design concept. Integration requires that the planning, formal composition, and visual qualities of a building are considered as a whole, as well as separately.*

*As part of achieving design coherence and integration, carefully consider the ways in which elements such as canopies, verandas, balconies and building services elements are visually integrated into the overall architectural composition of the building. This includes considering the consistency of their quality with the quality of the overall building, alignment with key datums. Where existing adjacent buildings include canopies at the street edge, consider the relationship between new canopies and existing neighbouring ones*

- G36.** Design buildings to achieve a considered and complementary relationship between new buildings or parts of buildings and adjacent heritage buildings.

*Consider matters such as:*

- *the relationship between the modelling and composition of built form, materiality, material quality, and elevational alignments of new buildings or parts of buildings to those of adjacent heritage buildings;*
- *the proportions and arrangement of windows and openings in relation to those of adjacent heritage buildings;*
- *achieving an appropriate level of contrast between new buildings and adjacent heritage buildings.*

- G37.** Design housing to achieve a sense of individual address for each residential unit.

*Consider the following methods:*

- *using roof form and/or facade modulation to express the form of each residential unit or group of residential units;*
- *group residential units into modules that relate to patterns of development within the surrounding neighbourhood;*
- *ensuring the entrance to each unit is clearly visible from the direction of approach.*

*This guidance point may not be appropriate for apartment development.*

- G38.** Design elevations to provide visual interest and display articulation of form in a way that responds to the locations and distances from which they are visible.

*The more visible a building is, the more it contributes to the visual appearance of the streetscape and broader townscape. Consider the visibility of a building from surrounding public spaces, including at a distance. In particular, consider side and rear building elevations where development is taller than surrounding buildings.*

*Methods of articulation can include:*

- *modulation of windows or curtain wall design;*
- *placement and frequency of openings;*
- *frequency, alignment and design of balconies;*
- *considered use of facade materials.*

- G39.** Integrate the top of the building as a coherent part of the overall building composition.

*Consider matters such as:*

- *integration of the upper storeys of a building into the overall design of the building;*
- *modulation of the roof form in a manner that relates to the overall building composition;*
- *sensitive integration of building plant, services, railings and other fixtures into the overall composition of the top of the building;*
- *contribution to the skyline of the centre.*

*Give particular consideration to the visual appearance of the top of the building where it is prominent in views across the neighbourhood or city.*

- G40.** Integrate any required measures to manage wind effects as coherent parts of the overall building form and composition.

## **Visual privacy**

- G41.** Locate and design windows and landscaping to provide for reasonable internal privacy to residential units on site and neighbouring residential units.

*Reasonable internal privacy can also be supported by:*

- *orientation and offset of windows between residential units;*
- *the design of landscaping outside the residential unit, including the placement of planting, fencing and screens;*
- *where screens are used to provide privacy, consider the impact that this may have on the loss of sunlight or daylight;*
- *in addition to good building and landscape design, recognise the role of internal window treatments to support internal privacy.*

## Light and sun

- G42.** Locate and design living areas within residential units to receive winter sunlight.

*Living areas should be located and oriented to receive sunlight between the equinox and the winter solstice. To achieve this, consider matters such as:*

- *planning the site so that residential units are located in the parts of the site that receive the greatest amount of winter sunlight;*
- *locating living areas so that they have a northern, western, or eastern aspect;*
- *where there is limited access to sunlight, consider other methods that can contribute to receiving sun within the unit, such as skylights.*

- G43.** Where practicable, avoid single-aspect south-facing residential units.

*Where a development includes single aspect units, seek to locate these on the north, west or east sides of the building.*

*Where a development includes single-aspect south-facing residential units, consider:*

- *reducing the depth of the unit so that spaces within the unit have greater access to natural light;*
- *increasing window size and arrangement to optimise daylight and outlook;*
- *providing communal indoor or outdoor spaces as part of the development in an area that has access to sunlight*

## Accessibility

- G44.** Consider opportunities to incorporate accessible residential units into housing developments.

*Consider future proofing of some units within development, by considering the type and width of access to the unit, sizing of spaces within the unit to facilitate future retrofit for accessibility.*

*Note that this guidance point does not require development to provide accessible residential units.*

## Adaptive reuse

- G45.** Consider the adaptive reuse of existing buildings.

*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.*

*Adaptive reuse of existing buildings should only be considered where the existing building is of sufficient design value and scale to be retained, and where it can be well integrated with the development intentions for the site.*

## **Communal internal amenity**

*Design that encourages neighbourly interaction, contributes to the social, cultural and mental well-being of residents and the safety of their environment.*

- G46.** For apartment developments, consider providing opportunities to support communal internal amenity and facilitate social interaction and cultural practices

*Consider matters such as:*

- *providing functional internal communal facilities, such as communal laundry or drying facilities;*
- *providing multi-purpose communal space for social gatherings;*
- *designing communal circulation areas such as entrances and lobbies to provide opportunities to facilitate social interaction;*
- *where relevant to the development, designing spaces to facilitate cultural practices and ceremonies (such as home-based funerals or tangihanga).*

## **Internal storage**

- G47.** Consider the need to provide an appropriate level of interior storage for each residential unit, based on its anticipated occupancy.

# Appendix 2: Revised Centres and Mixed Use Design Guide

Wellington City Council  
**Design Guide**  
**Centres &**  
**Mixed Use**



# Introduction

## Intent

The intent of the Centres and Mixed Use Design Guide is to facilitate new development in the City's centres and mixed use areas that is well-designed and contributes to a well-functioning urban environment that is compact, attractive, thriving and inclusive.

The design outcomes and guidance points contained within this Design Guide set out how development can fulfil this intent.

## Background

All new development in Wellington's centres and mixed use areas should contribute to a future of our city that honours our partnerships with mana whenua, and that is compact, inclusive and connected, greener, resilient, vibrant and prosperous. To achieve this, new development should respond appropriately to its context, respond to the natural environment, contribute to an effective public-private interface, shape a well-functioning site, and deliver high-quality buildings.

## Application of this Guide

The Centres and Mixed Use Design Guide generally applies to new development that requires a resource consent in the following zones and development areas:

- Centre Zones
- Commercial Zone
- Mixed Use Zone
- Hospital Zone
- Tertiary Education Zone
- Waterfront Zone
- Kilbirnie Bus Barns Development Area
- Linconshire Farm Development Area
- Upper Stebbings and Glenside West Development Area

The District Plan provisions, including policies, rules, and matters of discretion, set out the circumstances where this Design Guide will be applicable to a resource consent application.

Where provided for by the provisions of the District Plan, the Council will use this Design Guide as part of its assessment of a development proposal.

## Structure of this Guide

This Design Guide is structured into four sections:

- Responding to context
- Responding to the natural environment in an urban context
- Effective public-private interface
- Well-functioning sites
- High quality buildings

Each section is structured around a series of related **design outcomes** followed by a series of **guidance points** that support development to achieve those outcomes.

**Design outcomes** are the outcomes that would be demonstrated by a well-designed, well-functioning urban environment.

**Guidance points** set out how development can be designed to achieve the design outcomes.

## Relationship with other Guides

The District Plan includes several other Design Guides that may also apply to the development. The applicability of these other Design Guides will depend on the activity being proposed, and whether the provisions of the District Plan provide for those Design Guides to apply to the activity.

## Other requirements

This Design Guide does not address the range of other requirements that may apply to development, including those set out in the objectives, policies, rules and standards of the District Plan, other relevant RMA planning documents and regulations, relevant Council bylaws, or requirements under other Acts (such as the Building Act 2004).

## How to use this Guide

Applicants should demonstrate how the proposal fulfils the intent of this Design Guide. The preparation of a **Design Statement** provides applicants with the opportunity to do this.

The Design Guides are intended to be applied in a manner that recognises the unique nature of individual proposals. Applicants need only apply those **design outcomes** and **guidance points** that are relevant to the proposal. Guidance points that are only relevant where the proposal includes a residential activity are highlighted in green throughout this Design Guide.

The Design Guides are also intended to promote design innovation. The Design Statement provides applicants with the opportunity to explain how a **design outcome** may have been addressed using an alternative approaches to those set out in the relevant **guidance points**.

## Preparing a Design Statement

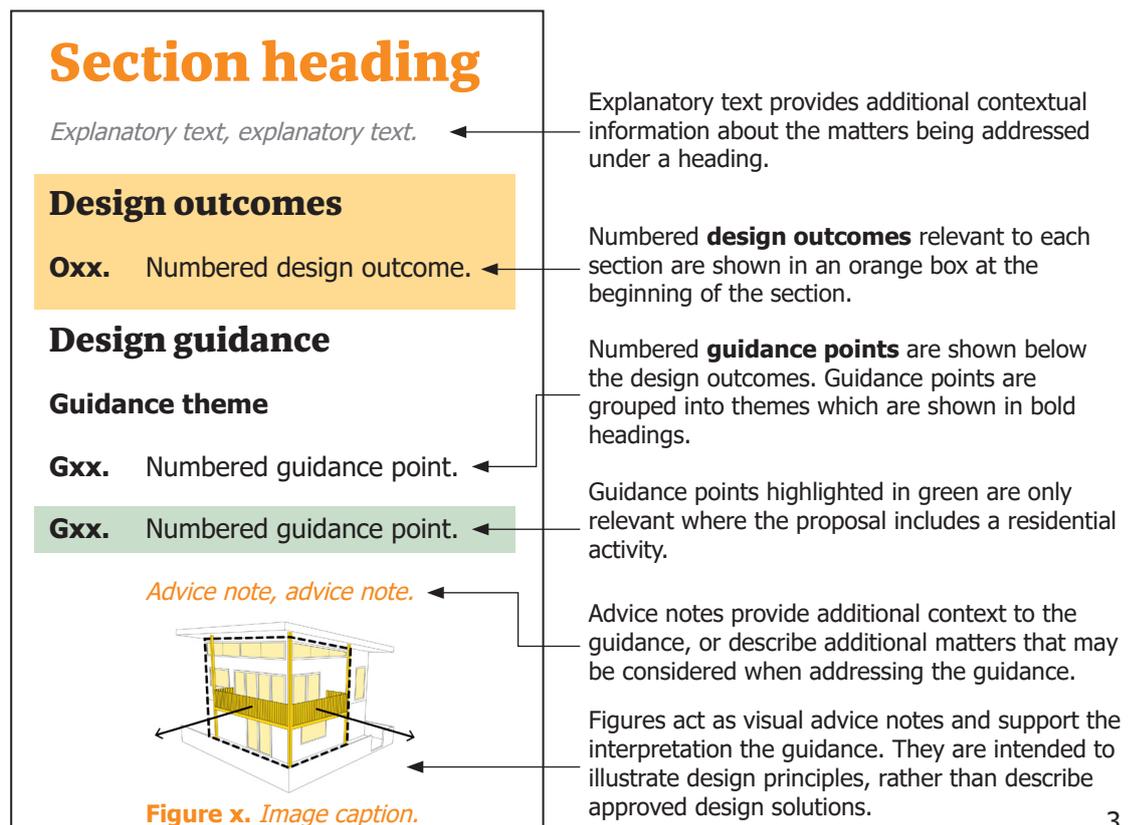
To assist with the efficient assessment of a proposal, applicants should include a **Design Statement** as part of their resource consent application. A Design Statement should include:

- A description of the site and its context
- A description of the proposal
- Description of which **design outcomes** and **guidance points** within the Design Guide are relevant to the proposal
- Explanation of how the proposal addresses each of the relevant **design outcomes** and **guidance points**
- Where relevant, explanation of any alternative approaches used to address a **design outcome**.

The Design Statement can include written and/or visual material, and should include a level of information that corresponds with the scale and significance of the proposal.

## Design Guide format

This Design Guide is structured using the following formatting conventions:



# Responding to context

## Design outcome

- O1.** New development responds to the unique valued characteristics within the surrounding environment.

## Design guidance

### Responding to context

- G1.** Identify and respond to the unique valued characteristics of the natural, built, and cultural environment within the site and the surrounding environment.

*Unique valued characteristics of the natural environment in an urban context will vary depending on the site and the surrounding context. These characteristics may include:*

- *natural features, including topography, landform, valued established vegetation, and water bodies;*
- *sunlight and wind;*
- *cultural context, including identified heritage and sites or areas of significance to Māori;*
- *neighbourhood characteristics such as streets, the movement network, and the network of open spaces;*
- *the use of neighbouring sites;*
- *existing and planned patterns of built form.*

# Responding to the natural environment in an urban context

*The site's natural form, the history of its development, key environmental attributes and any significant cultural values associated with it play a significant role in successful design outcomes. The landscape context contributes to a neighbourhood's unique sense of place and identity.*

## Design outcomes

- O2.** New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.
- O3.** Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.

## Design guidance

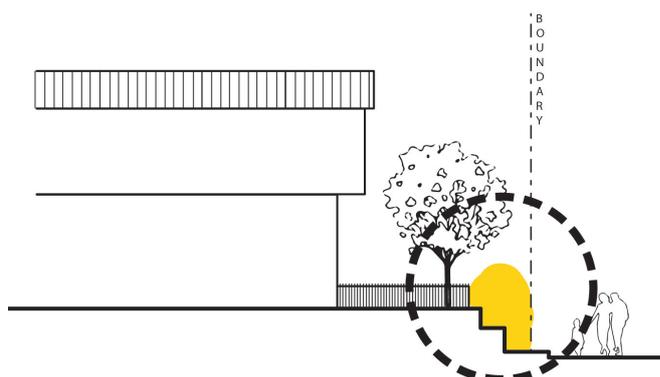
### Designing with topography

*A site-specific response to design that works with the land helps maintain visual amenity and an authentic sense of place.*

- G2.** Integrate retaining walls into the design in a manner that enables buildings to better address and activate the street.
- G3.** Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and composition.

*Design considerations for retaining walls include:*

- *designing retaining walls so that they are a cohesive part of the composition of the site, buildings, and the overall development;*
- *considering the material quality and visual articulation of retaining structures where they are visible;*
- *integrating exposed retaining walls into the landform, for example by using stepped retaining walls or incorporating planting (see Figure 1).*



**Figure 1.** *Stepped retaining wall at the street edge.*

## Vegetation and planting

*Vegetation, including street edge landscaping, contributes to the overall greening of our city, ensuring we are resilient into the future, and it offers important visual amenity in outlook from residential units and along the street edge.*

- G4.** When planning for planting as part of new development:
1. Incorporate species that are appropriate to their location and of a suitable mature scale in relation to the scale of surrounding buildings;
  2. Locate planting where this would enhance the streetscape;
  3. Locate planting to integrate buildings into the planned urban context;
  4. Locate planting to assist with privacy within the site and on surrounding sites;
  5. Select planting to contribute to local biodiversity;
  6. Utilise trees to provide summer shade and allow for winter sun;
  7. Integrate existing established trees into the planning for planting, where they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcome for the site.

## Designing with water

- G5.** Configure any required on-site water sensitive design methods, methods for achieving hydraulic neutrality, and water conservation methods into the overall design in an integrated manner.

*Where water sensitive design, hydraulic neutrality, and water conservation methods are included in the development, it is important that these are provided for in a manner that is integrated into the overall design, so that the liveability, amenity, and functionality of the site are enhanced.*

*This includes considering:*

- *designing stormwater management features such as constructed wetlands, detention or retention areas, swales or permeable paving to enhance visual amenity;*
- *locating these features to coordinate with movement networks and the location of open spaces on site;*
- *locating physical devices such as water tanks in areas where they will not detract from the visual amenity and functionality of open space on site.*

# Effective public-private interface

*Good visual and physical connections between buildings and public spaces contribute to attractive and safe streets and public space.*

## Design outcomes

- 04.** New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm.
- 05.** The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.
- 06.** Mana whenua sites of significance are acknowledged and celebrated.

## Design guidance

### Street interface and frontage

- G6.** Orientate buildings to face the street.

*Buildings can be oriented to face the street by:*

- *locating actively occupied parts of a building, including shopfronts, food and beverage outlets, offices, and other commercial, cultural, recreational or entertainment activities so that they face or overlook the street;*
- *locating the principal entrance to the building so that it faces the street;*
- *locating active habitable rooms in residential units, such as kitchens, dining rooms or living rooms, so that they overlook the street.*

*On corner sites, consider:*

- *relating building frontages to the street network hierarchy by orientating primary frontages towards the primary street, and secondary frontages towards the secondary street;*
- *locating more prominent building forms on corner sites.*

- G7.** Design the ground floor of buildings where they front a street or publicly accessible open space to facilitate the extension of activities within the building into that adjacent space.

*This might be done by considering:*

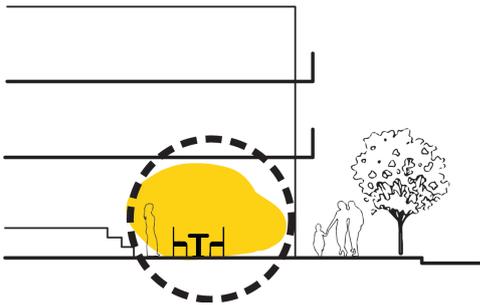
- *windows/doors that open to the street or public open space;*
- *providing for a well-considered physical connection between the ground floor interior and the street or public open space;*
- *where appropriate, enabling activities to occupy clearly defined outdoor spaces between the street and the building (for example, terraces or other outdoor areas).*

**G8.** Along active frontages, where the finished floor level is higher than the adjacent street level, design the frontage to provide for the change in level in a manner that:

1. integrates the means of accommodating the level change with the design of the building, its internal layout, and the adjacent street environment;
2. does not detract from the quality or accessibility of the adjacent pedestrian environment;
3. considers the need to provide accessible entry to the building.

*Note that this guidance point applies to situations where the ground floor is above the footpath level, or on sloping sites where there is variation between the street level and the ground floor level.*

*The intent of this guidance point is to facilitate the activation of street edges. In some cases, this may mean that the level change is encompassed within the building, while in other cases, an external raised threshold condition between the building and the street may be appropriate.*



**Figure 2.** *Accommodating a level change within the design of the building's ground floor level.*

**G9.** Provide a sense of human scale at the occupiable edges of buildings.

*This guidance point applies to the parts of buildings that are located next to the street, pedestrian paths on site, or other public or communal open spaces that will be used, accessed or occupied by people.*

*Consider methods of providing for a transition to a human scale, including:*

- *as part of the design of built form, incorporating transitional built form elements with dimensions that mediate between the dimensions of the human form and a much larger building;*
- *changes in facade materiality, modulation or articulation at the occupied edges of buildings;*
- *incorporating features such as canopies along occupied edges of buildings;*
- *providing for usable outdoor spaces at the edges of buildings;*
- *incorporating landscape planting or constructed landscape elements of a human scale (such as furniture) into the occupied spaces next to buildings.*

- G10.** Design physical security measures such as bollards, gates, security grilles or roller shutter doors to be unobtrusive and aesthetically integrated parts of shop and building frontages.

### **Passive surveillance**

- G11.** Provide for passive surveillance through visual connections between the building interior and adjacent public spaces.

*Windows, shopfronts and glazed doors at all levels of the building contribute to passive surveillance of the street.*

### **Entrances**

- G12.** Locate and design main building entrances to be visible from the street and incorporate shelter.

*Visibility of entrances can be supported by:*

- *orientation of the entrance towards the street or pedestrian paths;*
- *designing the entrance so that it is visually distinguishable from other parts of the building;*
- *lighting.*

*Shelter will provide a transitional arrival space prior to entering the building. Forms of shelter at building entrances may include:*

- *locating a canopy or verandah over the building entrance;*
- *recessing the entrance into the facade.*

- G13.** When designing entrances and communal circulation spaces within the building, consider access for a range of different building users.

*Relevant matters when considering access will be based on the intended use of the building and may include:*

- *the width of entrances and lobbies to accommodate wheelchair movements and turning;*
- *providing for step-free entry where this is practicable;*
- *accommodating the space requirements of cultural practices (such as the moving of tūpāpaku);*
- *designing entrances so that they can accommodate large items of furniture and appliances, such as beds, couches and fridges.*

### **Sites of significance to mana whenua**

- G14.** Adjacent to sites or areas of significance to Maori identified in the District Plan, consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington's tangata whenua.

# Well-functioning sites

## Design outcomes

- 07.** New development maintains or enhances the walkability and permeability of the pedestrian network.
- 08.** New development provides for safe and convenient cycle and pedestrian movement and access.
- 09.** Vehicle access, garage doors and car parking do not dominate the streetscape.
- 010.** Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.
- 011.** Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.

## Design guidance

### Connections for people

*Prioritising the pedestrian experience is important in ensuring safe neighbourhoods and healthy communities.*

- G15.** Create pedestrian paths through larger sites where this is safe and will enhance local pedestrian connectivity.

*Where several existing streets or other formed public pedestrian paths are located around a site, providing for connections between these can enhance local pedestrian connectivity.*

*Where there is an existing well used public path through the site, consider retaining this and integrating it into the design of the development. Where existing public pedestrian paths pass through a site, integrate them into the design of new development.*

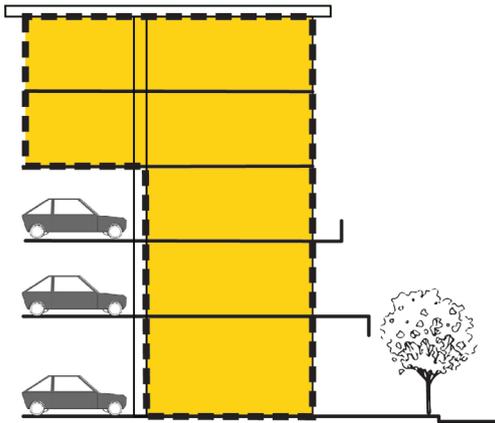
- G16.** Design pedestrian access through and within the site to be safe, by:
  1. providing for pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas to be overlooked;
  2. providing pedestrian paths that are direct and maintain clear sightlines;
  3. providing for pedestrian pathways to be well lit;
  4. where practicable, providing alternative pedestrian paths through the site and multiple exit points from communal spaces within the site;
  5. minimising the creation of hiding places and entrapment spaces.

## Vehicle access and parking

- G17.** Locate and design on-site car parking and loading areas so that they are not visually dominant elements at the street edge.

*This can be achieved by locating on-site outdoor car parking (including any undercroft parking) and loading areas away from the street edge, preferably to the side or rear of buildings.*

*Where parking within buildings fronts the street, screen the parking in a manner that is integrated with the composition of the building elevation.*



**Figure 3.** *Consider locating car parking at the rear of a building so that it does not dominate the street edge.*

- G18.** Ensure that dedicated pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.

*Ways of distinguishing pedestrian access include:*

- *change in surface treatment;*
- *grade separation of pedestrian paths;*
- *physically separating pedestrian paths through soft or hard landscape elements.*

- G19.** Plant trees to break areas of open/at grade car parking into smaller groupings to provide visual relief from car-dominated spaces.

*Note that the application of this guidance point is limited to circumstances where car parking areas are visible from the street.*

*When planning for trees within car parking areas, provide suitable planting conditions and growing medium.*

**G20.** Locate and design vehicle access and parking areas to minimise privacy and other nuisance effects on the outdoor living spaces and habitable spaces of adjacent residential units.

*Ways of minimising effects include:*

- *locating parking areas away from private outdoor living spaces, living rooms and bedrooms;*
- *using planting or fences to provide visual screening;*
- *arranging parking areas so that vehicle lights do not shine into bedrooms or living areas.*

**G21.** Integrate on-site loading areas (and associated circulation and manoeuvring areas) into the design of the development in a manner that mitigates potential adverse impacts on the functionality and amenity of the street.

*Consider matters such as:*

- *locating loading areas within the building or site, rather than at the street edge;*
- *screening open loading areas so that they are not visible from the street;*
- *designing garage doors for servicing and loading areas so that they are visually integrated with the design of the building;*
- *where practicable, locating loading areas (and vehicle access to them) away from the principal street frontage.*

## **Cycle parking**

**G22.** When providing cycle parking, consider:

1. the needs of different sizes and types of bicycle, including e-bikes and cargo bikes;
2. security and access control;
3. providing adequate end of trip facilities such as changing rooms, showers and lockers.

*Wall-hung bicycle parks may be inappropriate for heavier bicycle types, such as e-bikes.*

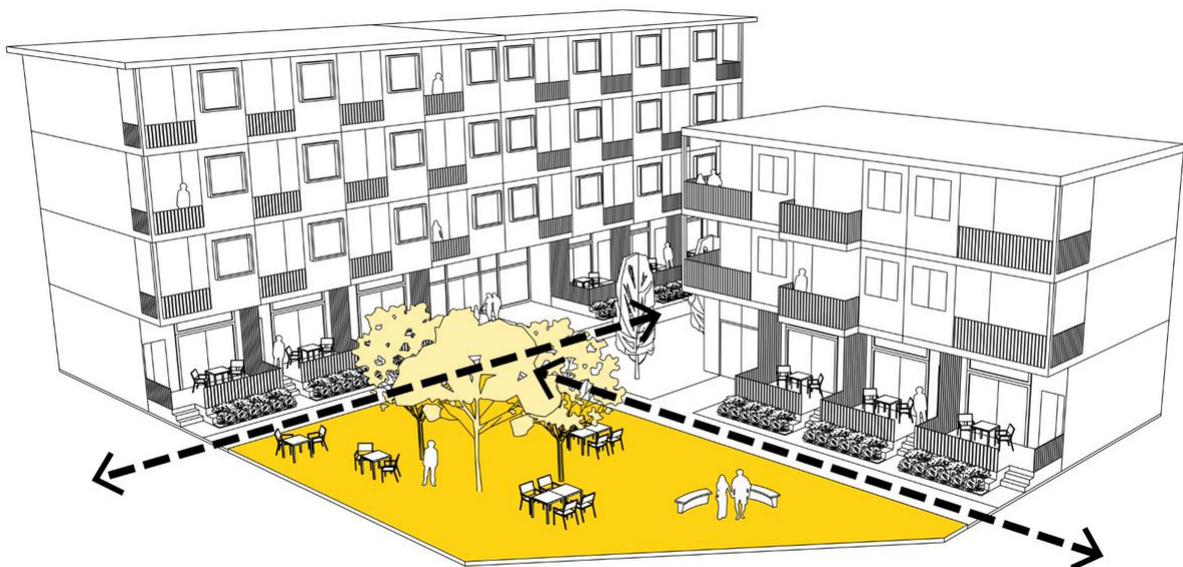
## Communal open space and communal outdoor living space

**G23.** Where communal open space is provided:

1. locate and orientate the space to benefit from available sunlight;
2. provide flat open space, or where level changes are required, integrate these into the design of the open space;
3. design the space so that it is accessible to people with disabilities;
4. ensure that it is overlooked by surrounding buildings and has multiple exits;
5. incorporate trees and/or planting into the design of the space;
6. incorporate shelter and shading into the design of the space;
7. incorporate features that facilitate social interaction and also allow for private occupation.

**G24.** In addition to the above, where communal outdoor living space is provided for residential activities:

1. size the space so that it is proportionate to the number of residential units that it serves;
2. locate the space so that it is conveniently accessible to the residential units on site;
3. in developments with apartments where children are likely to live, incorporate opportunities for play into the space.



**Figure 4.** *Communal outdoor living space is accessible, usable and well-incorporated into the development.*

## Private outdoor living space and balconies

*Well-designed private outdoor living space contributes to the overall liveability of the development and the well-being of residents.*

- G25.** Locate private outdoor living space to optimise access to available sunlight.

*Optimising access to available sunlight means arranging the site and buildings so that as many units as practicable have access to the available sunlight on site. Outdoor living space is more likely to receive sunlight where it is located on the north, west or east of the building.*

*The amount and location of sunlight available on site will vary depending on site constraints, such as the topography of the site and the surrounding area, the aspect of the site, and the density and location of surrounding vegetation and buildings.*

- G26.** Where outdoor living space is provided in the form of a balcony, locate and design these to:

1. access available sunlight;
2. provide for privacy between residential units;
3. overlook streets, public open spaces, or communal outdoor living spaces; and
4. be an aesthetically integrated part of the building composition.

- G27.** Where permanent fixtures are located on balconies (such as heat pumps and clothes lines) design and locate them to:

1. maintain the functionality and potential to occupy the balcony;
2. to be visually unobtrusive when viewed from the street or other public or communal open spaces.

## Lighting

- G28.** Provide appropriate lighting for safety and way-finding to building entrances, pedestrian paths, communal open spaces and communal outdoor living spaces, bicycle and micromobility parking, waste storage and collection areas, service areas, on-site vehicle access routes and car parking areas.

## **Waste storage and collection**

**G29.** When designing waste storage areas, consider:

1. the size of space necessary to service the number, type and size of receptacles;
2. arranging the area to facilitate the separation of waste, recycling and organic material, including by people with disabilities;
3. locating the area so that it is conveniently accessible to the residential units that it serves;
4. locating and/or screening the area so that it does not adversely impact on the functionality and amenity of the street, public spaces, communal outdoor living spaces and private outdoor living spaces;
5. locating and/or screening the area so that it is visually unobtrusive;
6. locating and/or ventilating the area to avoid odours adversely impacting on residential units;
7. lighting, security, maintenance and wash-down requirements.

**G30.** Facilitate the safe and efficient collection of waste, recycling and organic waste material by:

1. designing and locating areas for waste collection so that they can be conveniently accessed by those undertaking waste collection;
2. designing and locating areas for waste collection so that they do not obstruct pedestrian paths and vehicle accessways

## **Service elements**

**G31.** Integrate external service elements into the design of the site so that:

1. they are discreetly located or screened where they may be visible from a public space;
2. they do not dominate site or building entrances;
3. they do not compromise the usable area of communal or private outdoor living spaces
4. building services elements are a visually integrated of the architectural composition.

*External and building service elements may include services such as:*

- *transformers;*
- *heat pump/air conditioning outdoor units;*
- *water heating units;*
- *gas bottles;*
- *water tanks;*
- *rooftop plant;*
- *lift over-runs;*
- *exterior downpipes and drainage;*
- *ventilation cowls, openings or louvres;*
- *other external service elements.*

# High-quality buildings

## Design outcomes

- O12.** Buildings are coherently designed, and achieve the relevant design outcomes in an integrated manner.
- O13.** Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time.
- O14.** Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment.
- O15.** Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life.
- O16.** Buildings are designed to support energy efficiency and reduction in building-related carbon emissions.
- O17.** Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.
- O18.** Buildings are designed to facilitate multiple uses and changes in use over time.

## Design guidance

### Design coherence and integration

- G32.** Design new buildings to respond to valued patterns within the local built environment.

*Responding to valued patterns means referencing or acknowledging them as part of a design, not replicating existing architecture. It also means acknowledging the planned built environment, not just the existing built environment.*

*Consider matters such as:*

- *architectural composition and roof form;*
- *alignments of elevational features;*
- *proportions of built form;*
- *visual rhythm of frontage widths;*
- *floor-to-floor heights;*
- *materials, finishes and textures.*

- G33.** Design and compose buildings to achieve an overall coherence that integrates all the relevant design guidance in a coordinated way.

*Design coherence comes from the consistency and cohesion that are provided by a definable integrating design concept. Integration requires that the planning, formal composition, and visual qualities of a building are considered as a whole, as well as separately.*

*As part of achieving design coherence and integration, carefully consider the ways in which elements such as canopies, verandas, balconies and building services elements are visually integrated into the overall architectural composition of the building. This includes considering the consistency of their quality with the quality of the overall building, alignment with key datums. Where existing adjacent buildings include canopies at the street edge, consider the relationship between new canopies and existing neighbouring ones.*

- G34.** Design buildings to achieve a considered and complementary relationship between new buildings or parts of buildings and adjacent heritage buildings.

*Consider matters such as:*

- *the relationship between the modelling and composition of built form, materiality, material quality, and elevational alignments of new buildings or parts of buildings to those of adjacent heritage buildings;*
- *the proportions and arrangement of windows and openings in relation to those of adjacent heritage buildings;*
- *achieving an appropriate level of contrast between new buildings and adjacent heritage buildings.*

- G35.** Design elevations to provide visual interest and display articulation of form in a way that responds to the locations and distances from which they are visible.

*The more visible a building is, the more it contributes to the visual appearance of the streetscape and broader townscape. Consider the visibility of a building from surrounding public spaces, including at a distance. In particular, consider side and rear building elevations where development is taller than surrounding buildings.*

*Methods of articulation can include:*

- *modulation of windows or curtain wall design;*
- *placement and frequency of openings;*
- *frequency, alignment and design of balconies;*
- *considered use of facade materials.*

**G36.** Integrate the top of the building as a coherent part of the overall building composition.

*Consider matters such as:*

- *integration of the upper storeys of a building into the overall design of the building;*
- *modulation of the roof form in a manner that relates to the overall building composition;*
- *sensitive integration of building plant, services, railings and other fixtures into the overall composition of the top of the building;*
- *contribution to the skyline of the centre.*

*Give particular consideration to the visual appearance of the top of the building where it is prominent in views across the neighbourhood or city.*

**G37.** Integrate any required measures to manage wind effects as coherent parts of the overall building form and composition.

**G38.** Use physically robust, readily maintained materials and details in areas anticipated to have high wear, damage or vandalism.

## **Adaptability**

**G39.** Design new buildings to facilitate adaptation to new uses in the future.

*Consider matters such as:*

- *floor to floor heights that facilitate a variety of different uses;*
- *structural layouts that facilitate flexible arrangement of the interior;*
- *vertical transportation (such as goods lifts) that facilitates changes in use to different parts of a building;*
- *building services arrangements that can adapt to future changes in use.*

## **Adaptive reuse**

**G40.** Consider the adaptive reuse of existing buildings.

*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.*

*Adaptive reuse of existing buildings should only be considered where the existing building is of sufficient design value and scale to be retained, and where it can be well integrated with the development intentions for the site.*

## Compatibility of uses

**G41.** Where mixed-use development includes residential activities, consider:

1. Separate or clearly defined access for residential and non-residential uses;
2. Separation of residential uses from potential sources of noise (recognising that residential activities within centres should expect to be subject to greater levels of noise);
3. Separation of residential uses from potential sources of odour;
4. Clearly defined servicing arrangements for residential and non-residential uses.

**G42.** Locate and design windows and landscaping to provide for reasonable internal privacy to residential units on site and neighbouring residential units.

*Reasonable internal privacy can also be supported by:*

- *orientation and offset of windows between residential units;*
- *the design of landscaping outside the residential unit, including the placement of planting, fencing and screens;*
- *where screens are used to provide privacy, consider the impact that this may have on the loss of sunlight or daylight;*
- *in addition to good building and landscape design, recognise the role of internal window treatments to support internal privacy.*

## Accessibility

**G43.** Consider opportunities to incorporate accessible residential units into housing developments.

*Consider future proofing of some units within development, by considering the type and width of access to the unit, sizing of spaces within the unit to facilitate future retrofit for accessibility.*

*Note that this guidance point does not require development to provide accessible residential units.*

## Residential amenity

**G44.** Locate and design living areas within residential units to receive winter sunlight.

*Living areas should be located and oriented to receive sunlight between the equinox and the winter solstice. To achieve this, consider matters such as:*

- *planning the site so that residential units are located in the parts of the site that receive the greatest amount of winter sunlight;*
- *locating living areas so that they have a northern, western, or eastern aspect;*
- *where there is limited access to sunlight, consider other methods that can contribute to receiving sun within the unit, such as skylights.*

**G45.** Where practicable, avoid single-aspect south-facing residential units.

*Where a development includes single aspect units, seek to locate these on the north, west or east sides of the building.*

*Where a development includes single-aspect south-facing residential units, consider:*

- *reducing the depth of the unit so that spaces within the unit have greater access to natural light;*
- *increasing window size and arrangement to optimise daylight and outlook;*
- *providing communal indoor or outdoor spaces as part of the development in an area that has access to sunlight.*

**G46.** For apartment developments, consider providing opportunities to support communal internal amenity and facilitate social interaction and cultural practices.

*Consider matters such as:*

- *providing functional internal communal facilities, such as communal laundry or drying facilities;*
- *providing multi-purpose communal space for social gatherings;*
- *designing communal circulation areas such as entrances and lobbies to provide opportunities to facilitate social interaction;*
- *where relevant to the development, designing spaces to facilitate cultural practices and ceremonies (such as home-based funerals or tangihanga).*

**G47.** Consider the need to provide an appropriate level of interior storage for each residential unit, based on its anticipated occupancy.

## Appendix 3: Revised Heritage Design Guide

Wellington City Council  
**Design Guide**  
**Heritage**



# Introduction

## Intent

The intent of the Heritage Design Guide is to facilitate the well-designed:

- additions or alterations to existing heritage buildings or structures;
- new development on the site of existing heritage building or structures; and
- new development within heritage areas.

The design outcomes and guidance points contained within this Design Guide set out how development can fulfil this intent.

## Background

Wellington's taonga tuku ihotanga (heritage) consists of the tangible and intangible, heard and unheard, seen and unseen heritage from all of New Zealand's peoples and both Tiriti o Waitangi partners. The city is a cultural landscape, formed by layers of history inherent in and on the whenua. The city's taonga tuku ihotanga demonstrates the connection between place, people and time. This Guide works to protect and enhance our multifaceted heritage, giving life and contributing to a unique Pōneke place-identity. It recognises that new development can lead to learning opportunities for the wider public, making currently unseen heritage and histories more accessible.

Scheduled heritage places contribute to an understanding and appreciation of our history and culture. Heritage is a matter of national importance under the RMA, including:

- The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga; and
- The protection of historic heritage from inappropriate subdivision, use, and development.

Our heritage places enrich Wellington's built and natural environment, remind us of our history, and provide a connection between generations. They are central to our everyday lives, creating a sense of place, identity and wellbeing in a rapidly changing world.

Sustainable heritage management brings together economic, environmental, cultural and social objectives, to meet the needs of the present, without compromising the ability of future generations to meet their own needs.

## Historic heritage

The District Plan includes schedules of archaeological sites, heritage areas, buildings and structures that are important locally, within the region, nationally and internationally. Wellington is Aotearoa New Zealand's capital city and its natural and built environments have an important role in reflecting the country's nationhood. The city, its surrounding suburbs, and rural areas have their own stories and distinct sense of place that are important to the wellbeing of its communities.

Wellington City Council's Heritage Inventory is an online tool that records the histories of each place, and provides detailed information of why an area, building or structure is scheduled in the District Plan.

## Sites and areas of significance to Māori

Sites and areas of significance are places that are important culturally to Māori in the region. These include wāhi tapu (sacred sites), mahinga kai (food gathering areas), key identity markers such as maunga (mountains) and awa (rivers). Iwi and hapū hold the knowledge about why these sites are important and hold kaitiakitanga (guardianship). The District Plan includes a schedule of sites of significance, outlining where these sites are and their extents.

Further due diligence will be required by talking directly with mana whenua for any new development that is located near these sites and within Statutory Acknowledgement Areas identified in the Sites of Significance to Mana Whenua chapter.

## Application of this Guide

The Heritage Design Guide generally applies to:

- additions or alterations to existing heritage buildings and structures;
- new development on the site of an existing heritage building or structure;
- new development within heritage areas.

The provisions of the District Plan's Historic Heritage chapter set out the circumstances where this Design Guide will be applicable to a resource consent application.

Where provided for by the provisions of the District Plan, the Council will use this Design Guide as part of its assessment of a development proposal.

## Structure of this Guide

This Design Guide is structured into four sections:

1. Responding to the natural environment in an urban context
2. Effective public-private interface
3. Well-functioning sites
4. High-quality buildings

Each section is structured around a series of related **design outcomes** followed by a series of **guidance points** that support development to achieve those outcomes.

**Design outcomes** are the outcomes that would be demonstrated by a well-designed, well-functioning urban environment.

**Guidance points** set out how development can be designed to achieve the design outcomes.

## Relationship with other Guides

The District Plan includes several other Design Guides that may also apply to the development. The applicability of these other Design Guides will depend on the activity being proposed, and whether the provisions of the District Plan provide for those Design Guides to apply to the activity.

## Other requirements

This Design Guide does not address the range of other requirements that may apply to development, including those set out in the objectives, policies, rules and standards of the District Plan, other relevant RMA planning documents and regulations, relevant Council bylaws, or requirements under other Acts (such as the Building Act 2004).

## How to use this Guide

Applicants should demonstrate how the proposal fulfils the intent of this Design Guide. The preparation of a **Design Statement** provides applicants with the opportunity to do this.

The Design Guides are intended to be applied in a manner that recognises the unique nature of individual proposals. Applicants need only apply those **design outcomes** and **guidance points** that are relevant to the proposal. Guidance points that are only relevant where the proposal includes a residential activity are highlighted in green throughout this Design Guide.

The Design Guides are also intended to promote design innovation. The Design Statement provides applicants with the opportunity to explain how a **design outcome** may have been addressed using an alternative approaches to those set out in the relevant **guidance points**.

## Preparing a Design Statement

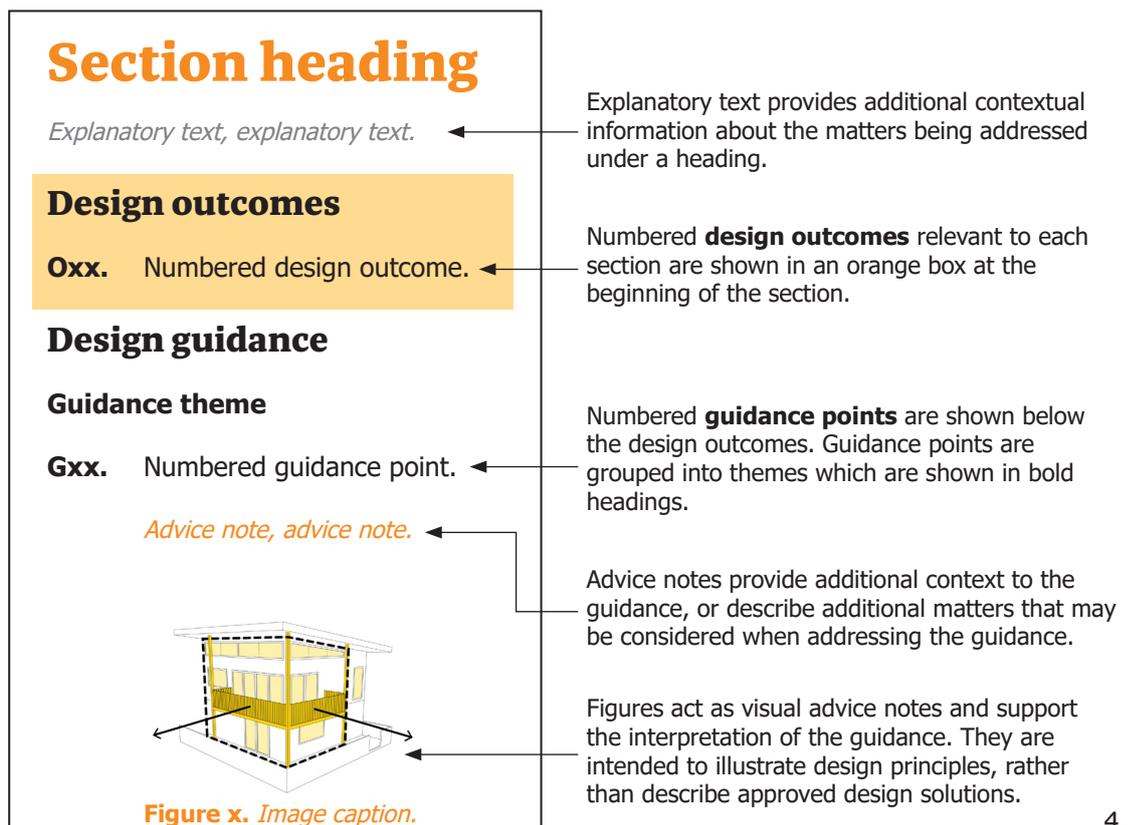
To assist with the efficient assessment of a proposal, applicants should include a **Design Statement** as part of their resource consent application. A Design Statement should include:

- A description of the site and its context
- A description of the proposal
- Description of which **design outcomes** and **guidance points** within the Design Guide are relevant to the proposal
- Explanation of how the proposal addresses each of the relevant **design outcomes** and **guidance points**
- Where relevant, explanation of any alternative approaches used to address a **design outcome**.

The Design Statement can include written and/or visual material, and should include a level of information that corresponds with the scale and significance of the proposal.

## Design Guide format

This Design Guide is structured using the following formatting conventions:





## Heritage area

A heritage area is a concentration and continuity of sites, buildings and structures with similar heritage values that has been identified in Heritage Schedules. Heritage areas can include individually scheduled 'heritage buildings' and 'heritage structures', 'contributing buildings' or 'contributing structures', and 'non-heritage buildings' or 'non-heritage structures'.

## Heritage buildings or structures



An individually scheduled 'heritage building' or 'heritage structure' is a building or structure (such as a wall, statue or gate) that is included in Heritage Schedules. The exterior of most buildings are protected in their entirety, though some have only specifically scheduled features protected. A smaller number also have their interiors protected.

## Key



### Individually scheduled heritage buildings or structures

Heritage buildings or structures are included in Heritage Schedules.



### Contributing buildings or structures

Heritage areas include 'contributing buildings' or 'contributing structures' that add to the heritage values of the place and are subject to the heritage area provisions. Contributing items are buildings and structures located within a heritage area that are not identified as individually scheduled or non-heritage.



### Non-heritage buildings or structures

Buildings or structures that do not contribute to the heritage values of a heritage area are identified as 'non-heritage buildings' or 'non-heritage structures' in Heritage Schedules.

# Responding to the natural environment in an urban context

## Design outcomes

- 01.** New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.
- 02.** Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.

## Design guidance

### Land

*Enhancing Wellington's cultural landscape requires a focus on sustaining our environment and making our existing heritage more resilient. Recognising sites and areas of significance to Māori, archaeological sites, heritage areas, buildings and structures will require careful consideration of the natural environment.*

*For tangata whenua, natural features such as maunga (mountains), awa (rivers) and moana (seas) are the source of identity and locate turangawaewae. In addition, much Māori heritage including pā sites, mahinga kai and wāhi tapu are now no longer evident or acknowledged in our landscapes. New development offers an opportunity to make these tangata whenua histories more evident and teach current and future generations about these histories.*



**Figure 1.** *Waitangi Park is an urban park and wetland that conserves and improves the water quality of the Waitangi Stream as it enters Te Whanganui-a-Tara. Cultural narratives and site histories are part of the design which includes a waharoa and pou by local artists including Te Waka Pou by Ra Vincent marking a waka landing site. Other interpretive elements include the graving dock and the pōwhiri mound. (Source: WCC Website)*

- G1.** Ensure new development celebrates and maintains the natural heritage of importance to mana whenua including those scheduled in the Sites and Areas of Significance to Māori.



**Figure 2.** *This pou whenua is part of Te Ara I Ngā Tupuna (Trail of our Ancestors) and is a marker for Waitangi Lagoon which is a Site or Area of Significance to Māori. It is within the Courtenay Place Heritage Area, an overlay that recognises further heritage values. (Photo: Wellington City Council, 2021)*

- G2.** Consider natural landscapes that contribute to the values of archaeological sites and heritage areas, buildings and structures.



**Figure 3.** *The Evans' Bay Patent Slip Heritage Area includes the slipway and equipment associated with early shipbuilding and repair. These have been conserved and the area is used as a public open space. (Photo: Wellington City Council, 2018)*

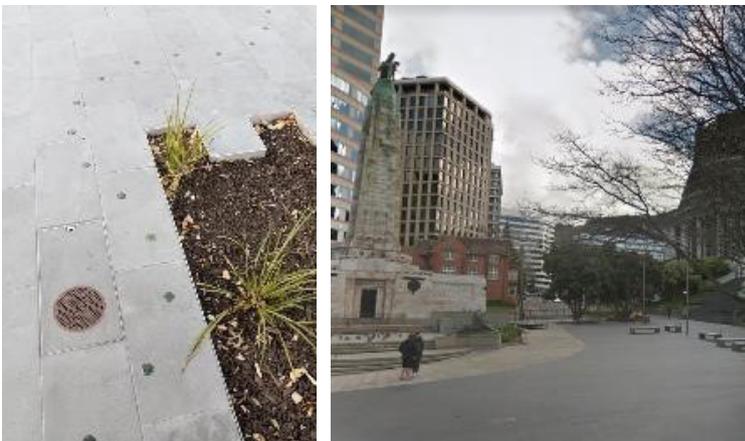
## Water

*Wai or water is an important part of Aotearoa's sense of place identity. In Wellington, Te Whanganui-a-Tara, the Great Harbour of the ancestor Tara is important for tangata whenua, pākehā and tauiwi alike. Sites, areas, buildings and structures that relate to wai all serve to reinforce this sense of place.*



**Figure 4.** *Kumutoto Stream 2014 - Artist Kedron Parker's sound installation of bubbling water and native birdlife enables pedestrians to imagine the experience of walking along the now underground and piped Kumutoto Stream as it flows to Wellington Harbour. (Photo: Wellington City Council Website)*

- G3.** Ensure new development celebrates and maintains the significance of wai for Sites and Areas of Significance to Māori.



**Figure 5.** *Walk the Line 2015 - Artist Joe Sheehan's installation Walk the Line marks the pathway of the Wai Piro Stream near the Cenotaph Memorial with 231 pounamu/jade discs embedded into the ground, accompanied by a soundscape of the stream headwaters, recorded around e Ahumairangi Mt Tinakori. (Courtesy Wellington Sculpture Trust)*

- G4.** Consider the connection between heritage buildings, heritage structures and heritage areas with water, where water has been identified as contributing to the values of the place.
- G5.** Ensure that works to maintain or repair heritage places do not contribute to the contamination of waterways.



**Figure 6.** *The Point Halswell Lighthouse is located at the north end of Te Motu Kairangi / the Miramar Peninsula and was built to ensure safe passage for ships navigating Wellington Harbour. It is an example of a heritage structure that has a significant connection with the sea. (Photo: Wellington City Council, 2018)*



**Figure 7.** *Albatross, 1986. Artist Tanya Ashken's abstract sculpture at Wharepo Lagoon evokes birds, cliffs, rocks and the ocean journeys of migration undertaken by all who came to this land. Poet Hone Tuwhare wrote and dedicated his poem "Toroa - The Albatross" in honour of the work. (Courtesy Wellington Sculpture Trust)*



**Figure 8.** *The Karori Reservoir Tower houses the valves that were originally used to control water levels in the Karori Dam. It is now part of the Zealandia Wildlife Sanctuary, and part of the story of water supply infrastructure in Wellington. (Photo: Wellington City Council, 2015)*

# Effective public-private interface

*Wellington's historic heritage contributes to a strong sense of place and identity. Historic heritage provides continuity between the past and the present that will continue into the future. The setting, surroundings and context of heritage places can also contribute to an appreciation and understanding of character, history and development.*

## Design outcomes

- 03.** New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm.
- 04.** The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.
- 05.** New development respects and responds to nearby scheduled sites and areas of significance to Māori, heritage areas, buildings, structures and trees.

## Design guidance

### Urban structure

*The setting of Sites and Areas of Significance to Māori, scheduled archaeological sites, areas, buildings, and structures are often an essential part of their significance and character. Inappropriate development may isolate a scheduled heritage place from its surrounds and thereby adversely affect the heritage values for which the item was listed. Any new development, which by its form, design or location might adversely impact on the setting of a listed heritage item will require careful consideration in terms of any area-based rules that might apply.*



**Figure 9.** *This installation on the Oruaiti Reserve is aligned with peaks in the Orongorongo mountains. Stars at the base of the pouwhenua refer to the Matariki star cluster and the installation recognises Rangitatau Pā and Te Whetu Kairangi point nearby. (Photo: Wellington City Council Website)*

- G6.** When designing new developments, carefully consider viewshafts to maunga, awa and other parts of the whenua that are important to mana whenua.



**Figure 10.** *Tangi te keo / Mt Victoria - The restless taniwha Ngake and Whātaimai lived in Wellington harbour when it was an enclosed lake. Ngake smashed through the encircling land to escape to Raukawa moana (Cook Strait). Whātaimai followed, but became beached in the receding tide, his body forming the isthmus between Motu Kairanga and the western harbour. Whātaimai's spirit, Tangi te keo, flew to the top of Mātairangi Mount Victoria in mourning. (Photo: Wellington City Council Website)*

- G7.** New development on the sites of heritage buildings, heritage structures and within heritage areas should consider the setting of the site, area, building or structure. Defining and valued patterns can be determined by analysing the setting for the development, and by referring to the Wellington Heritage Inventory report for the heritage area.



**Figure 11.** *The former Daisy Hill Farm House is associated with the Bould family who established a sheep farm in Johnsonville in the 1850s. The newer neighbouring houses are of a similar size, set on similar sized sites, and with a similar set-back from the road. This helps the former farmhouse to fit into its newer suburban surroundings. (Photo: Wellington City Council, 2015)*

**G8.** Carefully consider the compositional relationship between new developments and heritage buildings, and between new developments and the defining or valued pattern of heritage areas. Carefully consider:

1. The siting and alignment of new buildings.
2. The alignment of front façades on new buildings.
3. The alignment of key horizontal elevational elements of new buildings or additions to existing buildings - including roofs, cornices, parapets, verandahs and floor lines.

**G9.** Consideration should also be given to consistent:

1. Proportions of forms and openings;
2. Visual rhythm of frontage widths or openings;
3. Levels of complexity of form and material, including the amount of shadow-casting three-dimensional detail;
4. Colour; and
5. Materials and constructional quality.

**G10.** Contrast is discouraged where it:

1. creates a focus for attention on the new development; and
2. reduces the appreciation of architectural or landmark values; or
3. degrades townscape values of a collective group of buildings, or the townscape values of the heritage site, area, building or structure.

*Also consideration can be given to the alignment of floor levels and window heads and sills.*



**Figure 12.** *This well-considered redevelopment of an empty corner site has enhanced the Cuba Street Heritage Area. The heights of the parapet and verandah are consistent with the neighbouring heritage building. The ground floor shopfronts include traditional elements including recessed doors and shopfront display windows with tiled upstands. (Photo: Wellington City Council, 2020)*

**G11.** Consider the dimensional relationship between new developments and heritage buildings, and between new developments and the defining or valued pattern of heritage areas, including:

1. Overall building heights.
2. Proportions and heights of secondary forms on a larger building with the primary forms on the smaller.
3. Widths of frontage modules.
4. Overall building widths.



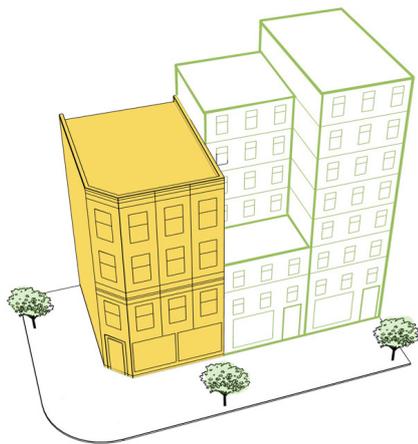
**Figure 13.** *New housing developments behind the Island Bay Shopping Centre Heritage Area have generally been designed so that they do not dominate the streetscape. This has been achieved by maintaining the existing buildings in the heritage area, and constructing buildings on rear sections that are of an appropriate height and bulk. (Photo: Wellington City Council, 2017)*

**G12.** When new development is significantly higher than heritage buildings and areas, moderate the height of the new building at the street edge to achieve a scale transition.

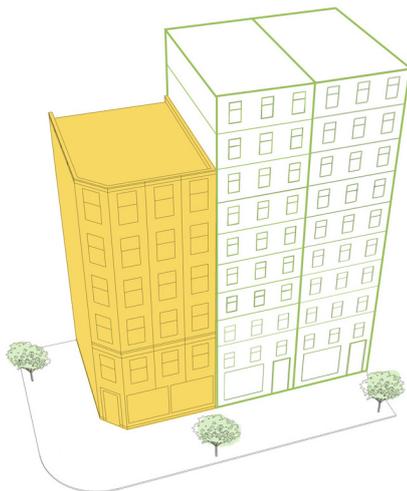
**G13.** Consider the values of roofscapes, rooflines and skylines when viewed from public places.

The following diagrams demonstrate ways to manage scale transitions within heritage areas, for new buildings on the site of a heritage building, and for additions to existing buildings on a site on which a heritage building or structure is located.

Setbacks and form modulation should also be considered when the heritage building is adjacent or close to, but not immediately adjoining the common boundary.



**Figure 14.** Where a new development adjoins a heritage building or contributing building that is four storeys or less, its height should not be more than one storey above the heritage building, over an area extending approximately 5-8 metres along and back from the street frontage at the common boundary with the heritage building.



**Figure 15.** Where the heritage building is six storeys high, new development should be restricted to no more than two storeys higher at the boundary in order to avoid visual dominance and achieve a scale transition. Where a heritage building is proportionally higher or lower than these references, the extent of increased height relative to the heritage building increases or decreases respectively.

## Fronting the street

- G14.** New buildings in heritage areas should not reproduce or replicate the appearance of existing façades.
- G15.** Retaining and restoring significant heritage shopfronts on heritage buildings and in heritage areas is encouraged.



**Figure 16.** *This new building is sympathetic to the setting within the John Street Intersection (Newtown) Shopping Centre Heritage Area without reproducing the design of the existing façades of the adjacent contributing buildings. (Photo: Wellington City Council, 2015)*

- G16.** Restore or reconstruct shopfronts where there is evidence of original form, detailing and materials. Further non-statutory guidance is available in "Heritage shop fronts: A guide to maintaining and enhancing Wellington's historic shops"
- G17.** Verandahs should only be added to heritage buildings where there is sufficient evidence to reconstruct an original, early or significant verandah or display window. The construction of new verandahs and display windows in locations where there is no historic precedent is discouraged.



**Figure 17.** *This shopfront in the Newtown Heritage Area has been restored by careful work to uncover and make good the original shopfront. Paint was removed from the original tiles, a bulkhead was removed from the interior, and a replica window was constructed to the same dimensions and profiles. The shopfront restoration and structural strengthening have enhanced the heritage values of the Newtown Shopping Centre Heritage Area. (Photo: Wellington City Council, 2017)*

**G18.** Consider retaining existing historic signs on heritage buildings and in heritage areas .



**Figure 18.** *The redevelopment of 94-102 Cuba Street included the careful restoration and conservation of the original tiled C.S. Smith Ltd signs. (Photos: Wellington City Council, 2020)*

**G19.** Seek to place signage in traditional locations such as:

1. On or below the parapet.
2. Within the extent of the verandah fascia and not to extend above or below the line of the fascia.
3. Under verandahs where there is minimum clearance to the footpath and from the kerb. Under-verandah signs should align with the entrance door of the relevant business or tenancy.
4. On the blank side or "party" walls of a building.



**Figure 19.** *This diagram shows traditional locations for signs. Signs that indicate the building name, the owner or occupier of the site, and the products and services available on the site are generally more appropriate for heritage buildings, heritage structures and in heritage areas than third party signage.*

- G20.** Locate new signs on heritage buildings and in heritage areas below parapet level and below the highest parts of the building.
- G21.** Use traditional signage techniques and follow historic precedents for signs on heritage buildings, heritage structures and in heritage areas.
- G22.** Illuminated and digital signs should be carefully considered. If signs are to be lit, it is recommended that they are illuminated by external lighting.
- G23.** Consider the implementation of a signage policy for the building that is written by the building owner with requirements for their tenants. A signage policy may include:
  1. A wayfinding strategy to highlight the connections between spaces across the site.
  2. Requirements to group names onto a single sign, rather than installing separate signs for each individual tenant.
  3. Limitations on the number of signs per tenant.
  4. Restrictions on the location, materials, graphics, colours and dimensions of tenant signs.
  5. Requirements for all lightboxes suspended under the verandah to be of a standard design and standard levels of illumination.
  6. Agreed locations, design and dimensions for tenant signs.

- G24.** Plaques outlining place-based histories should celebrate and/or acknowledge the histories of both Te Tiriti o Waitangi partners.



**Figure 20.** *Three Rocks, Pukeahu - Three rocks are placed at Pukeahu with carved symbolic figures representing ancient markings, navigational pathways and strength with three whakataukī embedded into the walls of Nga Tapuwae o te Kahui Maunga Gardens at Pukeahu.*

*The three whakataukī read: Maungarongo ki runga I te whenua / te hokowhitu a tu / ake ake kia kaha e! (Photos: Wellington City Council, 2021)*



**Figure 21.** *Hinerangi sculpture facing away from Pukeahu Memorial Park towards the Unknown Warrior.*

*Hinerangi symbolises keeping the home fires burning and is always here, looking after Pukeahu to ensure the mana whenua connection to place is always renewed. (Adapted from Morrie Love) (Photos: Wellington City Council, 2021)*

- G25.** Consider the use of creative hoardings to reduce the visual impact of construction sites.



**Figure 22.** *And only sea 2019. Collaborating with designer Andre Te Hira, artists Mata Aho Collective acknowledge and celebrate the civic, academic and literary work of J C Sturm through a contemporary rendition of her poem And only sea, 1996, referencing the history of the central library site and the ongoing changes since land reclamation. (Photo: Wellington City Council Website)*

# Well-functioning sites

## Design outcomes

- 06.** New development maintains or enhances the walkability and permeability of the pedestrian network.
- 07.** New development provides for safe and convenient cycle and pedestrian movement and access.
- 08.** Vehicle access, garage doors and car parking do not dominate the streetscape.
- 09.** Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.
- 010.** Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.

## Design guidance

### The site

- G26.** New development should seek to enhance the quality of the settings of heritage buildings and heritage structures, including those in heritage areas.



**Figure 23.** *Antrim House is a fine example of a substantial Edwardian Italianate House in Wellington's inner city. It is now surrounded by high-rise buildings but has retained its garden setting and significant out-buildings. The setting for Antrim House is an integral part of its heritage values. (Photos: Wellington City Council, 2015)*



**Figure 24.** *Antrim House is a fine example of a substantial Edwardian Italianate House in Wellington's inner city. It is now surrounded by high-rise buildings but has retained its garden setting and significant out-buildings. The setting for Antrim House is an integral part of its heritage values. (Photos: Wellington City Council, 2015)*

## Open spaces

- G27.** Acknowledge and maintain open spaces that are important to mana whenua, particularly those co-located with or alongside sites of significance.
- G28.** Consider the contribution of open spaces to the values of heritage areas.



**Figure 25.** *Te Aro Park 1984 - Originally the site of Te Aro Pā settled by Te Atiawa, artist Shona Rapira Davies was commissioned to design the park as a public artwork and park, with handmade ceramic tiles that imprinted with plants and that depict atua, tūpuna, and important places and concepts for Māori, encompassed within an indigenous symbolic and water-centric tauihu waka design. (Photo: Wellington City Council Website)*



**Figure 26.** *The Parliamentary Precinct Heritage Area is one of the most important historic precincts in Aotearoa New Zealand. The high proportion of open space to built area and the relatively low scale of the buildings imparts a special character to the precinct, reinforced by the mature trees and plantings. The open spaces are often used for formal and ceremonial purposes. (Photo: Wellington City Council, 2016)*



**Figure 27.** *Pou Whenua 2004 - The Wellington Tenth's Trust gifted twin Pou Whenua or tribal boundary markers which were designed by Te Atiawa artist Ra Vincent. These mark the Wai-titi Landing, a waka landing beach used by Te Atiawa and other Taranaki Tribes and Taranaki Whānui in pre-European times. The Pou Whenua depict figures that symbolise the people of the land, and kowhai that represents the wairua, the spirit of the land. (Photo: Wellington City Council, 2021)*

## Placing the building

- G29.** The retention of heritage buildings, heritage structures, and contributing buildings in heritage areas and/or in their existing or original locations is encouraged.
- G30.** Where relocation of buildings or structures is appropriate to ensure their retention, or has previously occurred, the item should also be maintained, repaired and returned into a sustainable ongoing use.



**Figure 28.** *30 Arthur Street was relocated to allow for the construction of Karo Drive. It has been restored, strengthened and returned to a sustainable long-term use. (Photo: Wellington City Council, 2015)*



**Figure 29.** *The Former Home of Compassion Crèche was relocated to allow for the construction of the Arras Tunnel. It is now in use as the Queen Elizabeth II Pukeahu Education Centre. (Photo: Wellington City Council, 2019)*

# High-quality buildings

## Design outcomes

- O11.** Buildings are coherently designed, and achieve the relevant design outcomes in an integrated manner.
- O12.** Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time.
- O13.** Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment.
- O14.** Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life.
- O15.** Buildings are designed to support energy efficiency and reduction in building-related carbon emissions.
- O16.** Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.
- O17.** Buildings are designed to facilitate multiple uses and changes in use over time.

## Design guidance

### Sustainability

*Existing buildings contain embodied energy. Retaining existing buildings in a sustainable long-term use, whether through the retention of their original use or by adaptation for a new use, can be a sustainable option.*

*For a building to stay in use in the long term, some change is often necessary. This reflects changes over time in how we use our buildings and what we expect of them. Change needs to be considered carefully, including effects on heritage fabric and values.*



**Figure 30.** *Toenga o Te Aro / Te Aro Pā archaeological site - Discovered in 2005 through demolition for site redevelopment, these three punga structures and associated archaeological features are the only known remains of Te Aro Pā, one of the largest pa in the Wellington region, covering around 5 acres at the time of European colonisation. This outstanding, rare archaeological site has been preserved in situ, with images and interpretation for the public. (Photo: Wellington City Council, 2015)*

**G31.** Consider effects on heritage fabric by:

1. undertaking conservation with consultation, engagement and in partnership with mana whenua.
2. understanding the heritage values of the place through research, investigation, recording and documentation.
3. planning and carrying out maintenance and repair in accordance with recognised conservation principles and methods.
4. retaining fabric which contributes to the significance, character or appearance of heritage sites, areas, buildings and structures.
5. The preparation and implementation of a Conservation Plan as the guiding document for the conservation, care and management of scheduled historic heritage is encouraged. For more information on conservation plans, refer to James Semple Kerr's The Conservation Plan, 7th Edition.



**Figure 31.** *168 Cuba Street is an example of a building that has been strengthened, adapted and maintained in a sustainable long-term use with sensitive design that respects its heritage values, and retains its heritage fabric. (Photo: Wellington City Council, 2018)*

**G32.** Facilitate the adaptive reuse of buildings by providing for modifications that maintain heritage values.

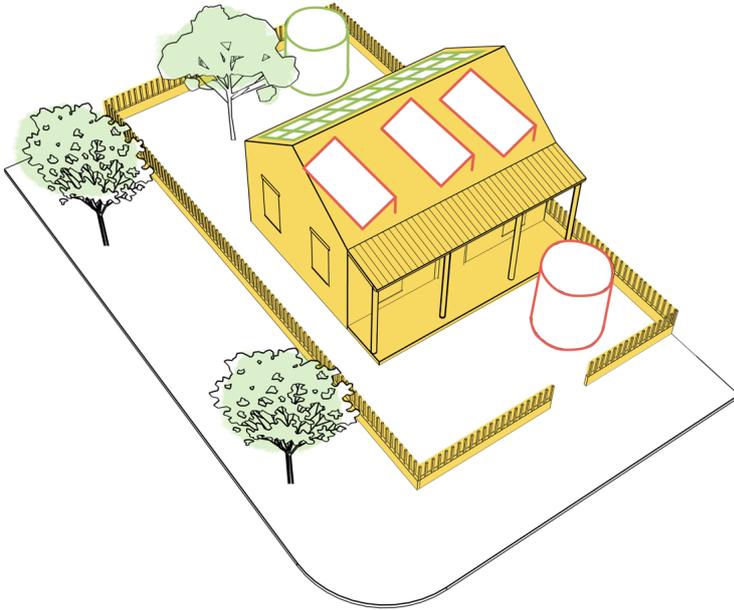
**G33.** Consider the retention of existing lightwells and atria at heritage buildings and in heritage areas.

*Retaining lightwells keeps heritage fabric and allows for access to natural ventilation and daylight.*



**Figure 32.** *The restoration work undertaken at 54 Cuba Street has protected the heritage values of the Cuba Street Heritage Area, while adapting two buildings for sustainable long-term use. (Photos: Wellington City Council, 2019)*

- G34.** Install solar panels and other items that are fixed to the roof so that they align with the profile of the roof.



**Figure 33.** *Ancillary fixtures that will reduce greenhouse gas emissions or water consumption such as solar panels, solar hot water systems or water storage tanks are encouraged where heritage values will be protected and maintained.*

- G35.** Design, site and install ancillary fixtures and utilities in ways that achieves the following for heritage buildings and contributing buildings in heritage areas:

1. Maintain weathertightness, including by:
  - a. Minimising penetrations through or damage to elements that contribute to the watertightness of a building or structure.
  - b. Ensuring that all penetrations are well sealed.
  - c. Restricting the use of horizontal conduit to locations that are sheltered from the weather.
2. Minimise physical impacts by:
  - a. Selecting locations where there are low heritage values, or no heritage fabric.
  - b. Minimising the size and number of new penetrations through heritage fabric.
  - c. Installing new penetrations through mortar joints, rather than through brick or stone.
  - d. Ensuring that the work is reversible and that all elements can be removed without further damage to heritage fabric.

3. Minimise visual impacts by:

- a. Locating ancillary fixtures and utilities where they cannot be seen when viewed from public spaces, and do not impact the main entrance or street façade unless there is no feasible alternative.
- b. Removing obsolete fixtures and utilities where these do not contribute to the heritage values of the place.
- c. Installing new fixtures and utilities including conduit, wiring or pipework in underground locations or within the building or structure unless there is no feasible alternative.
- d. Locating all other fixtures and utilities including conduit, wiring or pipework so that it does not obscure architectural features including windows, doors and ornamentation unless there is no feasible alternative.
- e. Minimising the visibility of fixtures and utilities including conduit, wiring or pipework by the use of colour, and locating these items in shaded areas or in areas of low relief.

**Built form**

**G36.** Where development is taking place near a site of significance for mana whenua where heritage is unseen, new development should reference this heritage through its built form.



**Figure 34.** *Te Raukura Te Wharewaka o Pōneke. Te Raukura was opened on Waitangi Day 6 February 2011. It is of special significance to descendants from Te Ātiawa/Taranaki Iwi katoa and re-establishes a physical Māori presence on the waterfront. (Photo: Wellington City Council)*

- G37.** Façadism is discouraged for heritage buildings and within heritage areas where the development leads to the loss of heritage values and the removal of heritage fabric. For adaptive reuse of heritage buildings, it is important that the original built form, internal depth and layout is understood and reflected in the new design.

*There are some aesthetic and historical reasons for preserving building façades. For example, as a response to the loss of substantial parts of a building following a fire or natural disaster. For more information on partial demolition and façade retention refer to HNZPT Sustainable Management of Historic Heritage Guidance: Information Sheet 14 – Partial Demolition of Historic Buildings.*



**Figure 35.** *Façadism (or façade retention) is the preservation of the exterior face/faces of a building without the three-dimensional built form providing for its structural support and understanding of its function.*

*This example shows the Hamilton Chambers Building on Lambton Quay which was removed from the New Zealand Heritage List/Rārangī Kōrero in c.2020.*

*HNZPT consider that Hamilton Chambers has suffered an irreversible loss of integrity and significance with the demolition of all but its façade and the subsequent unsympathetic incorporation of that façade into the new structure on site. (Photo: Wellington City Council, 2017)*

## Resilience

*The information below is in addition to earthquake strengthening solutions permitted in the District Plan. This information and advocacy includes best practice design approaches.*



**Figure 36.** Artists Ralph Hotere and Mary Macfarlane's sculpture *Ruaumoko* - named for the Māori god of earthquakes and volcanoes – violently strews remnants salvaged from the demolition of the old State Insurance Building across the streetscape, melding Māori narratives with Wellington's ever-present geological forces. (Photo: Wellington City Council, 2014)

*Install seismic strengthening in ways that protect and maintain the values of heritage buildings and contributing buildings within heritage areas.*



**Figure 37.** *Bats Theatre at 1 Kent Terrace was strengthened in 2012 with new internal reinforced concrete columns and shear walls. There are new internal columns at the front elevation that continue from ground to roof level and support the parapet and façade. These have been designed so that they do not alter the street façade of the building.*

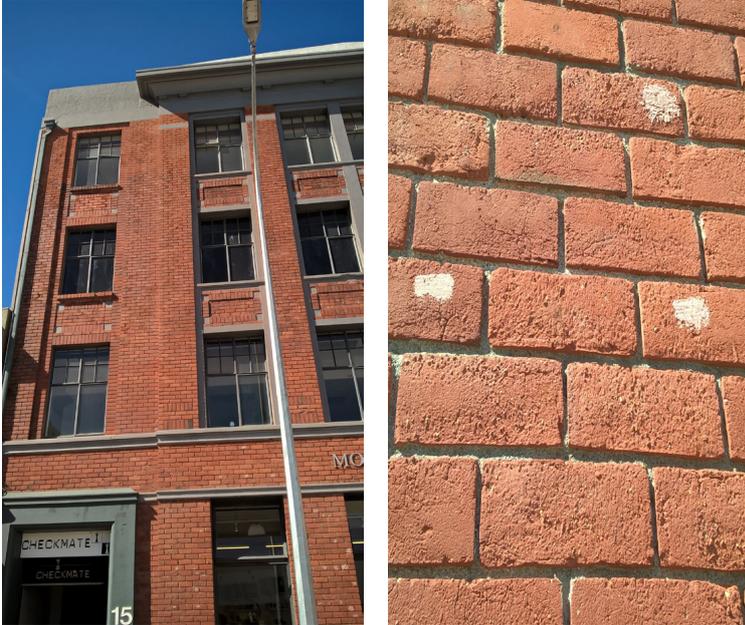
*The structural strengthening and refurbishment have conserved the heritage values of the building. They have also ensured that the building remains in use as a venue for theatre and the performing arts. (Photo: Wellington City Council, 2014)*



**Figure 38.** *The former Cadbury's Building at 60 Ghuznee Street, Wellington was strengthened in 2017. There are new internal reinforced concrete columns, steel cross bracing, and concealed stainless steel in the decorative columns on ground and third floors. The parapet has been restrained by a steel frame that is fixed back to the existing structure.*

*The strengthening works respect the street-facing façade of this distinctive Edwardian warehouse. The structural engineers have taken care to avoid any alterations that would change the appearance of the building's exterior. (Photo: Wellington City Council, 2015)*

*Consider using concealed fixings that will not be visible on the exterior of the building.*



**Figure 39.** *The façade at 15 Tory Street has been secured with concealed fixings. The holes have been filled, and coloured to match the existing brickwork. (Photos: Wellington City Council, 2018)*

*If exterior fixings such as pattress plates are required, consider:*

- *Keeping any existing or original pattress plates and using similar or traditional style plates.*
- *Using as few plates or bolted connections as possible to achieve the required structural outcome.*
- *Creating a regular pattern and alignment with the new bolted connections.*
- *Using circular washers as these are easier to align than square washers.*
- *The colour of the new connections. Traditional plates on plain brickwork are generally painted black. Modern bolted connections and washers on rendered or painted surfaces can be painted to match.*
- *Minimising penetrations through elements that contribute to the watertightness of a building.*

*If exterior structural elements such as walings are required, consider:*

- *Minimising the loss of heritage fabric.*
- *Locating structural elements so that they do not obscure architectural features including windows, doors and ornamentation.*
- *Ways to minimise the visibility of the new structure including location and colour.*



**Figure 40.** *The Karori Cemetery Chapel was strengthened in 2016 in a sensitive scheme that preserves both the original use and structure.*

*This photograph shows the gable end secured with new traditional pattress plates. (Photo: Wellington City Council, 2014)*



**Figure 41.** *The Thistle Hall on Cuba Street is a good example of sympathetic works to strengthen a heritage building.*

*The northern elevation to Karo Drive shows the original pattress plates, as well as new and existing steel channels (wailers/waling) that are just visible below first floor level, at the first-floor ceiling level and at parapet level. These have been painted to match the render and have been designed to complement the original string course and pilasters. The parapets have been secured with a steel frame, and the roof and ceiling structure substantially reinforced.*

*A wailer or waling is a horizontal member fixed to a wall to provide transverse (to wall) load support for the wall. (Photos: Wellington City Council, 2015)*

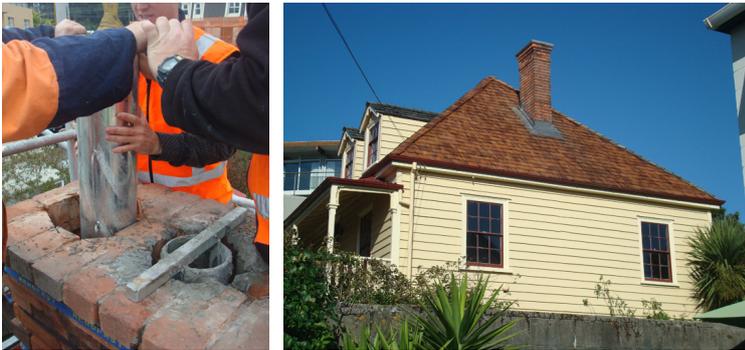
**G38.** Where structural strengthening to secure parapets is required, consider systems that:

1. will not be visible from public spaces.
2. do not obstruct gutters and rainwater systems.
3. minimise penetrations through elements that contribute to the watertightness of a building.



**Figure 42.** *New structural elements to secure the existing parapet and chimney at the former Cadbury Building has been installed so that it is not visible from Ghuznee Street. (Photo: Wellington City Council, 2018)*

*Systems to secure and retain existing chimneys are encouraged.*



**Figure 43.** *The chimney at the Naim Street Cottage has been secured back to the existing roof structure. This is a good heritage outcome that retains the existing chimney without loss of heritage values or fabric. The image shows the installation of the new structural chimney liner, and the image to the right shows the completed works. Hawkins Construction NI Limited & Carlos Gonzales, WCC Architectural Services. (Photo: Carlos Gonzales, 2013)*

*Consider the use of temporary solutions where:*

- *A building is damaged.*
- *The temporary works would reduce a risk to public safety.*
- *The temporary works would allow reasonable time for the design or construction of comprehensive or permanent strengthening.*
- *The works are reversible and any damage to heritage fabric is minimised and can be repaired.*
- *The works do not affect the security, structural integrity or weathertightness of the building.*
- *The works are designed by a suitably qualified structural engineer.*
- *The works are constructed from durable materials and subject to regular maintenance and testing regimes; and*
- *The works are subject to regular review and inspection by the design engineer.*

*Note: Temporary works, generally, will not be sufficient to strengthen a building so that it is no longer considered to be earthquake-prone.*



**Figure 44.** *Temporary works at the Cathedral of the Sacred Heart on Hill Street. (Photo: Team Architects 2018)*

**G39.** Where structural strengthening is required that may be visible from the exterior of the building, consider the use of structural systems that:

1. Do not obscure shop display windows
2. Do not restrict access to daylight or ventilation
3. Are not located immediately behind window and door openings, particularly for elements such as shear walls.
4. Allow access for cleaning, maintenance and repair of heritage fabric.

**G40.** The installation of exoskeletons, external columns, and external bracing elements is discouraged, particularly where these would:

1. Be highly visible from public places.
2. Obscure or remove the main determinants of architectural style.
3. Be visually dominant in relation to the scale, form, proportions or materials of the existing building or structure.
4. Restrict access for cleaning, maintenance and repair of heritage fabric.
5. Compromise the watertightness of a building.



**Figure 45.** *The new concrete moment-resisting frames installed at 216 Cuba Street ensure that the shop display window is not obscured. (Photos: Wellington City Council)*

## Accessibility

Wellington's heritage should be able to be enjoyed by anybody irrespective of physical ability. Heritage sites, buildings and structures should enable the objectives of Universal Design.



**Figure 46.** Before - The refurbishment of the Basin Reserve Museum Stand included the removal of modern doors that were in poor condition. (Photo: Roger Shard, 2017)



**Figure 47.** After - The non-heritage doors were replaced with new timber joinery to match the original drawings from 1924. The door leaves have been adjusted to meet requirements for accessibility. A second ramp has been added to make the entrance symmetrical, and the handrails updated. (Photos: Wellington City Council, 2020)

## External appearance

- G41.** Restoration and reconstruction of missing elements on heritage buildings and in heritage areas is encouraged, where there is evidence of original form, detailing or materials.
- G42.** The installation of replica chimneys where original or significant chimneys have been removed is encouraged.



**Figure 48.** *The former Supreme Court Building has been conserved and the pediment on the north elevation was reconstructed in 2009. (Photo: Wellington City Council, 2015)*



**Figure 49.** *Parts of the chimneys at 200 Willis Street were removed in the early 20th century. The remaining unreinforced masonry above roof level was removed in c.2018, and the chimneys were reinstated in as lightweight replicas. The image to the left shows the building in previous years, the image to the right shows the completed works. (Photos: Wellington City Council (left 2015) (right 2021)*

## Interiors

- G43.** Consider opportunities to engage with mana whenua when designing interior spaces of significant developments on or near sites of significance to Māori.



**Figure 50.** *He Tohu - The design and architecture of the exhibition He Tohu at Alexander Turnbull Library shows a te ao Māori relationship with kawanatanga and Aotearoa New Zealand's three most important constitutional documents: 1835 He Whakaputanga o te Rangatiratanga o Nu Tireni (Declaration of Independence of the United Tribes of New Zealand), 1840 Te Tiriti o Waitangi (Treaty of Waitangi) and 1893 Women's Suffrage Petition (Te Petihana Whakamana Pōti Wahine). (Photo credit: Mark Beatty, National Library of New Zealand.)*

# Appendix 4: Revised Subdivision Design Guide

Wellington City Council  
**Design Guide**  
**Subdivision**



# Introduction

## Intent

The intent of the Subdivision Use Design Guide is to facilitate well-designed subdivision of greenfield land and subdivision providing over 20 allotments.

The design outcomes and guidance points contained within this Design Guide set out how development can fulfil this intent.

## Application of this Guide

The provisions of the following District Plan chapters set out the circumstances where this Design Guide will be applicable to a resource consent application:

- SUB - Subdivision
- DEV2 - Lincolnshire Farm Development Area
- DEV3 - Upper Stebbings and Glenside West Development Area

Where provided for by the provisions of the District Plan, the Council will use this Design Guide as part of its assessment of a development proposal.

## Structure of this Guide

This Design Guide is structured into three sections:

1. Responding to the natural environment in an urban context
2. Effective public-private interface
3. Well-functioning sites

Each section is structured around a series of related **design outcomes** followed by a series of **guidance points** that support development to achieve those outcomes.

**Design outcomes** are the outcomes that would be demonstrated by a well-designed, well-functioning urban environment.

**Guidance points** set out how development can be designed to achieve the design outcomes.

## Relationship with other Guides

The District Plan includes several other Design Guides that may also apply to the development. The applicability of these other Design Guides will depend on the activity being proposed, and whether the provisions of the District Plan provide for those Design Guides to apply to the activity.

## Other requirements

This Design Guide does not address the range of other requirements that may apply to development, including those set out in the objectives, policies, rules and standards of the District Plan, other relevant RMA planning documents and regulations, relevant Council bylaws, or requirements under other Acts (such as the Building Act 2004).

Technical and engineering criteria relating to the implementation of development are contained in the separate Code of Practice for Land Development.

## How to use this Guide

Applicants should demonstrate how the proposal fulfils the intent of this Design Guide. The preparation of a **Design Statement** provides applicants with the opportunity to do this.

The Design Guides are intended to be applied in a manner that recognises the unique nature of individual proposals. Applicants need only apply those **design outcomes** and **guidance points** that are relevant to the proposal. Guidance points that are only relevant where the proposal includes a residential activity are highlighted in green throughout this Design Guide.

The Design Guides are also intended to promote design innovation. The Design Statement provides applicants with the opportunity to explain how a **design outcome** may have been addressed using an alternative approaches to those set out in the relevant **guidance points**.

## Preparing a Design Statement

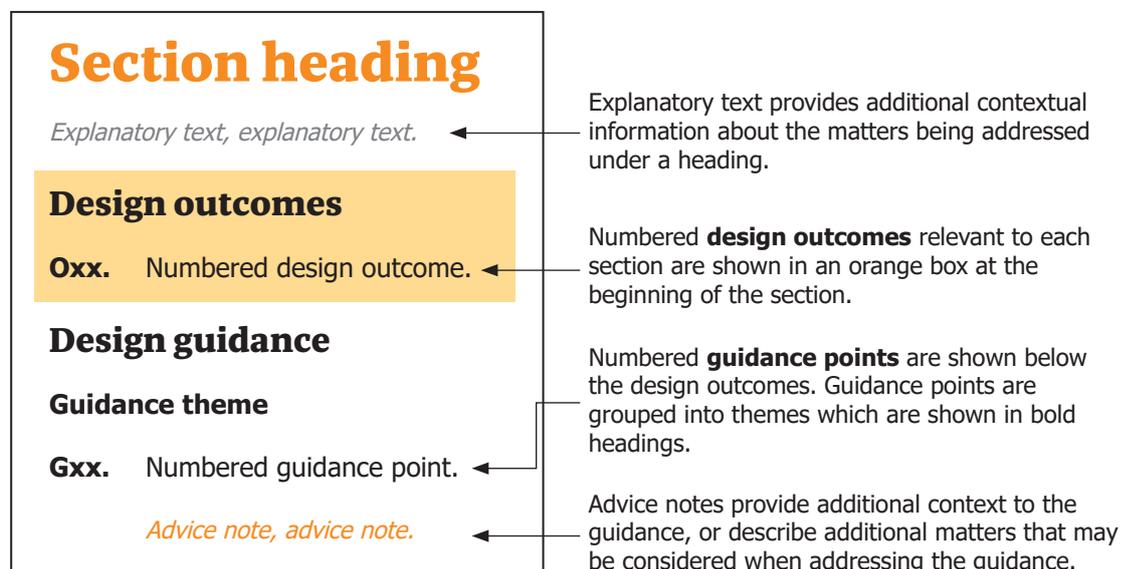
To assist with the efficient assessment of a proposal, applicants should include a **Design Statement** as part of their resource consent application. A Design Statement should include:

- A description of the site and its context
- A description of the proposal
- Description of which **design outcomes** and **guidance points** within the Design Guide are relevant to the proposal
- Explanation of how the proposal addresses each of the relevant **design outcomes** and **guidance points**
- Where relevant, explanation of any alternative approaches used to address a **design outcome**.

The Design Statement can include written and/or visual material, and should include a level of information that corresponds with the scale and significance of the proposal.

## Design Guide format

This Design Guide is structured using the following formatting conventions:



# Responding to the natural environment in an urban context

*The site's natural form, the history of its development, key environmental attributes and any significant cultural values associated with it play a significant role in successful design outcomes. The landscape context contributes to a neighbourhood's unique sense of place and identity.*

## Design outcomes

- O1.** New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.
- O2.** Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.

## Design guidance

### Responding to whakapapa of place

- G1.** Prepare a contextual analysis, appropriate to the size of the development, that depicts the development proposal positively contributes to the surrounding area and should include the following:
  1. Natural environment
  2. Cultural context
  3. Te Ao Māori
  4. Heritage context
  5. Streetscape
  6. Movement
  7. Site analysis
  8. Urban structure
  9. Opportunities and constraints
- G2.** Retain notable landscape elements and create new features to give a distinctive and memorable sense of place.
- G3.** Identify and respond to the patterns and features within and surrounding the site. These can be defined by:
  1. Landform
  2. Local vegetation scale and type
  3. Connections to parks, reserves and public spaces

**G4.** Identify and respond to the natural and cultural landscape heritage within and surrounding the site, including but not limited to:

1. Māori sites of significance and their traditional uses
2. Identified view shafts to maunga and awa/moana of significance to mana whenua
3. Native vegetation and planting
4. Scheduled heritage places

### **Vegetation and planting**

**G5.** Use type, species and patterns of planting that:

1. Are characteristic of the locality
2. Are of an appropriate scale for their location
3. Will enhance the development

**G6.** Utilise planting in conjunction with site layout to enhance the development's amenity and public realm interface.

**G7.** Plant species should be suitable for growing conditions, and provisions made for maintenance.

**G8.** Existing trees that contribute to local streetscape or public realm amenities should be retained and thoughtfully integrated into a new development. When a tree must be removed, it is recommended the tree is relocated on the site or a new native tree be planted in its place.

**G9.** Trees located adjacent to the development, including overhanging the site or within the street front, should be retained where possible.

**G10.** Consider the use of planting to mitigate storm water run-off and flooding effects.

### **Urban ecology**

**G11.** Retain and integrate mature trees and native vegetation that positively contribute to an area's visual amenity and ecological values.

**G12.** The developments' landscaping should contribute to biodiversity and tree canopy areas and minimise the loss of ecosystems or habitats. Retaining and/or enhancing existing mature vegetation, especially native vegetation, efficiently and effectively enhances the ecosystem.

## **Designing with topography**

*A site-specific response to the topography that works with the land helps maintain visual amenity and an authentic sense of place.*

- G13.** Where contour modification is necessary for building platforms and access roads use planting to soften visual impacts.
- G14.** Earthworks should be minimised to prevent disturbance to the natural ground form.
- G15.** When changing the topography and landform of a site, the effects of stormwater run-off should be mitigated.
- G16.** Minimise the need for large retaining structures and design any required earthworks and retaining walls as positive landscape features. Where retaining walls are necessary, their visibility, formal composition and visual quality are important.

## **Renewable energy**

- G17.** Where possible, create subdivisions that have the potential to use renewable energy sources within each lot.
- G18.** Where possible, consider opportunities for joint energy schemes for multiple lots.

## **Designing with water**

*Designing to maintain and restore the mauri of our environment ensures our neighbourhoods are resilient for future generations and our city is a healthy place for nature as well as people.*

## **Water ecology**

- G19.** The quality and quantity of water associated with streams and natural wetlands should not be negatively impacted by subdivision and, where possible, should be improved.
- G20.** Streams, watercourses and natural wetlands should be maintained, and aquatic habitats and any associated native vegetation should be protected.

- G21.** Streams or natural wetlands should not be disturbed. However, where development does impact a stream (such as piping streams), alternative design solutions for stormwater management must be provided that will not adversely affect the waterway's quality or ecological health.

*Associated vegetation, including any new planting, may also enhance existing water features and habitats, add to the visual amenity of the neighbourhood, and assist with stormwater treatment and siltation management.*

- G22.** Waterways and stream ecology should be regenerated on sites with existing waterways either above or below ground.

### **Stormwater**

- G23.** Where possible, new development should improve the quality and reduce the quantity of stormwater runoff. This could be through:
1. Incorporating existing watercourses and constructed wetlands into a stormwater plan that uses natural drainage to reduce runoff beyond the site
  2. Minimising impervious surfaces
  3. Providing filtration and attenuation around car parks and other large impervious surfaces
  4. Capturing runoff in stormwater detention tanks for management
  5. Soakage/ground water recharge
  6. Rain tanks, rain gardens, permeable paving, dispersal trenches, soak pits and other techniques suitable for the site and its geotechnical conditions

### **Stormwater treatment**

- G24.** Where possible, apply environmentally sensitive methods of stormwater disposal within public spaces wherever practical.

# Effective public-private interface

## Design outcomes

- O3.** New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm.
- O4.** The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.
- O5.** Mana whenua sites of significance are acknowledged and celebrated.

## Design guidance

### Orientation of lots

- G25.** Orientate lot frontages onto streets and other public spaces, locate the fronts of lots opposite other fronts and connect back to backs.
- G26.** Minimise rear lots to enhance safety and security. Ensure that all streets and other public spaces are bounded by lot frontages or overlooked from adjoining activity.

### Connection to neighbouring areas and facilities

- G27.** Provide street connections to adjoining:
  - 1. Neighbourhood centres
  - 2. Residential areas
  - 3. Regional walkways
  - 4. Public facilities
  - 5. Future development areas
  - 6. Proposed public transport services.
- G28.** Provide safe and accessible connections to and through recreational reserves, parks and open spaces.
- G29.** Provide cycleways and active transport connections through all the key routes and local destinations.

**G30.** When providing walkways and street connections apply the principles of Crime Prevention Through Environmental Design (CPTED) to the design:

1. Formal Surveillance - Use signage, lighting, and sightlines to provide surveillance.
2. Lighting - Use uniform and well-distributed lighting to reduce risk and enhance wayfinding.
3. Concealment - Provide sightlines to reduce concealment along routes such as stairs underpasses, and paths.
4. Entrapment - Eliminate small enclosed spaces to reduce opportunities for entrapment.
5. Robustness - Reduce vandalism and damage, including graffiti, with robust materiality.
6. Maintenance - Ensure buildings, lighting and public space are well maintained.

**G31.** Emphasise lighting for safety and security on pedestrian pathways, as well as on roads for cyclists and passive surveillance.

**G32.** Design the road corridor with adequate width to accommodate pedestrians, cyclists, active and public transport users, and trees, berms and vegetation.

**G33.** Do not light paths or spaces not intended for night-time use to avoid misleading people about their security or use.

**G34.** Provide multiple exit points from any park, playground or otherwise enclosed area in which people might be trapped.

**G35.** Design and locate the street furniture in a coherent, safe, and accessible way for all.

### **Internal connectivity**

**G36.** Provide streets in a highly interconnected, simple, accessible, and legible network structure.

**G37.** Ensure street blocks are relatively small, particularly at and close to any neighbourhood centre and provide a choice of routes.

**G38.** Ensure all footpaths and cycleways have adequate width for safe, accessible and comfortable use by all people regardless of their age or disabilities.

**G39.** Long cul-de-sacs should be avoided. Where these are necessary because of topography, their heads should be interconnected wherever possible to provide access for pedestrians and cyclists.

- G40.** Avoid providing single-mode access routes. When providing pedestrian-only routes they should be visible from the surrounding neighbourhood.

### **Significant views and landmarks**

- G41.** Identify significant views or landmarks, including prominent ridges, hills and spurs, align streets and design significant public spaces to focus on these.

*New places and buildings that will serve an important public function should be emphasised as landmarks.*

### **Street hierarchy**

*Expressing the street hierarchy through streetscape and other design features will assist users in identifying main routes.*

- G42.** Street trees should be used to give local identity and amenity, spaced in a way that defines the street space and achieves visual continuity.
- G43.** Where appropriate, give main routes within and through the subdivision a distinctive form and quality that differentiates them from other streets in the neighbourhood.

### **Safety**

- G44.** Ensure illuminated areas have even lighting to prevent potential night-time concealment and entrapment spaces.
- G45.** Vegetation and landscaping should not obstruct the sightlines of pedestrians and other road users.

*Low vegetation close to walkways or the street edge should be below a driver's eye-line level. High vegetation should generally be, when a tree matures, at least two metres above ground level to maintain sightlines for pedestrians.*

- G46.** Where possible, create consistent lighting to avoid shadows that may be used for concealment.
- G47.** Avoid entrapments and minimise blind corners along routes by providing good sightlines and alternative routes.

# Well-functioning sites

## Design outcomes

- O6.** New development maintains or enhances the walkability and permeability of the pedestrian network.
- O7.** New development provides for safe and convenient cycle and pedestrian movement and access.
- O8.** Vehicle access, garage doors and car parking do not dominate the streetscape.
- O9.** Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.
- O10.** Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.

## Design guidance

### Shaping the lot

- G48.** Create lots which lead to conditions of safety in both the public and private environments.
- G49.** Provide good natural surveillance of public parks or reserve areas through the orientation of adjacent lots and adequate adjacent road frontage.
- G50.** Shape lots to be generally compact and regular in shape.
- G51.** When including buildings, plan and orientate lots to maximise the potential for solar gain into habitable rooms and private open spaces.
- G52.** When including buildings, place the buildings to avoid unreasonable compromises to privacy, sun and outlook for neighbours.
- G53.** In cases where land subject to subdivision and development proposals are located near, or traversed by, high voltage electricity transmission lines, reference Transpower's Development Guide for development near high voltage transmission lines.

### Usable outdoor space

- G54.** Plan for building footprints that allow for at least one primary outdoor space of reasonable size.

## Vehicle crossings and accessways

*Prioritising the pedestrian experience is important in ensuring safe neighbourhoods and healthy communities.*

- G55.** Provide good accessibility to, from and within an area that ensures different modes of access and routes.
- G56.** Provide for vehicle access and future garaging in a location and configuration that minimises earthworks and does not dominate either the streetscape or the interior of the development.
- G57.** Ensure that the frequency, design and width of vehicle crossings does not undermine the pedestrian experience of the street and enables the protection of streetscape vegetation and mature trees.
- G58.** Provide alternatives to vehicles accessing from the front for multi-unit developments, such as:
  - 1. Rear access lanes
  - 2. Grouped or clustered carparking
  - 3. No on-site carparking provision for some units in locations where public transport is easily accessible
- G59.** Offset or otherwise articulate long vehicle accessways to reduce vehicle speeds, and landscape them to make them visually attractive.

*Avoid long, narrow lanes or expanses of asphalt unrelieved by landscape elements. Instead, enhance the visual appearance of these spaces for users and neighbours with landscaping or other design elements. This will also help minimise the impact on neighbouring lots of passing cars.*

- G60.** Where possible, combine accessways to rear lots to minimise the visual impact of these and associated kerb crossings on the neighbourhood.

## Appendix 5: Revised Design Guide Introduction

Wellington City Council  
**Design Guide**  
**Introduction**



# Introduction

*Wellington's population is expected to grow by 50,000 – 80,000 people over the next 30 years. To accommodate this population growth, a significant amount of new housing will be required. This densification needs to be done well, and requires a collaborative approach between Wellington City Council, local communities, developers, planners, designers, businesses and private landowners.*

Wellington is changing and it will continue to change into the future. We will be living, working and playing in a denser city. The Design Guides facilitate this change by ensuring a well functioning urban environment that is compact, attractive, thriving and inclusive.

These design guides are a strategic and regulatory tool closely aligned to the objectives, policies and rules of Wellington's District Plan. They are a statutory part of the Wellington City District Plan. The Council will use the Design Guides to assess resource consent applications for developments where the District Plan provides discretion to do so. They are also intended to be accessible to a diverse audience so as to best support the wider goals of Wellington's Spatial Plan.

Through the pre-application and application stages of the resource consent process, these design guides will ensure new development is designed to a quality standard that contributes to our city goals and our design principles. In addition, they guide new developments to have a positive impact on environmental infrastructure, neighbouring sites and adjacent public spaces while delivering efficient, successful site layouts and quality buildings for the end-user.

The Design Guides should inform pre-application and application discussions between applicants and Council; and assist Council urban designers and planning professionals in preparing clear, consistent commentary in their assessment of proposals. They will have the greatest impact when used collaboratively between design disciplines from the early stages of any design process.

If the principles, outcomes and best-practice guidance contained in these Design Guides are embraced, Wellington can look forward to new development that is safe, attractive, meaningful and resilient; that enables our city to grow and change in response to the evolving needs of our communities and future generations.

## **Change is ongoing, and it can be done well**

Wellington and other cities across Aotearoa New Zealand — as well as cities across the globe — are experiencing change. Populations are growing, and we are experiencing greater social and cultural diversity. We are also experiencing greater sustainability challenges than ever before. The buildings, streets and spaces of Wellington need to be “fit for purpose” to support this change now and into the future. This means that some parts of our city may start to look and feel different in coming years.

We have an important opportunity to ensure that this change is done well, and that Wellington moves from strength to strength as it grows. Mana whenua stories and our heritage places enrich Wellington's built and natural environment and its future identity, remind us of our past, and provide a connection between people and generations. By creating a sense of place, identity and wellbeing, they provide stability and continuity in a rapidly changing world.

## Design principles

Following on from a number of engagement opportunities with the community as part of Planning for Growth, Wellington City Council has identified six city goals to guide the Spatial Plan, District Plan and related efforts to plan for and support anticipated growth:

1. Partnership with mana whenua
2. Compact
3. Inclusive and connected
4. Greener
5. Resilient
6. Vibrant and prosperous

These goals are used here as design principles that all new developments in Wellington should strive to meet. In the following section, the Council's expectations about what good design needs to achieve in order to meet each design principle are articulated.

## Design outcomes

Design outcomes are intended to support the design principles and achievement of good design across Wellington. While the Design Guides are ultimately outcome-focused, specific guidance should not be used as a strict template or planning rules, nor should it reduce the potential diversity of design approaches taken. Rather, the Council anticipates guidance to be interpreted and used appropriately by resource consent applicants and advisors, so as to achieve good design that meets the overarching outcomes and principles of these design guides.

In support of the six design principles, the following five design outcomes help to coordinate specific guidance across a range of scales, from the wider environment through to individual buildings:

1. Responding to context
2. Responding to the natural environment in an urban context
3. Effective public-private interface
4. Well-functioning sites
5. High-quality buildings

Specific guidelines consist of a combination of text and technical diagrams intended to demonstrate how the outcomes can be achieved.

## A note about the design process

Achieving good design starts with the alignment of an appropriate budget and design brief, awareness of constraints and opportunities and a strong design team. The use of experienced architects and landscape architects with the relevant professional accreditation is recommended. Some larger projects may be most successful through the collaboration of multiple design practices.

Every stage of a project, from site acquisition, through concept development to detailed delivery, requires a commitment to delivering quality outcomes through good design. The allocation of sufficient budget through robust feasibility studies, a strong design brief, and early engagement with Council contribute to an effective process that supports the delivery of quality outcomes.

## **Unheard stories: mana whenua identities, worldviews and practice**

Māori, and more specifically mana whenua identities, worldviews and practices have for the most part been erased from our built environment. Acknowledging these in appropriate and considered ways offers an opportunity to create a unique sense of place in any new development. At times, particularly where developments are large or impact significantly on wider urban systems, it will be appropriate to engage mana whenua in the design process. This should be factored into resourcing for development projects.

To support robust design outcomes for mana whenua, one of the six goals for Our City Tomorrow is partnership with mana whenua. This goal has been translated into a design principle to guide development through the resource consenting process.

The Design Guides ensure the integration of mana whenua identities, worldviews and practice into the city and that new initiatives and developments reinforce the city's aspiration to become a city where mana whenua can flourish.

## **Environmental sustainability**

Wellington needs to and can become more sustainable, ensuring its natural environment is protected, enhanced and integrated into the urban environment. Design plays a crucial role in achieving sustainability goals. The unique benefits and efficiencies of buildings, sites and urban systems need to be maximised, delivering quality places where resources are optimised. Sustainable design can include the ongoing use of existing buildings and the adaptation of heritage buildings for new uses.

The Design Guides aim to ensure that nature and eco-friendly practices are more proactively integrated into our city, and that new development contributes to a future for Wellingtonians that is environmentally sustainable.

## **Density, height and new housing types**

More and more people are choosing to make Wellington their home. Higher densities and more people are a good thing, and larger populations can sustain more local businesses and initiatives. Higher densities make public transport options, community services and events more viable and therefore more available. When done well, density can increase the general well-being of people through improved social connection opportunities, safety and accessibility.

In delivering density, new developments will need to provide for a range of housing types. This will be needed as our population becomes more and more diverse. This means that new buildings in Wellington are likely to be taller than some of their neighbours, at least at first. Done well, new development can be integrated with our valued heritage places and the city can seize this opportunity to set a new benchmark for design quality in Wellington. It can and should contribute to our city's evolving identity, which consists of buildings, streets, spaces, landscapes, history, people, uses, stories, mana whenua stories, memories and more.

The Design Guides aim to ensure that density, height and new housing types are delivered through quality design, so that Wellington continues to be a place that a diverse range of people are proud of and want to call home.

# Design principles

## Partnership with mana whenua

Wellington recognises the unique role of mana whenua as partners in the ongoing design and development of the city. Predicated on an active partnership, mana whenua values, worldviews and identities are fundamental in the retention and evolution of Wellington's place identities. To achieve this, good design:

- is based on meaningful engagement with mana whenua partners where development is significant in terms of size, location (near or on sites of significance for iwi), public presence and importance.
- reinforces and re-establishes (where currently erased) mana whenua identities in new design and development.
- strengthens through design, the values and worldviews articulated by mana whenua in the following six principles:

*Tino Rangatiratanga* – Design outcomes support the tino rangatiratanga of mana whenua through ensuring mana whenua have a decision-making role in place-making and place-keeping processes and the ongoing evaluation of built environment outcomes; development that contributes to the re-indigenisation of the city; ensuring development decisions are made with a view to the next generations; and, mātauranga-ā- iwi being central to urban processes.

*Tātai Whakapapa* – Mana whenua are evident in the city through a living and enduring ahi kā presence. This presence is exemplified by celebrating mana whenua cultural landscapes; recognition and celebration of sites of significance for mana whenua (both built and natural); the telling of mana whenua stories and histories through built and natural landscapes; and, supporting the ability of mana whenua to trace their whakapapa in the built and natural environment through reinstating natural heritage (e.g. provision of native flora and fauna or daylighting streams), public art and memorials and the reinstating of traditional place names.

*Te Mana me te Mouri/Mauri o te Taiao* – The mana and the mouri/mauri of the natural environment is uplifted and sustained across the city through building works that restore a healthy relationship with nature. Examples include use of materials and methods that use very little energy; building works that acknowledge the living relationship between everything in the environment; fostering kaitiakitanga or the ability to steward and protect the health of important environmental sites; and, ensuring that the ongoing health of wai tai (sea water) and wai māori (freshwater) is sustained through any new development.

*Te Ora o ngā Tāngata* – Promoting the health and wellbeing of people is done through using the built and natural environment to: support whanaungatanga or whānau connectedness and community participation; to encourage kotahitanga or community cohesion; and, create environments that offer good access to amenity including education, health, employment and social services.

*Manaakitanga* - Developments offer opportunities for mana whenua to manaaki manuhiri through built outcomes that: provide space for tikanga; offer environments designed to be safe places for all ages – kaumatua, tamariki, rangatahi and pakeke alike; and provide environments that support the revitalisation of culture and te reo Māori.

*Whakāhuatanga* – Built outcomes celebrate beauty in design through designing to lift the human spirit; incorporating public art and interpretations of mana whenua narratives; place-based design (e.g. celebrating the winds of Pōneke); and, design that acknowledges the beauty and wonder of the environment and celebrates mana whenua identity.

## **Compact**

Wellington has been recognised for its compact form and it needs to build on this urban identity with quality development in the right locations. Development should enrich future urban identity, quality and legibility through a considered response to Wellington's unique environment (including celebrating mana whenua narratives, our unique landscape, ecology, history, heritage places, built form, etc.). To achieve this, good design:

- Supports compact, liveable, easily accessible and connected urban form;
- Makes efficient use of existing infrastructure, community facilities and transport links;
- Supports or incorporates quality streets, paths, green spaces, public open space; and
- Future-proofs the longevity, functionality and capacity of relevant infrastructure.

Prioritising compact urban form ensures that Wellington's unique qualities and sense of place can grow and change sustainably into the future.

## **Inclusive and connected**

Wellington has a world-class urban environment, which includes a network of transport options with attractive and accessible public spaces that support our diverse communities and cultural values. The histories held by both Māori and non-Māori demonstrate an ongoing connection between people and place over the centuries and into the future. Development should support and enhance this sense of inclusivity and connectedness through designing as for integrated urban form (including environmental infrastructure (papatūānuku), streets, buildings and spaces) that understands the relationships between urban form, its function and the meaning it holds for our diverse population. Design should facilitate well-being, movement and access opening up opportunities for all. To achieve this, good design:

- Recognises and celebrates ahi kā (the enduring role mana whenua play as kaitiaki in this particular place);
- Contributes to Wellington's evolving identity and sense of place;
- Supports or delivers increased housing choice across the city;
- Ensures universal accessibility within and to/from a development site; and
- Supports safer, healthier and more convenient access to a range of services and amenities.

Prioritising inclusiveness and connectedness helps to support mana whenua aspirations, encourage interactions and exchanges between people, and between people and place; resulting in greater place attachment and healthy communities with evolving identities.

## **Greener**

Wellington is sustainable and its natural environment is protected, enhanced and integrated into the urban environment. Development should prioritise opportunities for integrating green infrastructure into design, so as to protect or enhance the natural environment and/or provide more usable and accessible green space for a growing residential population. To achieve this, good design:

- Uses water sensitive approaches to support improvement in water quality across the city;
- Protects important natural and physical features and natural heritage that celebrate mana whenua identity and enhance the city's sense of place;
- Supports or delivers quality green space within a 5-10 minute walking catchment;
- Retains existing iconic buildings, and adapts heritage buildings to new uses, and
- Reinforces the City's aspiration to become a sustainable eco-city.

Prioritising a greener city in new development ensures that Wellington's valued natural environment plays a part in the future shape of the city and that new development contributes to achieving a zero-carbon future.

## **Resilient**

Wellington's natural and built environments are healthy and robust, and we build physical and social resilience through good design. Development should focus on maximising potential benefits and efficiencies of built form and systems which optimise the full potential of a site's intrinsic qualities. These qualities include the site boundaries, size, heritage values, relationship to the street, landforms, outlook and proximity to services, amenities and infrastructure. To achieve this, good design:

- Considers development opportunities that support social and physical resilience;
- Embeds adaptability to ensure continued viability for our changing communities, cultures and built and natural environments;
- Employs water-sensitive approaches; and
- Uses durable and sustainable materials.

Prioritising resilience in designing our buildings and spaces ensures that Wellington's neighbourhoods can support future generations culturally, socially and physically.

## **Vibrant and prosperous**

Wellington builds on its identity by acknowledging mana whenua worldviews and aspirations, welcoming social and cultural diversity, supporting innovation and investing strategically to maintain our thriving economy. Development should accommodate a rich mix of uses, activities, urban form, architecture and heritage places, which together support vibrancy and prosperity. To achieve this, good design:

- Acknowledges mana whenua identities;
- Demonstrates or enables creativity, innovation, and technology in urban development;
- Delivers attractive, coherent and integrated built forms and spaces; and
- Supports the economic viability of Wellington's neighbourhoods.

Prioritising a vibrant and prosperous urban environment through development will ensure that Wellington is a place where current and future generations want to live, work and play.

# Design outcomes

## Responding to context

- New development responds to the unique valued characteristics within the surrounding environment.

## Responding to the natural environment in an urban context

- New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.
- Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.

## Effective public-private interface

- New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm.
- The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.
- Mana whenua sites of significance are acknowledged and celebrated.
- New development respects and responds to nearby scheduled sites and areas of significance to Māori, heritage areas, buildings, structures and trees.

## **Well-functioning sites**

- New development maintains or enhances the walkability and permeability of the pedestrian network.
- New development provides for safe and convenient cycle and pedestrian movement and access.
- Vehicle access, garage doors and car parking do not dominate the streetscape.
- Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.
- Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.

## **High-quality buildings**

- Buildings are coherently designed, and achieve the relevant design outcomes in an integrated manner.
- Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time.
- Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment.
- Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life.
- Buildings are designed to support energy efficiency and reduction in building-related carbon emissions.
- Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.
- Buildings are designed to facilitate multiple uses and changes in use over time.

## Appendix 6: Rules that reference the Design Guides in the notified PDP

**Proposed District Plan - Rules that trigger the Design Guides**

Chapter	Precinct/ Specific Control Area	Rule	Activity	Activity status	Relevant matter of control, discretion or assessment criteria (that triggers the Design Guide)	Policies that direct the application of the Design Guide	Design Guide Introduction	Centres and Mixed Use Design Guide	Residential Design Guide	Appendix: Character Precincts	Appendix: Mt Victoria North	Papakāinga Design Guide	Heritage Design Guide	Signs Design Guide	Subdivision Design Guide	Rural Design Guide
Historic Heritage (HH)		HH-R3.1	<i>Additions, alterations and partial demolition of heritage buildings and heritage structures</i> where permitted activity conditions are not met.	Restricted discretionary	1. The matters in HH-P4 and <u>HH-P7</u> ;	<b>HH-P7 Additions, alterations and partial demolition of heritage buildings and structures</b> Provide for additions and alterations to, and partial demolition of heritage buildings and heritage structures where it can be demonstrated that the work does not detract from the identified heritage values, having regard to: 1. The extent to which the work:... j. Fulfils the intent of the Heritage Design Guide:...							✓			
Historic Heritage (HH)		HH-R4.1	<i>New buildings and structures on the site of heritage buildings and heritage structures</i> where permitted activity conditions are not met.	Restricted discretionary	1. The matters in <u>HH-P8</u> .	<b>HH-P8 New buildings and structures, and modifications to existing non-scheduled buildings on the site of a heritage building or structure</b> Provide for new buildings and structures, and modifications to existing non-scheduled buildings and structures on the same site as heritage buildings or heritage structures where it can be demonstrated that the work does not detract from the identified heritage values, having regard to: 1. The extent to which the work:... c. Fulfils the intent of the Heritage Design Guide:...							✓			
Historic Heritage (HH)		HH-R5.2	<i>Additions and alterations to non-scheduled buildings and structures on the site of heritage buildings and structures</i> where permitted activity conditions are not met.	Restricted discretionary	1. The matters in <u>HH-P8</u> .	<b>HH-P8 New buildings and structures, and modifications to existing non-scheduled buildings on the site of a heritage building or structure</b> Provide for new buildings and structures, and modifications to existing non-scheduled buildings and structures on the same site as heritage buildings or heritage structures where it can be demonstrated that the work does not detract from the identified heritage values, having regard to: 1. The extent to which the work:... c. Fulfils the intent of the Heritage Design Guide:...							✓			
Historic Heritage (HH)	Heritage Areas in the Medium Density Residential Zone, High Density Residential Zone or Open Space Zone	HH-R11.2	<i>Additions, alterations and partial demolition of buildings and structures within a heritage area, including non-heritage buildings and structures</i> where permitted activity conditions are not met.	Restricted discretionary	1. The matters in HH-P4 and <u>HH-P13</u> .	<b>HH-P13 Additions and alterations to, and partial demolition of buildings and structures within heritage areas</b> Provide for additions and alterations to, and partial demolition of buildings and structures within heritage areas where it can be demonstrated that the work does not detract from the identified heritage values of the heritage area, having regard to: 1. The extent to which the work:... j. Fulfils the intent of the Heritage Design Guide:...							✓			
Historic Heritage (HH)	Heritage Areas in the City Centre Zone, Waterfront Zone, Neighbourhood Centre Zone or Local Centre Zone	HH-R11.1	<i>Additions, alterations and partial demolition of buildings and structures within a heritage area, including non-heritage buildings and structures</i> where permitted activity conditions are not met.	Restricted discretionary	1. The matters in HH-P11 and <u>HH-P13</u> .	<b>HH-P13 Additions and alterations to, and partial demolition of buildings and structures within heritage areas</b> Provide for additions and alterations to, and partial demolition of buildings and structures within heritage areas where it can be demonstrated that the work does not detract from the identified heritage values of the heritage area, having regard to: 1. The extent to which the work:... j. Fulfils the intent of the Heritage Design Guide:...							✓			

Chapter	Precinct/ Specific Control Area	Rule	Activity	Activity status	Relevant matter of control, discretion or assessment criteria (that triggers the Design Guide)	Policies that direct the application of the Design Guide	Design Guide Introduction	Centres and Mixed Use Design Guide	Residential Design Guide	Appendix: Character Precincts	Appendix: Mt Victoria North	Papakāinga Design Guide	Heritage Design Guide	Signs Design Guide	Subdivision Design Guide	Rural Design Guide
Historic Heritage (HH)	Heritage Areas in the Medium Density Residential Zone or High Density Residential Zone	HH-R13.2	New <i>buildings and structures</i> within <i>heritage areas</i> , where permitted activity conditions are not met.	Restricted discretionary	1. The matters in <u>HH-P14</u> .	<b>HH-P14 New buildings and structures within heritage areas</b> Provide for new buildings and structures within heritage areas where it can be demonstrated that the works will not detract from the identified heritage values of the heritage area, having regard to: 1. The extent to which the work:... d. Fulfils the intent of the <u>Heritage Design Guide</u> ;...							✓			
Historic Heritage (HH)	Heritage Areas in all other Zones	HH-R13.3	New <i>buildings and structures</i> within <i>heritage areas</i> .	Restricted discretionary	1. The matters in HH-P11 and <u>HH-P14</u> ;	<b>HH-P14 New buildings and structures within heritage areas</b> Provide for new buildings and structures within heritage areas where it can be demonstrated that the works will not detract from the identified heritage values of the heritage area, having regard to: 1. The extent to which the work:... d. Fulfils the intent of the <u>Heritage Design Guide</u> ;...							✓			
Subdivision (SUB)		SUB-R3.2	Boundary adjustments, where permitted activity conditions are not met and subject to compliance with controlled activity conditions.	Controlled	2. For subdivisions in Lincolnshire Farm Development Area, the matters in DEV2-P1, <u>DEV2-P2</u> and <u>DEV2-P6</u> ; 3. For subdivisions in Upper Stebbings/Glenside West Development Area, the matters in <u>DEV3-P1</u> , <u>DEV3-P2</u> , <u>DEV3-P5</u> and <u>DEV3-P6</u> ;	<b>In Development Area - Lincolnshire Farm (DEV2) only:</b> <b>DEV2-P2 Residential Activities</b> Encourage residential activities in the Development Plan that:... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> . <b>DEV2-P5 Amenity and Design</b> Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide</u> , <u>Centres and Mixed Use Design Guide</u> and <u>Residential Design Guide</u> ;... <b>In Development Area - Upper Stebbings and Glenside West (DEV3) only:</b> <b>DEV3-P2 Residential Activities</b> Encourage residential activities within the build areas indicated on the Development Plans in the Planning Maps that:... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> . <b>DEV3-P5 Amenity and design</b> Require new development, and alterations and additions to existing development in the Upper Stebbings and Glenside West Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> ;...		✓						✓		

Chapter	Precinct/ Specific Control Area	Rule	Activity	Activity status	Relevant matter of control, discretion or assessment criteria (that triggers the Design Guide)	Policies that direct the application of the Design Guide	Design Guide Introduction	Centres and Mixed Use Design Guide	Residential Design Guide	Appendix: Character Precincts	Appendix: Mt Victoria North	Papakāinga Design Guide	Heritage Design Guide	Signs Design Guide	Subdivision Design Guide	Rural Design Guide
Subdivision (SUB)		SUB-R3.3	Boundary adjustments where permitted activity or controlled activity conditions are not met.	Restricted discretionary	2. The matters in the <u>Subdivision Design Guide</u> ; 4. For subdivisions in Lincolnshire Farm Development Area, the matters in DEV2-P1, <u>DEV2-P2</u> and <u>DEV2-P6</u> ; 5. For subdivisions in Upper Stebbings/Glenside West Development Area, the matters in DEV3-P1, <u>DEV3-P2</u> , <u>DEV3-P5</u> and DEV3-P6; 6. For subdivisions in the General Rural Zone, the matters in the <u>Rural Design Guide</u> .	In Development Area - Lincolnshire Farm (DEV2) only: <b>DEV2-P2 Residential Activities</b> Encourage residential activities in the Development Plan that:... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> .  <b>DEV2-P5 Amenity and Design</b> Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide</u> , <u>Centres and Mixed Use Design Guide</u> and <u>Residential Design Guide</u> ;...  In Development Area - Upper Stebbings and Glenside West (DEV3) only: <b>DEV3-P2 Residential Activities</b> Encourage residential activities within the build areas indicated on the Development Plans in the Planning Maps that:... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> .  <b>DEV3-P5 Amenity and design</b> Require new development, and alterations and additions to existing development in the Upper Stebbings and Glenside West Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> ;...		✓	✓						✓	✓

Chapter	Precinct/ Specific Control Area	Rule	Activity	Activity status	Relevant matter of control, discretion or assessment criteria (that triggers the Design Guide)	Policies that direct the application of the Design Guide	Design Guide Introduction	Centres and Mixed Use Design Guide	Residential Design Guide	Appendix: Character Precincts	Appendix: Mt Victoria North	Papakāinga Design Guide	Heritage Design Guide	Signs Design Guide	Subdivision Design Guide	Rural Design Guide
Subdivision (SUB)		SUB-R5.2	Subdivision that creates any vacant allotment, where controlled activity conditions are not met, and subject to restricted discretionary activity conditions.	Restricted discretionary	2. The matters in the <u>Subdivision Design Guide</u> ; 3. For subdivisions in Lincolnshire Farm Development Area, the matters in DEV2-P1, <u>DEV2-P2</u> and <u>DEV2-P6</u> ; 4. For subdivisions in Upper Stebbings/Glenside West Development Area, the matters in DEV3-P1, <u>DEV3-P2</u> , <u>DEV3-P5</u> and DEV3-P6; 5. For subdivisions in the General Rural Zone, the matters in the <u>Rural Design Guide</u> .	In Development Area - Lincolnshire Farm (DEV2) only: <b>DEV2-P2 Residential Activities</b> Encourage residential activities in the Development Plan that:... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> .  <b>DEV2-P5 Amenity and Design</b> Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide</u> , <u>Centres and Mixed Use Design Guide</u> and <u>Residential Design Guide</u> ;...  In Development Area - Upper Stebbings and Glenside West (DEV3) only: <b>DEV3-P2 Residential Activities</b> Encourage residential activities within the build areas indicated on the Development Plans in the Planning Maps that:... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> .  <b>DEV3-P5 Amenity and design</b> Require new development, and alterations and additions to existing development in the Upper Stebbings and Glenside West Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> ;...		✓	✓						✓	✓
Light (LIGHT)		LIGHT-R1.2	Outdoor artificial lighting where permitted activity conditions are not met.	Restricted discretionary	3. The lighting guidelines in the <u>relevant Design Guide</u> ;	No policy direction.		✓	✓						✓	
Light (LIGHT)		LIGHT-R2.2	Outdoor artificial lighting in the coastal margin.	Restricted discretionary	9. The lighting guidelines in the <u>relevant Design Guide</u> ; and	No policy direction.		✓	✓						✓	
Signs (SIGN)		SIGN-R1.2	Official signs where permitted activity conditions are not met.	Restricted discretionary	2. The <u>Signs Design Guide</u> ;	No policy direction.								✓		
Signs (SIGN)		SIGN-R2.2	Temporary signs where permitted activity conditions are not met.	Restricted discretionary	1. The matters in SIGN-P1, SIGN-P2, <u>SIGN-P3</u> and SIGN-P6; 2. The <u>Signs Design Guide</u> ;	<b>SIGN-P3 Signs and historic heritage</b> Enable signs on heritage buildings, heritage structures and within their sites, and within heritage areas to support wayfinding and interpretation and only allow signs for other purposes where they do not detract from the identified heritage values, having regard to: 1. The extent to which:... f. The sign fulfils the intent of the <u>Heritage and Signs Design Guides</u> .							✓	✓		
Signs (SIGN)		SIGN-R3.3	On-site signs where permitted activity conditions are not met.	Restricted discretionary	1. The matters in SIGN-P1, SIGN-P2, <u>SIGN-P3</u> and SIGN-P6; 2. The <u>Signs Design Guide</u> ;	<b>SIGN-P3 Signs and historic heritage</b> Enable signs on heritage buildings, heritage structures and within their sites, and within heritage areas to support wayfinding and interpretation and only allow signs for other purposes where they do not detract from the identified heritage values, having regard to: 1. The extent to which:... f. The sign fulfils the intent of the <u>Heritage and Signs Design Guides</u> .							✓	✓		

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Signs (SIGN)		SIGN-R4.2	Third-party signs in the City Centre Zone, General Industrial Zone, Neighbourhood Centre Zone, Local Centre Zone, Metropolitan Centre Zone, Mixed Use Zone, Commercial Zone, Airport Zone, Hospital Zone, Port Zone, Stadium Zone, Tertiary Education Zone and Waterfront Zone, where permitted activity conditions are not met.	Restricted discretionary	1. The matters in SIGN-P1, SIGN-P2, SIGN-P3 and SIGN-P6; 2. The <u>Signs Design Guide</u> ;	<b>SIGN-P3 Signs and historic heritage</b> Enable signs on heritage buildings, heritage structures and within their sites, and within heritage areas to support wayfinding and interpretation and only allow signs for other purposes where they do not detract from the identified heritage values, having regard to: 1. The extent to which:... f. The sign fulfils the intent of the <u>Heritage and Signs Design Guides</u> .							✓	✓		
Signs (SIGN)		SIGN-R5.1	Digital signs in the City Centre Zone, General Industrial Zone, Neighbourhood Centre Zone, Local Centre Zone, Metropolitan Centre Zone, Mixed Use Zone, Commercial Zone, Airport Zone, Hospital Zone, Port Zone, Stadium Zone, Tertiary Education Zone and Waterfront Zone.	Restricted discretionary	1. The matters in SIGN-P1, SIGN-P2, SIGN-P3 and SIGN-P6; 2. The <u>Signs Design Guide</u> ;	<b>SIGN-P3 Signs and historic heritage</b> Enable signs on heritage buildings, heritage structures and within their sites, and within heritage areas to support wayfinding and interpretation and only allow signs for other purposes where they do not detract from the identified heritage values, having regard to: 1. The extent to which:... f. The sign fulfils the intent of the <u>Heritage and Signs Design Guides</u> .							✓	✓		
Signs (SIGN)		SIGN-R6.2	<i>Signs on heritage buildings, heritage structures and their sites, or on a site within a heritage area, where permitted activity conditions are not met.</i>	Restricted discretionary	1. The matters SIGN-P3; and 2. The <u>Signs Design Guide</u> and the <u>Heritage Design Guide</u> .	<b>SIGN-P3 Signs and historic heritage</b> Enable signs on heritage buildings, heritage structures and within their sites, and within heritage areas to support wayfinding and interpretation and only allow signs for other purposes where they do not detract from the identified heritage values, having regard to: 1. The extent to which:... f. The sign fulfils the intent of the <u>Heritage and Signs Design Guides</u> .							✓	✓		
Signs (SIGN)		SIGN-R7.2	<i>Signs within the extent of a scheduled archaeological site or site of significance to Māori, where permitted activity conditions are not met.</i>	Restricted discretionary	1. The matters in SIGN-P4; and 2. The <u>Signs Design Guide</u> and the <u>Heritage Design Guide</u> .	<b>SIGN-P4 Signs on scheduled archaeological sites and sites of significance to Maori</b> Enable signs that relate to safety and interpretation within the extent of scheduled archaeological sites and sites of significance, and only allow other signs that do not detract from the identified archaeological values, having regard to: 1. The extent to which:... g. The sign fulfils the intent of the <u>Heritage and Signs Design Guides</u> ...							✓	✓		
Medium Density Residential Zone (MRZ)		MRZ-R2.2	<i>Residential activities, excluding retirement villages, supported residential care activities and boarding houses, where more than three residential units occupy the site.</i>	Restricted discretionary	1. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6.	<b>MRZ-P6 Multi-unit housing</b> Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfils the intent of the <u>Residential Design Guide</u> ...			✓							
Medium Density Residential Zone (MRZ)		MRZ-R2.2	<i>Residential activities, excluding retirement villages, supported residential care activities and boarding houses, where more than three residential units occupy the site, at Tapu Te Ranga.</i>	Restricted discretionary	3. For the Tapu Te Ranga land: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P13.	<b>MRZ-P6 Multi-unit housing</b> Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfils the intent of the <u>Residential Design Guide</u> ... <b>MRZ-P13 Tapu Te Ranga</b> Facilitate the integrated development of the Tapu Te Ranga land in a manner that:... 3. Fulfils the intent of the <u>Residential Design Guide</u> and <u>Papakāinga Design Guide</u> where relevant and applicable.			✓			✓				
Medium Density Residential Zone (MRZ)		MRZ-R8.1	<i>Retirement villages.</i>	Restricted discretionary	1. The matters in MRZ-P2, MRZ-P3 and MRZ-P7.	<b>MRZ-P7 Retirement villages</b> Provide for retirement villages where it can be demonstrated that the development: 1. Fulfils the intent of the <u>Residential Design Guide</u> ...			✓							





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Neighbourhood Centre Zone (NCZ)		NCZ-R18.2	Construction of, or <i>additions</i> and <i>alterations</i> to, <i>buildings</i> and <i>structures</i> , where permitted activity conditions are not met.	Restricted discretionary	3. The <u>Centres and Mixed-Use Design Guide</u> , including guideline G107 - City Outcomes Contribution for any building that exceeds the maximum height limit requirement at Ngaio, Berhampore and Aro Valley centres and either comprises 25 or more residential units or is a non-residential building; 4. The <u>Residential Design Guide</u> ;	<b>NCZ-P10 City outcomes contribution</b> Require over height, large-scale residential, non-residential and comprehensive development in the Neighbourhood Centre Zone to deliver City Outcomes Contributions as detailed and scored in the <u>Centres and Mixed Use Design Guide</u> guideline G107...		✓	✓							
Neighbourhood Centre Zone (NCZ)		NCZ-R19.1	Conversion of <i>buildings</i> , or parts of <i>buildings</i> , for <i>residential activities</i> .	Restricted discretionary	3. The <u>Residential Design Guide</u> ;	No policy direction.			✓							
Local Centre Zone (LCZ)		LCZ-R18.2	Construction of, or <i>additions</i> and <i>alterations</i> to, <i>buildings</i> and <i>structures</i> , where permitted activity conditions are not met.	Restricted discretionary	3. The <u>Centres and Mixed-Use Design Guide</u> , including guideline G107 - City Outcomes Contribution for any building that exceeds the maximum height limit requirement and either comprises 25 or more residential units or is a non-residential building; 4. The <u>Residential Design Guide</u> ;	<b>LCZ-P10 City outcomes contribution</b> Require over height, large-scale residential, non-residential and comprehensive development in the Local Centre Zone to deliver City Outcomes Contributions as detailed and scored in the <u>Centres and Mixed Use Design Guide</u> guideline G107...		✓	✓							
Local Centre Zone (LCZ)		LCZ-R19.1	Conversion of <i>buildings</i> , or parts of <i>buildings</i> , for <i>residential activities</i> .	Restricted discretionary	3. The <u>Residential Design Guide</u> ;	No policy direction.			✓							
Commercial Zone (COMZ)		COMZ-R9.1	Construction of, or <i>additions</i> and <i>alterations</i> to, <i>buildings</i> and <i>structures</i> .	Restricted discretionary	3. The <u>Centres and Mixed-Use Design Guide</u> ; and 4. The <u>Residential Design Guide</u> for any part of a building used for residential activities.	No policy direction.		✓	✓							
Commercial Zone (COMZ)		COMZ-R10.1	Conversion of <i>buildings</i> , or parts of <i>buildings</i> , for <i>residential activities</i> .	Restricted discretionary	3. The <u>Residential Design Guide</u> ;	No policy direction.			✓							
Mixed Use Zone (MUZ)		MUZ-R16.2	Construction of, or <i>additions</i> and <i>alterations</i> to, <i>buildings</i> and <i>structures</i> , where permitted activity conditions are not met.	Restricted discretionary	5. The <u>Centres and Mixed-Use Design Guide</u> ; and 6. The <u>Residential Design Guides</u> for any part of a building used for residential activities.	No policy direction.		✓	✓							
Mixed Use Zone (MUZ)		MUZ-R17.1	Conversion of <i>buildings</i> , or parts of <i>buildings</i> , for <i>residential activities</i> .	Restricted discretionary	3. The <u>Residential Design Guide</u> ;	No policy direction.			✓							
Metropolitan Centre Zone (MCZ)		MCZ-R20.2	Construction of, or <i>additions</i> and <i>alterations</i> to, <i>buildings</i> and <i>structures</i> , where permitted activity conditions are not met.	Restricted discretionary	3. The <u>Centres and Mixed-Use Design Guide</u> , including guideline G107 - City Outcomes Contribution for any building that exceeds the maximum height limit requirement and either comprises 25 or more residential units or is a non-residential building; 4. The <u>Residential Design Guide</u> ;	<b>MCZ-P10 City outcomes contribution</b> Require over height, large-scale residential, non-residential and comprehensive development in the Metropolitan Centre Zone to deliver City Outcomes Contributions as detailed and scored in the <u>Centres and Mixed Use Design Guide</u> guideline G107...		✓	✓							
Metropolitan Centre Zone (MCZ)		MCZ-R21.1	Conversion of <i>buildings</i> , or parts of <i>buildings</i> , for <i>residential activities</i> .	Restricted discretionary	3. The <u>Residential Design Guide</u> ;	No policy direction.			✓							





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Waterfront Zone (WFZ)	Entire Zone	WFZ-R17.1	Conversion of <i>buildings</i> or parts of <i>buildings</i> to <i>residential activities</i> .	Restricted discretionary	2. The <u>Residential Design Guide</u> [2022]; 3. The Principles and Outcomes in the <u>Wellington City Council Design Guides Introduction</u> [2022];	No policy direction.	✓		✓							
Development Area - Kilbirnie Bus Barns (DEV1)		DEV1-R1.2	Construction of, or <i>additions</i> and <i>alterations</i> to, <i>buildings</i> and <i>structures</i> where permitted activity conditions are not met.	Restricted discretionary	3. The <u>Centres and Mixed-Use Design Guide</u> , including guideline G107 - City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non- residential building; 4. The <u>Residential Design Guide</u> ;	<b>MCZ-P10 City outcomes contribution</b> Require over height, large-scale residential, non-residential and comprehensive development in the Metropolitan Centre Zone to deliver City Outcomes Contributions as detailed and scored in the <u>Centres and Mixed Use Design Guide</u> guideline G107...		✓	✓							
Development Area - Linconshire Farm (DEV2)		DEV2-R8.2	<i>Residential activities</i> where more than three residential units occupy the site.	Restricted discretionary	1. The matters in <u>DEV2-P2</u> ; and 2. The matters in <u>MRZ-P2</u> , <u>MRZ-P3</u> , <u>MRZ-P5</u> and <u>MRZ-P6</u> .	<b>DEV2-P2 Residential Activities</b> Encourage residential activities in the Development Plan that:... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> . <b>MRZ-P6 Multi-unit housing</b> Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfils the intent of the <u>Residential Design Guide</u> ;...			✓					✓		
Development Area - Linconshire Farm (DEV2)		DEV2- R43.2	<i>Buildings</i> and <i>structures</i> in the General Industrial Activity Area, where permitted activity conditions are not met.	Restricted discretionary	2. The matters in <u>DEV2-P1</u> , <u>DEV2-P4</u> and <u>DEV2-P5</u> .	<b>DEV2-P5 Amenity and Design</b> Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide</u> , <u>Centres and Mixed Use Design Guide</u> and <u>Residential Design Guide</u> ;...		✓	✓					✓		
Development Area - Linconshire Farm (DEV2)		DEV2- R44.2	Construction, <i>addition</i> or <i>alteration</i> of residential <i>buildings</i> and <i>structures</i> including <i>accessory buildings</i> , but excluding <i>multi-unit housing</i> – Medium Density Residential Activity Area, where permitted activity conditions are not met.	Restricted discretionary	2. The matters in <u>DEV2-P2</u> and <u>MRZ- P10</u> .	<b>DEV2-P2 Residential Activities</b> Encourage residential activities in the Development Plan that:... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> .			✓					✓		
Development Area - Linconshire Farm (DEV2)		DEV2- R45.1	Construction of <i>buildings</i> , <i>accessory buildings</i> or <i>structures</i> for <i>multi-unit housing</i> or a <i>retirement village</i> , and <i>additions</i> or <i>alterations</i> to <i>multi-unit housing</i> or a <i>retirement village</i> – Medium Density Residential Activity Area.	Restricted discretionary	3. The matters in <u>DEV2-P1</u> , <u>DEV2-P2</u> , <u>DEV2-P5</u> , <u>MRZ-P6</u> , and <u>MRZ-P10</u> for multi-unit housing; and 4. The matters in <u>DEV2-P5</u> , <u>MRZ-P5</u> , and <u>MRZ-P10</u> for a retirement village.	<b>DEV2-P2 Residential Activities</b> Encourage residential activities in the Development Plan that:... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> . <b>DEV2-P5 Amenity and Design</b> Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide</u> , <u>Centres and Mixed Use Design Guide</u> and <u>Residential Design Guide</u> ;... <b>MRZ-P6 Multi-unit housing</b> Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfils the intent of the <u>Residential Design Guide</u> ;...		✓	✓				✓			

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Development Area - Lincolnshire Farm (DEV2)		DEV2- R46.2	Fences and standalone walls, where permitted activity conditions are not met.	Restricted discretionary	2. The matters in <u>DEV2-P5</u> .	<b>DEV2-P5 Amenity and Design</b> Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide, Centres and Mixed Use Design Guide</u> and <u>Residential Design Guide</u> ;		✓	✓						✓	
Development Area - Lincolnshire Farm (DEV2)		DEV2- R48.1	Any other <i>building</i> or <i>structure</i> , including <i>additions</i> and <i>alterations</i> and <i>accessory buildings</i> not provided for as a permitted or restricted discretionary activity in the Medium Density Residential Activity Area.	Restricted discretionary	4. The matters in DEV2-P1, <u>DEV2-P5</u> and <u>DEV2-P6</u> .	<b>DEV2-P5 Amenity and Design</b> Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide, Centres and Mixed Use Design Guide</u> and <u>Residential Design Guide</u> ;  <b>DEV2-P6 Local Centre</b> Require a local centre to be provided that is designed and delivered in general accordance with the Development Plan in the planning maps, Concept Plan in Appendix 12 and meets the requirements of Appendix 12, and that... 4. Fulfils the intent of the <u>Centres and Mixed Use Design Guide</u> and <u>Residential Design Guide</u> ;		✓	✓					✓		
Development Area - Upper Stebbins and Glenside West (DEV3)		DEV3-R1.2	<i>Residential activities</i> where more than three residential units occupy the site.	Restricted discretionary	1. The matters in <u>DEV3-P2</u> ; and 2. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and <u>MRZ-P6</u> .	<b>DEV3-P2 Residential Activities</b> Encourage residential activities within the build areas indicated on the Development Plans in the Planning Maps that... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> .  <b>MRZ-P6 Multi-unit housing</b> Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfils the intent of the <u>Residential Design Guide</u> ;			✓						✓	
Development Area - Upper Stebbins and Glenside West (DEV3)		DEV3- R27.2	Construction, <i>addition</i> or <i>alteration</i> of residential <i>buildings</i> and <i>structures</i> including <i>accessory buildings</i> , but excluding <i>multi-unit housing</i> in Built Areas, where permitted activity conditions are not met.	Restricted discretionary	2. The matters in <u>DEV3-P2</u> and GRZ- P8.	<b>DEV3-P2 Residential Activities</b> Encourage residential activities within the build areas indicated on the Development Plans in the Planning Maps that... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> .			✓						✓	

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Development Area - Upper Stebbins and Glenside West (DEV3)		DEV3- R28.1	Construction of <i>buildings</i> , <i>accessory buildings</i> or <i>structures</i> for <i>multi-unit housing</i> or a <i>retirement village</i> , and <i>additions</i> or <i>alterations</i> to <i>multi-unit housing</i> or a <i>retirement village</i> in Built Areas.	Restricted discretionary	3. The matters in <u>DEV3-P2</u> , <u>DEV3-P4</u> , <u>DEV3-P4</u> , <u>MRZ-P6</u> , and <u>MRZ-P10</u> for multi-unit housing; and 4. The matters in <u>DEV3-P2</u> , <u>DEV3-P5</u> , <u>MRZ-P5</u> , and <u>MRZ-P10</u> for a retirement village.	<b>DEV3-P2 Residential Activities</b> Encourage residential activities within the build areas indicated on the Development Plans in the Planning Maps that:... 4. Fulfil the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> .  <b>DEV3-P5 Amenity and design</b> Require new development, and alterations and additions to existing development in the Upper Stebbins and Glenside West Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> ;...  <b>MRZ-P6 Multi-unit housing</b> Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfils the intent of the <u>Residential Design Guide</u> ;...			✓					✓		
Development Area - Upper Stebbins and Glenside West (DEV3)		DEV3- R29.2	Fences and standalone walls in Build and No Build areas, where permitted activity conditions are not met.	Restricted discretionary	2. The matters in <u>DEV3-P5</u> .	<b>DEV3-P5 Amenity and design</b> Require new development, and alterations and additions to existing development in the Upper Stebbins and Glenside West Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> ;...			✓						✓	
Development Area - Upper Stebbins and Glenside West (DEV3)		DEV3- R31.1	Any other <i>building</i> or <i>structure</i> , including <i>additions</i> and <i>alterations</i> and <i>accessory buildings</i> not provided for as a permitted or restricted discretionary activity in the Build Areas.	Restricted discretionary	4. The matters in <u>DEV3-P1</u> , <u>DEV3-P4</u> , and <u>DEV3-P5</u> .	<b>DEV3-P5 Amenity and design</b> Require new development, and alterations and additions to existing development in the Upper Stebbins and Glenside West Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it: 1. Fulfils the intent of the <u>Subdivision Design Guide</u> and <u>Residential Design Guide</u> ;...			✓					✓		

## Appendix 7: Comparison of statutory design guides

## Comparison of statutory design guides

District Plan	Design Guide	Source	General structure	Organising principles for the Design Guide	Length	Verbs Used	Flexibility of application	Other comments
Wellington City District Plan (Operative)	Central Area Urban Design Guide	<a href="#">Wellington District Plan - Volume 2: Design Guides - Central Area</a>	Structured as objectives and guidelines.  Objectives state the outcome sought. Guidelines describe how to achieve the objectives.	Varies depending on the Design Guide. Central Area Urban Design Guide is organised as follows: 1. Design Coherence 2. Relationship to Context 3. Siting, Height, Bulk and Form 4. Edge Treatment 5. Façade Composition and Building Tops 6. Materials and Detail 7. Area-specific appendices	14 objectives. 43 guidelines.	Demonstrate... Maintain consistency with... Refer to... Consider... Express... Reinforce... Align... Ensure... Provide... Reduce... Mitigate... Locate... Deal with... Orientate... Use... Articulate... Integrate...	Relevant guidelines can be identified by the designer and confirmed with WCC in pre-application meetings (page 2).  Where design objectives are best achieved by alternative means, departure from a guideline is justifiable.	Extensive use of explanatory text/advice notes.  Guidelines use directive language.  The "Introduction" section sets out how the Design Guide is to be applied as part of a resource consent application.
Upper Hutt District Plan (Proposed IPI)	City Centre Design Guide	<a href="https://www.upperhuttcity.com/files/assets/public/districtplan/ipi/appendix-h-urban-design-guide-city-centre.pdf">https://www.upperhuttcity.com/files/assets/public/districtplan/ipi/appendix-h-urban-design-guide-city-centre.pdf</a>	Overarching design principles are described at the beginning of the document. Guidelines are then described in groups according to theme.	1. Site layout - Siting and alignment - Connectivity - Car parking, storage and servicing - Balconies 2. Built form and appearance - Bulk and form - Visual interest/façade modulation - Building design and materials - Building top design - Privacy, daylight and outlook - Wind and sunlight 3. Street level - Street frontage - Public open space - Access and entrances - Landscape treatment	5 design principles. 14 guideline themes. 75 guidelines.	<b>Directive verbs:</b> Consider... Ensure... Create... Extend... Enhance... Encourage... Provide... Minimise... Reduce...  <b>Suggestive verbs:</b> Should consider... Should align with... Should only provide... Should be located...	Use of "where appropriate" at the beginning of a guideline.  Use of suggestive language in some guidelines (should...).	Guidelines use a mix of directive and suggestive language.  Some guidelines only apply to specify building typologies.  Minimal use of advice notes. Rather, advice is generally provided through examples incorporated into each guideline, or through images shown to the side of the guidelines.
Porirua City District Plan (Variation 1)	Residential Design Guide	<a href="https://docs.isoplan.co.nz/figures/porirua/205/Residential%20ODG%202022July2022.pdf">https://docs.isoplan.co.nz/figures/porirua/205/Residential%20ODG%202022July2022.pdf</a>	Structured in three parts. Part A applies to all multi-unit development. Part B applies to townhouses and detached housing only. Part 3 applies to apartments only.  Each part is structured as design objectives, with associated design guidelines.	Part A - All multi-unit housing A1 - Design integration and coherence A2 - Relation to the street A3 - Built form and design A4 - Planting design A5 - Parking and driveway design A6 - Character Part B - All townhouses and detached housing B1 - Integrated built form and open space B2 - Planning for amenity B3 - Access and circulation B4 - Garage and carparking B5 - Visual privacy B6 - Servicing B7 - Outdoor living area B8 - Shared outdoor living areas Part C - All apartments C1 - Planning for amenity C2 - Access and circulation C3 - Visual privacy C4 - Servicing C5 - Private balconies C6 - Shared outdoor living areas C47 - Tall buildings	21 design objectives. 36 guidelines.	Consider... Orientate... Ensure... Avoid... Relate new development to... Seek to retain... Provide for...	Only design objectives and guidelines that are relevant to the specific site, setting and development type should be applied.	Extensive use of explanatory text/advice notes.  Guidelines use directive language.  The "Introduction" section sets out how the Design Guide is to be applied as part of a resource consent application.

District Plan	Design Guide	Source	General structure	Organising principles for the Design Guide	Length	Verbs Used	Flexibility of application	Other comments
Kapiti Coast District Plan (Plan Change 2)	Residential Design Guide	<a href="#">pc2_ipi.pdf</a> <a href="#">(kapiticoast.govt.nz)</a>	Overarching design principles are described at the beginning of the document. Guidelines are then described in groups according to theme.	1. Site layout - Setback and frontage - Access and bicycle parking - Outdoor living space - Stormwater management - Storage, waste and service areas 2. Built Form and Character - Building mass and height - Materials and façade articulation - Entrances - Responding to context - Building diversity 3. Amenity and sustainability - Landscape treatment - Sunlight and daylight - Energy efficiency - Privacy and safety	4 design principles. 13 guideline themes. 86 guidelines.	<b>Directive verbs:</b> Consider... Ensure... Create... Extend... Enhance... Encourage... Provide... Minimise... Reduce...  <b>Suggestive verbs:</b> Should consider... Should align with... Should only provide... Should be located...	Plan policies suggest flexibility "where development fulfils the intent of the Residential Design Guide".  Preparation of a "design statement" allows applicants to explain which guidelines are relevant to the proposal, and how they have been applied.  Use of "where appropriate" at the beginning of a guideline.  Use of suggestive language in some guidelines (should...).	Guidelines use a mix of directive and suggestive language.  Some guidelines only apply to specify building typologies.  Minimal use of advice notes. Rather, advice is generally provided through examples incorporated into each guideline, or through images shown to the side of the guidelines.  Guide includes a section on "Using this guide as a part of a resource consent application", which explains how the guide is intended to be used in consent processes. This includes a requirement for applicants to prepare a design statement.
Tauranga City Plan (Plan Change 33)	Residential Outcomes Framework	<a href="https://www.tauranga.govt.nz/Portals/0/data/council/city_plan/plan_changes/pc33/files/appendix-09-residential-outcomes-framework-part1.pdf">https://www.tauranga.govt.nz/Portals/0/data/council/city_plan/plan_changes/pc33/files/appendix-09-residential-outcomes-framework-part1.pdf</a>	Structured in four sections: 1. Introduction 2. Background 3. Outcomes and guidelines 4. Desired outcomes applicability checklist  Outcomes are specified as statements, followed by a series of guidelines that set out how the outcome can be achieved.	1. Site and context 2. Public domain interface 3. Movement networks 4. Private residential amenity 5. Residential interface 6. Safety and security 7. Choice, resilience and flexibility 8. Sustainability	8 outcomes. 43 guidelines.	Orient... Promote... Use... Offset... Design... Locate... Include... Maximise... Manage... Encourage... Consider... Identify... Respond to... Prioritise...	Section 1.2 "Using the Framework" states that no all guidelines will be relevant to a proposal. Proposals are expected to meet the outcomes specified in the Design Guide, but there is a degree of flexibility to how the proposal responds to the supporting guidelines.	No use of explanatory text within the guidelines. Rather, the guidelines themselves incorporate a degree of explanation.  All guidelines use directive language.  The Design Guide includes a template for applicants to use when preparing a design statement.
Proposed Queenstown Lakes District Plan	Residential Zone Design Guide	<a href="#">2021-qldc_residential-design-guide.pdf</a>	Specifies 'exemplar' for each of the three residential zones, supported by a checklist of 'good design elements' for each zone.  The Design Guide then specifies 11 'design elements', each supported by a 'good design elements' checklist.	1. Building diversity and adaptability 2. Entrances and detailing 3. Building dominance and sunlight access 4. Connections to open space 5. Outdoor living space 6. Accessibility 7. Waste and servicing areas 8. Private and safe environments 9. Site coverage and low impact design 10. Building materials and environmental sustainability 11. Landscape materials and planting	3 zones. 11 design elements. 79 good design elements.	Ensure... Need to... Are recommended... Use... Look for opportunities to... Require... Are designed to...	Plan policies suggest flexibility by requiring consideration of the "relevant design elements" in the Design Guide.	Design guide relies on a heavy degree of explanation, both in text and image form.  The 'good design elements' are generally worded as outcomes sought rather than guidelines.  The Design Guides specify the relevant District Plan policies.  It is unclear what parts of the Design Guides are intended to be assessed (the design elements as a whole, or the 'good design elements' checklist).
Hamilton City Plan (Plan Change 12)	Residential Design Guide	<a href="https://hamilton.isoplan.co.nz/eplan/rules/0/20/0/23281/3/72">https://hamilton.isoplan.co.nz/eplan/rules/0/20/0/23281/3/72</a>	Specifies 'outcomes' as headings, with guidelines located under each outcome heading.	1.4.2.1 Purpose 1.4.2.2 How to use the Design Guidelines 1.4.2.3 Site size and dimensions 1.4.2.4 Interface between public and private land 1.4.2.5 Building orientation and siting 1.4.2.6 Access, garages and parking 1.4.2.7 External appearance 1.4.2.8 Private outdoor living areas 1.4.2.9 Landscaping and vegetation 1.4.2.10 Acoustic amenity 1.4.2.11 Service areas 1.4.2.12 Water efficiency 1.4.2.13 Comprehensively designed developments	11 outcomes. 38 guidelines.	<b>Directive verbs:</b> Consider... Promote... Avoid...  <b>Suggestive verbs:</b> Should be designed to... Should not exceed... Should be promoted... Should be separated from...	Section 1.4.2.2 "how to use the Design Guidelines" states that the guidelines "may not be appropriate in every instance and a degree of flexibility is reasonable and to be expected. In such cases, the creation of an equivalent or better outcome should be demonstrated".	Guidelines use a mix of directive and suggestive language.  Design Guide is incorporated directly into the ePlan.

## Appendix 8: Design Guide review principles



# Memorandum

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Attention: Stewart McKenzie

Company: Wellington City Council

Date: 26 May 2023

From: Marc Baily

Project No: BM230282

Subject: Proposed Wellington City District Plan Design Guides – Review

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## 1. Purpose and scope of the review

The Wellington City Council (Council) has incorporated several Design Guides into the proposed District Plan (PDP). As part of the proposed Plan's progress through its statutory process of becoming operative, the Council has received multiple submissions on the Design Guides. These submissions cover a broad range of matters, including the statutory or non-statutory nature of the Guides, their relationship with District Plan provisions, their structure, and their content. The Hearings Panel considering submissions on the District Plan has requested Council to undertake a review of the Design Guides given the nature of the submissions and evidence presented by submitters.

The purpose of this review is to consider the submissions and to recommend revised Design Guides to the Hearings Panel. The process of the review will include internal discussions with the Council authors of the Guides as well as further conferencing with submitters on the revisions proposed. Ultimately, the revised Design Guides will be presented back to the submissions Hearing Panel in August 2023 in the Intensification Streamlined Planning Process (ISPP) 'wrap-up' hearing.

The scope of the review includes the following design guides:

- Residential Design Guide<sup>1</sup>
- Centres and Mixed Use Design Guide<sup>2</sup>
- Heritage Design Guide<sup>3</sup>
- Subdivision Design Guide

In relation to the Heritage and Subdivision Design Guides, the review will principally focus on the structure of these guides to ensure that they are consistent with the amendments proposed to the structure of the Residential and Centres and Mixed Use Design Guides (although the review of the Subdivision Design Guide may also address substantive matters raised by submitters on various guidance points).

There are several other design guides in the District Plan that are structured in a similar manner to the Residential and Centres and Mixed Use Design Guides, but which are not part of the ISPP process. The structure of these Design Guides may be reviewed at a later date, in coordination with their relevant hearing streams.

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<sup>1</sup> Excluding the Character Precincts, Mount Victoria North and Papakāinga appendices to the Residential Design Guide.

<sup>2</sup> As set out in [Minute 15](#) issued by the Independent Hearings Panel.

<sup>3</sup> As set out in [Minute 23](#) issued by the Independent Hearings Panel.

## 2. Plan Integration

The Design Guides are 'statutory' because they are referenced by District Plan policies and through matters of discretion or assessment criteria in the District Plan rules. These provisions 'trigger' the Design Guides as an assessment matter in any resource consent process where these rules and/or policies are applicable. Across the Plan, 24 policies and 75 rules in 18 chapters refer to one or more of the Design Guides.

The objectives, policies and rules of the PDP are outside the scope of this review although one of the outcomes of the review process may be recommendations with respect to District Plan provisions<sup>4</sup>. Consideration of the consistency of the Design Guides with the District Plan objectives, policies and rules will be a key aspect of this review as set out in the Principles below.

## 3. Principles of a Good Design Guide

The following Principles express what we consider to be the qualities of good design guides. The Principles are interrelated and should be considered together. The Principles in part coincide with matters raised by submitters, but are formed from our own experience working with and developing design guides across multiple jurisdictions and for various government entities.

The intention of presenting principles in this memo is to: first allow a confirmation with Officers that these are appropriate as the basis for the review to reduce the risk of rework or miscommunication; and second to provide transparency to the review process for submitters and the Hearing Panel so the basis for revised Design Guides is overt.

Note that references to 'Design Guides' means the overall content. References to 'guidance' or 'guidance points' means to specific guidelines.

### A Guiding the way

1. **The Design Guides must help achieve a well-functioning urban environment and the strategic objectives of the Plan.** The Design Guides must be integrative and cover the collective set of design considerations required to help achieve the broader outcomes of the NPS-UD and the Plan. This means guidance points should be interrelated and work in an integrated way.
2. **The Design Guides must help users to understand the outcome sought by the guidance points.** Explanatory statements, diagrams and advice notes are helpful to express the outcome sought by the collective and separate guidance points and clarify the intent for users.
3. **The Design Guides must enable creative design solutions.** Guidance should enable the potentially multiple different creative design choices and contextual responses to the unique characteristics associated with differing activities, developments, neighbourhoods, and zones which can still deliver on the outcome sought.
4. **The guidance and guidance points must be different from rules.** The guidance or guidance points should not be prescriptive or require specific measures or standards. The content of the Design Guides should leave room for designers to design within the scope of the District Plan rules, rather than create a secondary set of prescriptive standards.

### B. Useable

1. **The Design Guides must be relevant.** Given the variety of building types and activities enabled by the District Plan, there should be sufficient direction to users to apply only those guidance points that are relevant to the site, building type or activity.
2. **The Design Guides must be assessable.** Each guidance point must be crisp and able to be assessed by a qualified and experienced urban designer, without needing the input of other technical experts, or inconsistent application by different assessors.
3. **The Design Guides must be seen together with the other methods of the District Plan.** If those other methods (be they rules or other provisions) rely on the Design Guides to be in play for the overall objectives and policies to be met, then the Design Guides should be included in the District Plan to ensure they do their part in delivering on a well-functioning urban environment.

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<sup>4</sup> See paragraphs 4 and 5 of [Minute 19](#) issued by the Independent Hearings Panel.

4. **Guidance points must clearly articulate their point.** Each guidance point must use clear and familiar language, so that the outcome sought by the guidance point can be clearly understood by the users – be they proponents of developments, assessors of them, or the community receiving them.
5. **Guidance points must use clear verbs.** The Design Guides must use a consistent suite of deliberate verbs that make the intended application of each guidance point clear. This means the hierarchy of importance is established through use of appropriate verbs.
6. **The Design Guides must be functional.** The Design Guides should facilitate an efficient and consistent assessment process by setting out how a proposal will be assessed, and what information is to be provided by applicants.

## C Focussed

1. **The Design Guides must have a clear scope.** Each guidance point must have a definitive and limited extent, so that it is clear to users what elements of the proposal the guidance point applies to.
2. **The Design Guides must be consistent.** Guidance points must be consistent with each other, or between set of Guides and avoid overlaps or saying the same thing twice.
3. **The Design Guides must avoid overlapping with other regulatory requirements.** The Design Guides should not cover matters that are addressed through other regulatory regimes or requirements (such as the Building Code, or the provisions of the District Plan).
4. **The Design Guides must be focussed on the key and permanent shaping elements of good urban environments.** If a guidance point does not relate to elements that shape the fabric of the urban environment, then it should not be in the Design Guides.
5. **The spatial application of guidance or guidance points must be clear and relevant to shaping good urban environments.** The potential spatial application of the Design Guides crosses a spectrum from outside to inside - including urban context, street, site, and building exterior to interior. The spaces that Design Guides seek to influence must be relevant to shaping a good urban environment and must provide for an integrated approach to the design of elements within and across this spectrum of spaces.
6. **The Design Guidelines must do the job of guiding design.** The Guides are not a catch-all for other tools or methods for generating good urban environments – these other tools should sit elsewhere.
7. **The Design Guides must be relevant to and work in an integrated way with the District Plan provisions.** The Design Guides must be relevant to the District Plan, and support applicants to achieve the objectives and policies of the Plan. Guidance points within the Design Guides should relate to an objective or policy within the Plan.

## 4. Key Content Changes

The following key 'structural' and content approaches are proposed as foundational to the review. These key content matters have been considered in relation to the Principles above and respond to some of the matters raised by submitters.

### 4.1 Statutory Design Guides

There are differing views amongst submitters on whether the Design Guides should be retained as 'statutory' or not. We are of the opinion that the Design Guides should be included within the District Plan as a statutory document<sup>5</sup>. This provides several benefits (reference also the Principles A2, A4 and B6). Statutory Design Guides require a common framework for users to refer to which ensures transparency and consistency when it comes to assessing urban design matters in relation to development or activity change proposals. They also provide a common reference point to enable focussed deliberation between applicants and Council officers where the urban design merits of a proposal are in dispute. Ultimately statutory Design Guides

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<sup>5</sup> The District Plan provisions themselves determine that the Design Guides are 'statutory' – the scope of this review does not include the District Plan provisions. However, we express our opinion on this matter as assistance to Council officers in respect of their response to submissions on the related District Plan provisions which fall outside the boundaries of this review.

provide leverage in statutory processes that enables the weight of guidance to be considered by decision makers and to give this due consideration in their deliberation of consent applications.

We do note, as submitters have pointed out, that because the Design Guides are proposed as a statutory document, they implicate the need for clear language so they can be used for assessment (reference Principles in B and C). Statutory guidelines must be relevant to the objectives and policies of the Plan, so that District Plan users can be assured that by addressing the matters set out in the Design Guides, they will be addressing the objectives and policies of the Plan itself.

We suggest that there is content that sits within the existing proposed Design Guides that will not meet the tests of the Principles, that content may be best transferred to non-statutory methods or mechanisms such as advice notes, or a set of 'educative' guides external to the District Plan guidelines.

## **4.2 Non-Statutory Matters and Duplication**

Each guidance section should have an accompanying explanatory statement of the outcome sought and that outcome should be referenceable. The explanatory statement makes clear the intent of the guidance points and enables the guidance points that support that outcome to be both collectively read and more deliberately and intentionally applied (reference Principles A1 and A2).

Advice notes may also be a useful tool to demonstrate how a guidance point can be achieved, without themselves being a statutory consideration. They also provide an educative function to users less familiar with good urban design outcomes without adding complexity and over-regulation to the Guides. Reference to existing design guidance, such as the Ministry for Environment's National Medium Density Design Guide, can also be provided for through advice notes.

Statutory requirements that already exist through other legislation, regulation, or other parts of the District Plan, will not be repeated as guidelines (reference Principle C3). This avoids duplication of assessment with matters that will be addressed through other parts of a resource consent application, or through other consent requirements (such as building consents).

However, we suggest that there may be opportunities to refer to relevant considerations set out in other statutory documents through advice notes (the natural light requirements set out in the Building Code are an example of this). This communicates that these matters are still important design considerations that new developments will have to address at some stage during the overall development design and consenting process.

## **4.3 Flexibility to provide for a range of activities and building types**

The Design Guides should be sufficiently flexible so they can be applied to a wide range of sites, activities and building/development types (reference Principles A3, A4 and B4). Application of the Design Guides in practice will be contextual, and this means that there will be circumstances where some guidance points will not be relevant to a proposal. Appropriate flexibility can be achieved through enabling users to identify those guidance points that are not relevant to a proposal, or that may need to be applied in a manner that is specific to the activity as part of their application.

It would be inefficient to provide separate design guides for different activities (such as retirement villages). Further, exempting certain activities (such as retirement villages) from being considered under the Design Guides would be inappropriate, as there are a range of outcomes and guidance points within the Design Guides that are relevant to all activities.

## **4.4 City Outcomes Contributions**

The Design Guides are not the appropriate location for the City Outcomes Contribution (COC) tool. The COC tool is not design guidance (reference Principles in C). Rather, it is a tool that sets out how positive effects must be achieved by development that triggers the COC policies in the Plan. Because it is conceptually a different tool to the Design Guides, and assuming this is a tool considered appropriate to continue with (we

have some concerns about the potential outcomes in the form it is expressed), it would be more appropriate to locate this tool outside of the Design Guides, such as in a separate appendix to the District Plan<sup>6</sup>.

Further, while applications using the COC are likely to be subject to the Design Guides, not all applications subject to the Design Guides will be required to provide a COC. Including the COC tool in the Design Guides therefore creates unnecessary uncertainty.

#### **4.5 Guideline rating system**

To reduce complexity, the current dot rating system should be removed and replaced with clear directive language (reference Principles B2 and B4). As a statutory document, all guidelines should be able to be met by all proposals or be explained in circumstances where they are not applicable. Furthermore, we see Design Guides as being important considerations for the key permanent shaping elements of urban environments being considered through statutory processes under the District Plan.

If there are 'nice to haves' but not essential elements that Council seeks to achieve from development proposals these should be set in a non-statutory context (such as through advice notes, or educative guidance that is external to the District Plan) and used to raise awareness.

#### **4.6 Relationship between the Residential Design Guide and Centres and Mixed Use Design Guide**

Submitters have identified that there is considerable overlap between the Residential Design Guide and the Centres and Mixed Use Design Guide, which will add to complexity when both Design Guides apply to a proposal at the same time. Under the current provisions of the PDP, this will occur where a proposal involves residential activities in the Commercial and Mixed Use zones and some special purpose zones.

Given the degree to which the PDP promotes residential activities within the centres and mixed use zones, we consider that it would be more efficient to incorporate relevant residential matters into the Centres and Mixed Use Design Guide, and clarify (through the Design Guide text) that these matters only apply where a development in these zones includes a residential activity. This removes the need to refer to the Residential Design Guide in addition to the Centres and Mixed Use Design Guide in these zones. While this is a zone-based approach to the application of the Design Guides (and we acknowledge there are other ways), we consider that it will provide for clearer and more efficient application of the Design Guides for users (reference Principles C2 and C5).

We note that implementing such a change would require consequential amendments to provisions in the Commercial and Mixed Use zones and some Special Purpose zone chapters, where these provisions refer to both Design Guides<sup>7</sup>.

#### **4.7 Design Guides Introduction**

The Design Guide Introduction document provides a narrative introduction to the Design Guides which sets out, amongst other matters, the principles on which the Design Guides are based, and how these principles were developed. We understand that there was significant mana whenua input into the development of this Introduction document.

The Design Guide Introduction is a separate document to the Design Guides themselves and some submitters have requested that the Introduction document be removed from the District Plan to reduce the complexity of overall package of design guides. Except for the Waterfront Zone, the District Plan's policies and rules do not refer to this document (instead, they refer to individual design guides). On this basis, the contribution of the Design Guides Introduction to the complexity of the Plan may be more of an issue of perception.

Notwithstanding this, following the review of the Residential and Centres and Mixed Use Design Guides, it would be appropriate to review the Design Guides Introduction document to ensure that it is consistent with any structural amendments to the design guides that are developed as part of this review process.

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<sup>6</sup> In a similar way to how biodiversity offsetting and compensation frameworks tend to be located in a discrete District Plan appendix.

<sup>7</sup> See for example rule [CCZ-R20.2](#).

#### 4.8 Design Panel

There is merit in Council establishing a Design Panel to assist with evaluation of advice on development proposals to their proponents. The scope and triggers for the use of a Design Panel will have the ability to adapt and respond to the changing pace of development in Wellington. Additionally, a Design Panel will have the ability to refer to the Design Guides as a reference point for their deliberations, which will have the added benefit of making the outcome of the Design Panel process useful for some resource consent processes.

However, referencing the Design Panel in the District Plan (or Guides) is not considered the appropriate document to provide for this structure<sup>8</sup>.

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<sup>8</sup> A Design Panel is likely to be established using procedures under the Local Government Act, rather than the Resource Management Act.

# Appendix 9: Residential Design Guide review table

## Residential Design Guide

#	Proposed Design Guide as notified			Submissions	Assessment			Draft Recommendations		Conferencing	Further analysis in light of expert conferencing	Final recommendations		
	Heading/design outcome/guidance point	Rating	Advice Notes		Principle A: Guiding the way	Principle B: Usable	Principle C: Focused	Draft recommendation	Draft #			Final recommendation	Final #	Equivalent CMUDG #
<b>DESIGN OUTCOMES</b>														
	Responding to the natural environment							Retain heading.		This section should focus on responding to the urban context.	Agree that this should be framed to recognise that development will occur in an urban context, where the natural environment is likely to be highly modified. However, it is still appropriate that this section focus on the natural environment (within an urban context), to accord with the overall structure of the Design Guides.	Replace heading as follows: "Responding to the natural environment in an urban context"		
	Land							Retain heading.		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	Delete heading.		
	Environmental sustainability and resilience outcomes are enhanced by any new development.				Integration of new development with natural environmental processes is likely to enhance both environmental sustainability and resilience, and this is recognised by the District Plan's strategic objectives.	Outcome as worded is quite vague, as it refers to unspecified outcomes.  The outcome could be re-worded to focus on achieving a sustainable and resilient urban environment.  As re-worded, the outcome is still relatively broad, although it provides a useful overarching context for subsequent natural environment outcomes.	The outcome is relevant to District Plan strategic objectives CC-03, SRCC-01, SRCC-03 and SRCC-04.  The outcome could be better worded to reflect that the focus of the strategic direction is to work with elements of the natural environment in order create more sustainable and resilient built environments.	Replace outcome with the following:  "O[xx]. New development responds to the natural environment in a manner that creates a sustainable and resilient built environment."	O1.	Replace O1 and O2 with the following:  "New development responds to the natural environment to create a sustainable and resilient built environment that responds to the topography, landscape and ecosystems of the site, its surroundings, and the planned urban environment."  Replace the word "landscape" with "vegetation".	Agree. This maintains the overall intent of O1 and O2, and appropriately references the planned urban environment.  Amendments to the wording have been made to improve the clarity of the outcome.  Agree with additional amendment from 7 August conferencing.	Replace O1 and O2 with the following:  "O[xx]. New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment."	O2.	O2.
	The natural environment is protected through new development and fits with the topography, landscape, waterways and ecosystems of the site and wider context.				This outcome essentially seeks that places are principally shaped by the underlying and surrounding natural environment. Not only would this minimise impacts of development on the natural environment, but it would also provide for new development to be shaped by natural features at place.	The outcome is generally clear, although the reference to the natural environment being "protected" through new development creates a high threshold that may lead to internal inconsistencies. New development will always alter aspects of the natural environment, and in this sense it cannot be said to protect it. Further, if there are features in the natural environment that are of sufficient value to be protected, then they should be protected by provisions in the District Plan.  It would be clearer and more consistent to re-word the outcome to reflect that new development is shaped by the natural environment (rather than protects it).	The outcome is relevant to District Plan strategic objectives CC-03, NE-02, SRCC-01, SRCC-03, and UFD-07.	Replace outcome with the following:  "O[xx]. New development is shaped by the natural environment and fits with the topography, landscape and ecosystems of the site and wider context."	O2.	See O1 above.	See O1 above.	See O1 above.		
	The unique qualities of the whenua are recognised and enhanced to promote a sense of place.				Outcome supports guiding the development of urban environments that are responsive to the features of the natural environmental context that contribute to creating a sense of place.	This is a clear outcome statement, and supported by the guidance points that are relevant to it.	The outcome is relevant to District Plan strategic objectives CC-03 and NE-01.	Retain outcome.	O3.	Outcome can be deleted, as it is would be addressed by the replacement to O1/O2 above.	Agree.	Delete outcome.		
	Water							Retain heading.		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	Delete heading.		
	The mauri (including the health and quality) of waiora (water) is maintained or enhanced by any new development.				The outcome supports integrating methods to recognise and enhance existing waterbodies as part of development. In addition to supporting natural environmental values, this is likely to enhance amenity and sense of place within the urban environment.	This is a clear outcome statement, and supported by the guidance points that are relevant to it.	The outcome is relevant to District Plan strategic objectives CC-03 and NE-03.	Retain outcome.	O4.	Reword the outcome so that it is focussed on integration of measures required to address the health and quality of water into the design, where these are required by the District Plan.  Amend the outcome as follows: "Methods to maintain or enhance the mauri (including the health and quality/wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment."	Agree. The Three Waters chapter of the District Plan sets out objectives, policies and rules that provide for development to contribute to an improvement in the health and wellbeing of waterbodies and freshwater ecosystems (objective THW-O1). This includes rules for: - water sensitive design methods (THW-R4); - hydraulic neutrality (THW-R6).  The focus of the outcome should be on integrating these requirements into the overall design of the development.  Agree with additional amendment from 7 August conferencing.	Replace outcome with the following:  "O[xx]. Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment."	O3.	O3.
	People							Delete heading.				Delete heading.		
	Wellbeing, resilience and the enrichment of future generations are the key drivers of any new development.				While the overall principle has merit, it is unclear how this would shape the development of the urban environment in practice. This principle is generally covered in a more specific manner by other outcomes.	The outcome does not appear to relate entirely to the natural environment. It is unclear how such an outcome could demonstrated to be achieved.	This appears to be an over-arching principle, rather than an outcome. It is not clearly related to any of the District Plan's strategic objectives, although it is tangentially related to matters covered under CC-02 and UFD-07.  The matters set out in the outcome would more appropriately sit with/inform the the purpose of the Design Guide, given that they represent more of an over-arching purpose or principle, rather than an outcome.	Delete outcome.  Consider referring to these matters as part of a purpose statement for the Design Guides.	-			Delete outcome.  Consider referring to these matters as part of a purpose statement for the Design Guides.		

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	<b>Effective public-private interface</b>							Retain heading.				Retain heading.			
	<b>Urban Structure</b>							Retain heading.		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	Delete heading.			
	The layout of new development (including street blocks, sites and open space) enhances the surrounding neighbourhood.				The outcome supports developing and changing the urban environment in a manner that functions effectively with existing patterns of development.	The outcome is given sufficient clarity by the guidance points that support it.	The outcome is relevant to District Plan strategic objectives CC-03, UFD-01, UFD-03 and UFD-07.  The outcome is also relevant to residential zone objectives MRZ-02 and HRZ-02.	Retain outcome.	O6.	Amend wording as follows: "The layout of new development (including blocks, streets and open space) <del>enhances</del> integrates with the surrounding neighbourhood."  Relocate this outcome to first section of the guide, or to the "well-functioning sites" section of the guide.	Agree with the amended wording.  Consider this is most appropriately retained within the "effective public-private interface" section as it relates to the passive surveillance and entrances guidance points.	Replace the outcome with the following:  "O[xx]. The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood."	O5.	O5.	
	<b>Fronting the street</b>							Retain heading.		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	Delete heading.			
	The development positively contributes to the safety, amenity and visual qualities of the public realm through passive surveillance, active frontage and other edge conditions that support pedestrian activity.				The outcome supports well established urban design principles that seek the development of safe and attractive streets and public environments.	The outcome is generally clear, and supported by the guidance points that are relevant to it.  The words "the development" should be replaced with "new development", for consistency with other guidance points.  To improve clarity, the words "positively contributes" should be replaced with "contributes positively".  It would be helpful if the outcome referred to "streets" in addition to the public realm, given that it is focus is street related.  Reference to passive surveillance and active frontages are overly specific for the outcome, and are most appropriately addressed through the guidance points. The outcome should simply seek edge conditions that support pedestrian activity.  "Public spaces" is a defined term in the District Plan, and should be used instead of "public realm", which is not.	The outcome is relevant to District Plan strategic objectives CC-03 and UFD-07.  The outcome is also relevant to residential zone objectives MRZ-03 and HRZ-03.	Replace outcome with the following:  "O[xx]. New development contributes positively to the safety of people, and the amenity and visual quality of the street and public spaces."	O8.	Disagreement between the experts on the expression of the outcome, and whether this should or should not provide for common private open spaces within the site.  Amend outcome as follows: "New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, visual quality and safety of adjacent streets and the public realm."	Use of the term "public space" in the outcome imports the District Plan definition of the term, which could be considered to include privately owned (but publicly accessible) spaces into the consideration of the outcome.  Given that the focus of this section of the guide is on the public-private interface, and the outcome originally used the term "public realm", it would be appropriate to revert to this term. This would reduce confusion and complexity by avoiding importing the District Plan definition of "public space" into the outcome.  In relation to common private open spaces, the relationship between development and these spaces is addressed under the "well-functioning sites" section of the guide.	Replace outcome with the following:  "O[xx]. New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm".	O4.	O4.	
	<b>Well-functioning sites</b>							Retain heading.							
	<b>Movement and Access</b>							Retain heading.		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	Delete heading.			
	The development allows for safe and convenient cycle and pedestrian movement and access.				The outcome clearly supports the development of urban environments that enable multiple modes of transport.	The outcome is generally clear, although clarity could be improved by referring to "provide for" rather than "allow for".  The words "the development" should be replaced with "new development", for consistency with other guidance points.	The outcome is relevant to District Plan strategic objectives CC-03, UFD-03 and UFD-07.  The outcome is also relevant to transport objective TR-01 and residential zone objectives MRZ-03 and HRZ-03.	Replace outcome with the following:  "O[xx]. New development provides for safe and convenient cycle and pedestrian movement and access."	O9.	No change to outcome.	Agree.	Retain draft outcome.	O8.	O8.	
	Vehicle access and car parking do not dominate a person's experience of the streetscape or surrounding buildings.				Streets that are overly dominated by vehicle crossings can be less safe, and streetscapes that are dominated by car parking areas can have a lower degree of visual amenity, and reduced opportunity for passive surveillance. This outcome would encourage a more thoughtful approach to vehicle access and parking.	The outcome is generally clear, although reference to "a person's experience" adds unnecessary complexity to the outcome, and potentially invites overly subjective interpretations of the outcome sought.	The outcome is relevant to District Plan strategic objectives CC-03 and UFD-07.  The outcome is also relevant to transport objective TR-01 and residential zone objectives MRZ-03 and HRZ-03.	Replace outcome with the following:  "O[xx]. Vehicle access and car parking do not dominate the streetscape."	O10.	Revise outcome as follows: "Vehicle access, garage doors and car parking do not dominate the streetscape."	Agree.	Replace outcome with the following:  "O[xx]. Vehicle access, garage doors and car parking do not dominate the streetscape."	O9.	O9.	
	Improved walkability and permeability enhances the formal and informal pedestrian network.				The liveability of denser urban environments is enhanced by the improved accessibility created where new development contributes to the existing pedestrian access network.	Clarity of the outcome could be improved by rephrasing so that it is clear that "new development contributes to improved walkability and permeability".	The outcome is relevant to District Plan strategic objectives CC-03 and UFD-07.  The outcome is also relevant to transport objective TR-01 and residential zone objectives MRZ-03 and HRZ-03.	Replace outcome with the following:  "O[xx]. New development contributes to improved walkability and permeability by enhancing the formal and informal pedestrian network."	O11.	Replace outcome with the following: "New development maintains or enhances the walkability and permeability of the pedestrian network."	Agree.	Replace outcome with the following:  "O[xx]. New development maintains or enhances the walkability and permeability of the pedestrian network."	O7.	O7.	
	The development takes meaningful steps towards achieving carbon reduction.				While this is generally covered by other objectives, it is useful in that it provides additional context for the need to provide for multi-modal transport opportunities.	The term "meaningful steps" is unclear. It suggests that a threshold must be met in order for a measure to be considered relevant, but does not specify what that threshold is. It would be more appropriate for new development to "support reductions", as this provides sufficient flexibility to enable development-specific responses.  The words "the development" should be replaced with "new development", for consistency with other guidance points.	The outcome is relevant to District Plan strategic objectives SRCC-01.  The outcome is also relevant to transport objective TR-01.  The term "carbon reduction" is overly broad, and does not appear to relate to movement and transport (which is what this group of outcomes is related to). It would be more appropriate to rephrase this as "reductions in transport-related carbon emissions".	Replace outcome with the following:  "O[xx]. New development supports reductions in transport-related carbon emissions."	O12.	Delete this outcome, as the matter is addressed through District Plan provisions such as zoning and rules in the transport chapter.	Agree. Location of density in relation to public transport, centres and other areas of employment are addressed through zoning decisions in the District Plan. Provision for cycle parking, micromobility parking and electric vehicle parking is addressed in the District Plan transport chapter.	Delete outcome, as this matter is addressed through the provisions of the District Plan.			
	<b>The site</b>							Replace heading with "Functionality", to better reflect the content of the amended outcome covered under this section.		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	Delete heading.			

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	The site layout reinforces its existing topography, landscape, micro-climate, neighbouring activities, and access to and within the site, including adjacent streets.				While the matters covered by this outcome are relevant to achieving a well function and well integrated urban environment, these matters are already covered by other outcomes.  It would be better for this outcome to be re-worded to focus on the functional requirements of multi-unit residential development (to address matters such as lighting, waste collection and service elements). These matters are covered by several guidance points, but not addressed by an overall objective.	The outcome could be re-worded to better recognise the need to provide for a range of functional site elements (such as lighting, waste collection and service elements) that are not otherwise provided for by an outcome.	The matters covered by this outcome are already covered by outcomes under the "land", "water" and "urban structure" sections above.  It would be better for this outcome to be re-worded to focus on the functional requirements of multi-unit residential development (to address matters such as lighting, waste collection and service elements).	<b>Replace outcome with the following:</b> "O[xx]. Servicing is provided for in a manner that integrates with the site and the surrounding neighbourhood."	O13.	Replace outcome with the following: "Servicing is provided for in a manner that integrates with the site and development to minimise any adverse effects on the surrounding streetscape and neighbours."  "Servicing is provided for in a manner that integrates with the site and development to minimise any adverse effects on the surrounding streetscape and neighbours."	Agree, but consider minor amendments to simplify its expression and clarify that the outcome sought is both a functional site and minimising adverse effects on the surrounding streetscape and neighbours.	<b>Replace outcome with the following:</b> "O[xx]. Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours."	O11.	O11.
	Existing environmental infrastructure such as culverted streams are acknowledged or enhanced.				The outcome supports integrating methods to recognise and enhance existing waterbodies as part of development. In addition to supporting natural environmental values, this is likely to enhance amenity and sense of place within the urban environment.	This is a clear outcome statement, and supported by the guidance points that are relevant to it.	The outcome is relevant to District Plan strategic objectives CC-03 and NE-03.  This outcome is more relevant to the "water" outcomes under the "Responding to the Natural Environment" section.	<b>Retain outcome, but relocate to the "water" section above.</b>	O5.	Outcome can be deleted as it is already addressed by O4.	Agree.	<b>Delete outcome on the basis that it is already addressed by O4.</b>		
	Mana whenua sites of significance are acknowledged and celebrated.				This outcome acknowledges that the urban environment has developed over a landscape which included a range of sites and areas of significance to mana whenua. Ensuring that these are acknowledged in new urban fabric supports the development or urban environments where the influence of mana whenua becomes a recognisable part of the identity of the city.	This is a clear outcome statement, and supported by the guidance points that are relevant to it.	The outcome is relevant to District Plan strategic objectives AW-04, CC-02, and HHSASM-04.  The outcome is more appropriately located in the "urban structure" section above, as it is more broadly related to the relationship between new development and the wider urban environment, and how this relates to sites of significance that might be on the site or on surrounding sites.	<b>Retain outcome, and relocate to the "urban structure" section above.</b>	O7.	While it is important that this matter is addressed, this should not be included in the Design Guides if the matter is otherwise comprehensively and robustly addressed by other parts of the District Plan.  Noted that further analysis of the District Plan Sites or Areas of Significance to Māori (SASM) provisions identify that they do not provide for development adjacent to sites or areas of significance to Māori.	The District Plan includes objectives, policies, rules and mapping of sites and areas of significance to Māori (SASMs). However, these are only triggered when the mapped site itself is disturbed. Development adjacent to these sites does not trigger any of the SASM provisions. In addition to this, while there is a more restrictive height in relation to boundary rule for development in relation to heritage buildings, heritage areas, or character areas, there is no such provision.  On the basis that the District Plan provisions do not comprehensively address the issue of development adjacent to sites and areas of significance to Māori, it would be appropriate to maintain the outcome.	<b>Retain outcome.</b>  <b>Relocate to the "Effective public-private interface" section above (so that it sits with its related guidance point).</b>	O6.	O6.
	<b>Open spaces</b>							<b>Retain heading.</b>		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	<b>Delete heading.</b>		
	Open spaces are carefully designed and appropriately located to provide amenity and are accessible, safe and easily maintained.				Provision of well designed and located open space will be a key contributor to the development of a well-functioning urban environment as the city increases in density.	The outcome is generally clear, although the words "carefully" and "appropriately" add unnecessary complexity and invite overly subjective interpretation. "Careful" design and "appropriate" location are matters that are best left to the guidance points to describe.	The outcome is relevant to District Plan strategic objectives NE-03, UFD-03 and UFD-07.  The outcome is also relevant to residential zone objectives MRZ-03 and HRZ-03.	<b>Replace outcome with the following:</b> "O[xx]. Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained."	O14.	No comment.	No comment.	<b>Retain draft outcome.</b>	O10.	O10.
	<b>Placing the building</b>							<b>Retain heading.</b>		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	<b>Delete heading.</b>		
	The buildings on the site are positioned to create building edges that support pedestrian activity and enhance the visual interest, legibility, safety and comfort of surrounding open spaces and adjoining sites.				The outcome seeks an overall integrative approach to the layout of the site and placement of buildings in a manner that contributes constructively to the surrounding environment.	The outcome is generally clear, although a minor improvement could be made by replacing "The buildings on site are..." with "Buildings are..."	The outcome is relevant to District Plan strategic objectives CC-03 and UFD-07.  The outcome is also relevant to residential zone objectives MRZ-02, MRZ-03, HRZ-02 and HRZ-03.	<b>Replace outcome with the following:</b> "O[xx]. Buildings are positioned to support pedestrian activity and enhance the visual interest, legibility, safety and comfort of surrounding open spaces and adjoining sites."	O15.	Replace with the following outcome: "Parts of buildings that rise conspicuously above those around them will demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment."  Move this outcome down into the High Quality Buildings section.	Agree.	<b>Replace outcome with the following:</b> "O[xx]. Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment."  <b>Relocate to "High-quality buildings" section, so that it sits with the guidance points to which it relates.</b>	O14.	O14.
	<b>High quality buildings</b>							<b>Retain heading.</b>		Reorder design outcomes so that they reflect the order of the guidance points that sit below them.	Agree.	<b>Reorder design outcomes as follows:</b> O19, O17, O18, O16, O20.		
	<b>Sustainability</b>							<b>Retain heading.</b>		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	<b>Delete heading.</b>		

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	The development process and built outcome takes meaningful steps towards achieving carbon reduction, waste reduction and energy efficiency.				While reduction in building-related carbon emissions is an overall benefit sought through the development of a well-functioning urban environment, achieving this is principally a technical/engineering matter, rather than an urban design matter (although there are some aspects of urban design, such as building orientation and building reuse, which can contribute to emissions reduction).	The term "development process and built outcome" is somewhat unclear. To improve interpretation, and focus the outcome on high-quality buildings, this could be replaced by "the design and construction of buildings".  The term "carbon reduction" is overly broad and unclear in its meaning (for example, timber structures can be said to contain stored carbon, but is the outcome seeking less of this?) It would be clearer instead to focus on "reduction in building-related carbon emissions".  The term "meaningful steps" is unclear. It suggests that a threshold must be met in order for a measure to be considered relevant, but does not specify what that threshold is. It would be more appropriate for new development to "support reductions", as this provides sufficient flexibility to enable development-specific responses.	The outcome is relevant to District Plan strategic objective SRCC-O1.	<b>Replace outcome with the following:</b>  "O[xx]. Buildings are designed to support waste reduction, energy efficiency and reduction in building-related carbon emissions."	O16.	Remove reference to waste reduction, as this is already addressed in previous section.	Agree.	<b>Replace outcome with the following:</b>  "O[xx]. Buildings are designed to support energy efficiency and reduction in building-related carbon emissions."	O16.	O16.
	<b>Built form</b>							<b>Retain heading.</b>		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	<b>Delete heading.</b>		
	Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time, irrespective of style.				The outcome contributes to the development of a well-functioning urban environment by recognising that the physical nature of building form and materiality is a key defining feature of the overall composition of the urban fabric.	The outcome is clear, and relates to several guidance points.	The outcome is relevant to District Plan strategic objective UFD-07.  The outcome is also relevant to residential zone objectives MRZ-02, MRZ-03, HRZ-02 and HRZ-03.	<b>Retain outcome.</b>	O17.	Remove reference to "irrespective of style".	Agree.	<b>Replace outcome with the following:</b>  "O[xx]. Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time."	O13.	O13.
	<b>Inclusivity</b>							<b>Retain heading.</b>		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	<b>Delete heading.</b>		
	Universal design is considered in all aspects of planning and development. Buildings are designed in such a way that all people, regardless of any disability, or stage in life, can access, use and enjoy them.				Inclusivity of access and use is an important aspect of creating a well-functioning urban environment that is accessible and usable to the community as a whole.	The first sentence is more of a principle than an outcome. It would be clearer to remove this, and ensure that relevant accessibility matters are included in the guidance points.  Reference to "all people" is an onerous bar, and suggests that the public needs to be able to access residential buildings (which would not be appropriate). "A range of people" would be more appropriate than "all people", as it acknowledges that there are reasonable limits to who should be able to access residential buildings.  The term "in such a way that" is unnecessary, and can be removed for clarity.	The outcome is relevant to District Plan strategic objective CC-03, UFD-06 and UFD-07.  The outcome is also relevant to residential zone objectives MRZ-03 and HRZ-03.  Interrelationship with the New Zealand Building Code needs to be carefully managed. The New Zealand Building Code sets out a range of requirements in relation to accessibility, but specifically excludes housing from these requirements. Given the strategic direction on this matter, it is relevant that the design guides encourage residential development to consider enabling this as an outcome, but the outcome should not be worded in a manner that requires accessibility for buildings, where the New Zealand Building Code does not require this.	<b>Replace outcome with the following:</b>  "O[xx]. Buildings are designed to enable a range of people to access, use and enjoy them, regardless of any disability or stage in life."	O18.	As written, it is unclear whether the outcome seeks that all buildings are universally accessible. The level of accessibility appropriate or practicable for each development will be specific to the purpose of each development and its context. It would be clearer if the outcome focussed on the urban environment more broadly being accessible to a range of people (and that new development would be designed to contribute to this outcome).  Revised outcome as: "Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life".	Agree.	<b>Replace outcome with the following:</b>  "O[xx]. Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life."	O15.	O15.
	<b>External Appearance</b>							<b>Retain heading.</b>		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	<b>Delete heading.</b>		
	The building's external appearance is composed coherently and, as a whole, is appropriate for its use and location.				The outcome contributes to the development of a well-functioning urban environment by recognising that composition of individual buildings contributes to the overall coherence of urban form.	The outcome is generally clear, although it could be re-worded to provide for a clearer sentence structure.	The outcome is relevant to District Plan strategic objective UFD-07.  The outcome is also relevant to residential zone objectives MRZ-02, MRZ-03, HRZ-02 and HRZ-03.	<b>Replace outcome with the following:</b>  "O[xx]. The external appearance of buildings is coherent and appropriate for their use and location."	O19.	Reframe outcome to focus on design integration and coherence. Objective O1.1 in the operative Central Area Design Guide provides a useful reference point for this.	Agree.	<b>Replace outcome with the following:</b>  "O[xx]. Buildings are coherently designed, and achieve the relevant design outcomes in an integrated manner."	O12.	O12.
	<b>The internal spaces</b>							<b>Replace heading with "Internal environment", to reflect the focus of the outcome contained under the heading.</b>		Outcome headings provide limited interpretive value, and can be deleted.	Agree.	<b>Delete heading.</b>		
	Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.				The outcome contributes to the development of a well-functioning urban environment by recognising that the quality of the internal environment is a key factor in peoples' overall experience of the urban environment.  However, many matters related to the design of the interior environment are matters of detailed architectural/technical design, rather than matters of urban design.	The outcome is clear.	The outcome is relevant to District Plan strategic objective UFD-07.  The outcome is also relevant to residential zone objectives MRZ-03 and HRZ-03.  Interrelationship with the New Zealand Building Code needs to be carefully managed. The New Zealand Building Code sets out a range of requirements in relation to the quality of the interior environment. The Design Guides should not seek to address matters that are already clearly addressed by the Building Code, and regulated through the Building Consent process.	<b>Retain outcome.</b>	O20.	There was disagreement between the experts as to whether this outcome was relevant to urban design.	We consider that, on balance, it is relevant to retain this outcome, as objectives MRZ-03 and HRZ-03 seek healthy, safe and attractive living environments. There will, however, be limits to what is appropriate to include in the guidance (for example, it would not be appropriate to include guidance that addresses a matter that is already regulated by the New Zealand Building Code).	<b>Retain draft outcome.</b>	O17.	O17.

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	Buildings in Centres and the City Centre zones are designed to facilitate multiple uses and changes in use over time.				Outcome is not relevant to the Residential Zones.	Outcome is not relevant to the Residential Zones.	Outcome is not relevant to the Residential Zones.	Delete outcome.	-			Delete outcome.		
<b>GUIDANCE POINTS</b>														
	<b>Responding to the Natural Environment</b>							Retain heading.		See O1 above. Amend the title of this section to "responding to context". Provide an upfront guidance point addressing responding positively to context (in all its facets, but urban context in particular).	Agree that there should be an up-front guidance point providing for response to context. In-fact, this appears to be the purpose of the G1 in the design guides as notified (acknowledging submissions on this guidance point considered it to be too inflexibly worded).  However, we consider that this should sit under its own "response to context" heading, so that it is clear that the contextual response is not intended to be limited to natural environment values.  We consider that the "Responding to the natural environment in an urban context" heading still remains valid, as it addresses the range of guidance points under the "topography", "vegetation and planting" and "designing with water" headings.  See further analysis on draft G1 below.	Replace heading as follows: "Responding to the natural environment in an urban context"  Provide for a new heading "Responding to context". Locate this above the "Responding to the natural environment in an urban context" heading.  See further recommendations on draft G1 below.		
	<b>Responding to whakapapa of place</b>		<i>The site's natural form, the history of its development, key environmental attributes and any significant cultural values associated with it play a significant role in successful design outcomes. The landscape context contributes to a neighbourhood's unique sense of place and identity.</i>	135.69 Amend the heading to "Responding to context".			The heading does not clearly link to outcomes relevant to "Responding to the Natural Environment".	Replace heading with "Responding to natural context".  The heading does not clearly link to outcomes relevant to "Responding to the Natural Environment".				Delete heading (as guidance point has been relocated to a new section).		
G1.	Prepare a contextual analysis that depicts how the development proposal positively contributes to the surrounding area. Contextual analysis should include the following: Natural environment Cultural context •Te Ao Māori •Heritage context •Streetscape •Movement •Site characteristics •Built form •Land use •Urban structure •Opportunities and constraints	•••	<i>Such analysis needs to contain an assessment of: Block sizes/grain Frontage widths Spaces between buildings (side yards) Connections to parks, reserves and public spaces Alignment of key elevation lines (including roofs, cornices, parapets, verandahs and floor lines) Orientation to the street Landform Local vegetation scale and type Materials, finishes and textures</i>	135.70 Amend as follows: "...should include, where relevant, the following...". The level of context analysis should suit the scale of the project.  135.71 Integrate with G2.	This is a large overarching requirement where many bullet points will be met within the application. Locality is important in establishing context - but may need a rethink as to how this is asked and assessed. What does this provide that is missing from an AEE? Advice note adds added complication into the extent of the assessment.	It is unclear how this guidance point would be assessed.  This is more of an information requirement than a guidance point. It would be more appropriate and assessable for applicants to provide a structured assessment (such as a design statement) that explains how a proposal addresses the matters set out in the Design Guide, rather than providing a context analysis under a specific guidance point.	Many of the matters set out in the guidance point do not appear to be relevant to the natural environment, nor would they be relevant to all proposals.	Delete guidance point.  Replace with an over-arching method of demonstrating how the design guides have been considered as part of an application (such as a design statement). Information requirements can be articulated in the introduction to the Design Guide.	-		Delete guidance point.  Replace with an over-arching method of demonstrating how the design guides have been considered as part of an application (such as a design statement). Information requirements can be articulated in the introduction to the Design Guide.			
G2.	Identify and respond to the natural and cultural landscape heritage within and surrounding the site, including but not limited to: •Māori sites of significance and their traditional uses. •Enhancing identified view shafts to maunga and awa/maoana of significance to mana whenua. •Native vegetation and planting. •Scheduled heritage places.	•••		135.71 Integrate with G1.  297.35 Retain G2 as notified. Supports the reference to whakapapa of place, given their land is a site of significance and will support traditional uses.	In order to be place-specific, it is important that development acknowledges unique characteristics in the surrounding natural environment.	The direction to "identify and respond to" is relatively clear, although there will be a great degree of variation as to how this is achieved in practice.	It is relevant that key aspects of the natural environment are identified and considered as part of a proposal. However, not all matters set out under this guidance point appear to relate to the natural environment. It would be more appropriate for the guidance point to focus on the unique qualities of the land and natural environment (which is one of the specified outcomes related to the natural environment).  <i>Unique characteristics in the natural environment will vary depending on the site, and may include:</i> - topography and landform; - established native vegetation; - waterbodies; - views towards significant maunga, awa and moana.  <i>Note that the District Plan also identifies a range of natural environment values that may be applicable to development.</i>	Replace guidance point with the following:  "G[xx]. Identify the unique characteristics in the natural environment within and surrounding the site, and consider ways in which the development could recognise, reflect or respond to these characteristics.  <i>Unique characteristics in the natural environment will vary depending on the site, and may include:</i> - topography and landform; - established native vegetation; - waterbodies; - views towards significant maunga, awa and moana.  <i>Note that the District Plan also identifies a range of natural environment values that may be applicable to development.</i> "	G1.	Amend to reflect the updated text of draft O1/O2.  Amend to refer to "valued" characteristics.  Remove reference to views from the advice note, on the basis that permitted development can obstruct views in any case.  Remove the word "reflect" from the guidance point.  Remove back-references to the District Plan for all guidance points (although not all experts were in agreement on this matter).  Amend guidance point as follows: "Identify and respond to the unique valued characteristics of the natural environment-features within the site and the surrounding urban context, and consider ways in which the development could recognise or respond to these characteristics."  In the advice note, replace the term "established native vegetation" with "valued established vegetation".	As set out above, an outcome of the expert conferencing is to provide a "responding to context" section at the beginning of the design guide.  To give effect to this conferencing outcome, we consider that it is necessary to: - amend this guidance point so that it provides more broadly for response to natural, built and cultural environment context (rather than just the natural environment context); - relocate this guidance point to sit underneath the new "responding to context" heading; - provide a complementary design outcome for the guidance point to sit under.  We therefore recommend a new design outcome, and a replacement guidance point, to give effect to this. Our recommended outcome and guidance point adopts, to the extent that this is relevant, the amended text identified by the experts.	Provide for a new design outcome, as follows: "O[xx]. New development responds to the unique valued characteristics within the surrounding environment."  Replace guidance point with the following:  "G[xx]. Identify and respond to the unique valued characteristics of the natural, built, and cultural environment within the site and the surrounding environment.  <i>Unique valued characteristics of the natural environment in an urban context will vary depending on the site and the surrounding context. These characteristics may include:</i> - natural features, including topography, landform, valued established vegetation, and waterbodies; - sunlight and wind; - cultural context, including identified heritage and sites or areas of significance to Māori; - neighbourhood characteristics such as streets, the movement network, and the network of open spaces; - the use of neighbouring sites; - existing and planned patterns of built form."  Relocate guidance point and new outcome to sit under new "responding to context" heading.	O1. G1.	O1. G1.

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	Vegetation and planting		Vegetation, including front yard planting, contributes to the overall greening of our city, ensuring we are resilient into the future, and it offers important visual amenity to both residents and pedestrians.					Retain heading and explanatory text.		Amend explanatory text as follows:  "Vegetation, including front yard planting, contributes to the overall greening of our city, ensuring we are resilient into the future, and it offers important visual amenity to both residents and pedestrians in outlook from dwellings and along the street edge."	Agree (although the term dwellings should be replaced with "residential units").	Replace explanatory text with the following:  "Vegetation, including front yard planting, contributes to the overall greening of our city, ensuring we are resilient into the future, and it offers important visual amenity in outlook from residential units and along the street edge."		
G3.	Provide planting within new development that is of an appropriate mature scale when fully grown and is suitable for the situation (wind, sun exposure and soil type), placing them to enhance amenity both within and beyond the site.	***	Quality planting on private sites is expected as it plays an essential role in our city's overall greening and environmental resilience. Planting should be carefully selected to help facilitate passive surveillance of the street in balance with privacy to the dwelling.  Determine the appropriate mature scale of planting and trees by the proportions and height of the building typology it is associated with and the size and location of the bed in which it is planted.	135.72 Rationalise G3 to G10 to minimise overlap.	Strong merit as it aids blending development into the broader streetscape. Enhances both onsite and offsite amenity and can also be used to mitigate overlooking etc. Landscape treatment requirements exist within the plan so relevant to keep this in in some form.	Guidance point is assessable.  Clarity of the guidance point could be improved by: - replacing "within" with "as part of". This recognises that planting as part of new development may extend beyond the site (for example, in to the road reserve). - replacing "soil type" with "soil conditions". Soil type could be interpreted as being limited to the physical composition of the soil, whereas soil conditions refers more broadly to the appropriateness of soil (not only type, but the size and location of the bed, which is referred to in the advice note). - replacing the word "situation" with "conditions"; - replacing "placing them to enhance amenity both with and beyond the site" with "locate new planting to enhance on-site and off-site amenity".  Given the number of matters incorporated into the guidance point, it would be more clearly communicated as a list.  Advice note should be deleted, as it generally repeats the matters set out in the guidance point.	Guidance point is relevant to specified outcomes associated with the natural environment.  However, providing for consideration of indigenous vegetation when specifying planting would support several of the District Plan's strategic objectives which seek that the natural environment is integrated into the urban environment (CC-O3) and that urban development is ecologically sensitive (UFD-O7). This would be more appropriately provided for as a separate "consideration" guidance point, to reflect that it will not always be appropriate to plant indigenous species (given that many indigenous species are not deciduous).	Replace the guidance point with the following:  "G[xx]. Provide planting as part of new development that is: - suitable for the site conditions (including wind, sun and soil conditions); - is of an appropriate mature scale when fully grown; - located to enhance on-site and off-site amenity."  Add the following additional guidance point:  "G[xx]. When selecting new planting, consider the use of indigenous planting species appropriate to their location.  <i>The Greater Wellington Regional Council Native Plant Guide provides guidance on selecting species appropriate to different environments in Wellington.</i> "	G5. G6.	Draft guidance points G5, G6, G7 and G8 should be consolidated into a single guidance point related to planting.  Generally consider the following text would be appropriate: "When planning for planting as part of new development: - Incorporate species that are appropriate to their location and of a suitable mature scale in relation to the scale of surrounding buildings; - Locate planting where this would enhance the streetscape; - Locate planting to integrate buildings into the planned urban context; - Locate planting to provide for assist with privacy within the site and on surrounding sites; - Select planting to contribute to local biodiversity; - Utilise trees to provide summer shade and allow for winter sun; - Integrate existing established trees into the planning for planting, where they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcomes for the site-the matters set out above."  There was disagreement amongst the experts about whether existing established trees should be mentioned in the guidance point.	Agree. In relation to whether existing established vegetation should or should not be included in the guidance point, it is relevant to include reference to existing trees in the planning of planting, because integrating them into the design of new development where they are of value would provide immediate benefits in relation to landscape amenity (as they are already established). This does not preclude developers from removing existing trees as a permitted activity, where developers wish to do so.	Replace guidance point with the following:  "G[xx]. When planning for planting as part of new development: - Incorporate species that are appropriate to their location and of a suitable mature scale in relation to the scale of surrounding buildings; - Locate planting where this would enhance the streetscape; - Locate planting to integrate buildings into the planned urban context; - Locate planting to assist with privacy within the site and on surrounding sites; - Select planting to contribute to local biodiversity; - Utilise trees to provide summer shade and allow for winter sun; - Integrate existing established trees into the planning for planting, where they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcome for the site."	G4.	G4.
G4.	Planting should be used as a way to mitigate stormwater runoff and flooding effects.	**		135.72 Rationalise G3 to G10 to minimise overlap.	The key issue is that water sensitive design methods, and methods that achieve hydraulic neutrality, are cohesively integrated into the design of the site in order to avoid compromising the amenity and functionality of the site.  The actual method of mitigation is more of an engineering matter, than an urban design matter.	Guidance point may be difficult to assess without engineering expertise.  Guidance point should refer to the relevant requirements in the district plan.	Mitigation of stormwater runoff and flooding effects are generally addressed under rule THW-R4 (Incorporation of water sensitive design methods) and rule THW-R6 (Hydraulic neutrality). Suggest that the guidance note should focus on integrating the design of the site with water sensitive urban design methods required by these rules, rather than its current focus (which is on using planting to mitigate stormwater runoff and flooding effects).  Flooding effects are addressed through the District Plan's natural hazard rules, and should not be addressed through this guidance point.	Replace guidance point with the following, and relocate to sit within the "designing with water" section below:  "G[xx]. Integrate on-site water sensitive design methods and methods for achieving hydraulic neutrality into the design of the development.  <i>The Three Waters chapter of the District Plan sets out the rules for achieving water sensitive design and hydraulic neutrality as part of development. Providing for these methods in a manner that is cohesively integrated into the development ensures that the amenity and functionality of the site are enhanced.</i> "	G10.	Integrate draft G10, G11 and G12 into a single guidance point by incorporating reference to "methods of water conservation" into the guidance point.  Delete the existing advice note and replace with an advice note that sets out considerations for enhancing liveability, amenity, and functionality of outdoor space.  Amend to include water conservation methods.  Remove reference to the Three Waters chapter of the District Plan.  Replace guidance point with the following: "Configure any required on-site water sensitive design methods, methods for achieving hydraulic neutrality, and water conservation methods into the overall design in an integrated manner."	Agree.	Replace the guidance point with the following:  "G[xx]. Configure any required on-site water sensitive design methods, methods for achieving hydraulic neutrality, and water conservation methods into the overall design in an integrated manner.  <i>Where water sensitive design, hydraulic neutrality, and water conservation methods are included in the development, it is important that these are provided for in a manner that is integrated into the overall design, so that the liveability, amenity, and functionality of the site are enhanced.</i>  <i>This includes considering:</i> - designing stormwater management features such as constructed wetlands, detention or retention areas, swales or permeable paving to enhance visual amenity; - locating these features to coordinate with movement networks and the location of communal or private outdoor living space on site; - locating physical devices such as water tanks in areas where they will not detract from the visual amenity and functionality of outdoor space on site."	G5.	G5.
G5.	Existing trees that contribute to local streetscape or public realm amenities should be retained and thoughtfully integrated into a new development. When a tree must be removed, it is recommended the tree is relocated on the site or a new native tree be planted in its place.	**		135.72 Rationalise G3 to G10 to minimise overlap.  481.34 Retain as notified. Supports retaining/planting more native trees as they provide a habitat for native species, contribute to streetscape and off-set emissions.	Strong merit as trees often hold just as strong character to the street than buildings. Retention of mature trees should at least be encouraged.	Guidance point is assessable. Second sentence of the guidance point may need to be re-phrased as a consideration, as there may be a range of practical matters that need to be taken into account when considering whether tree relocation is possible or feasible.  The recommendation to relocate or plant additional trees where existing trees are removed reads like and advice note.  "Public spaces" is a defined term in the District Plan, and should be used instead of "public realm", which is not.	Guidance point is relevant to specified outcomes associated with the natural environment.  The RMA precludes tree protection in urban environments, unless the trees have been properly sheduled in the District Plan. The guidance point should be re-phrased as a consideration to reflect this.  Reference to ecological values of the site under this guidance point is an efficient method of providing for the matters otherwise set out under G7.  Rules for protecting existing trees are set out in the Notable Trees chapter, and this should be referred to in the advice note.	Replace guidance point with the following:  "G[xx]. Retain, where practicable, established trees where they contribute to streetscape, public space, or on-site amenity, or the ecological values of the site, and integrate them into the design of the development.  <i>Consider arranging the site to minimise the loss of established trees. Where existing trees are removed, consider the possibility of relocating existing trees to other parts of the site, or planting a new trees to offset the loss.</i>  <i>The Notable Trees chapter of the District Plan sets out rules for the protection of scheduled notable trees.</i> "	G7.	Integrate into draft G5 (noting that there was disagreement amongst the experts about whether existing established trees should be mentioned in the guidance point).	Agree.	Delete guidance point.  Matter is addressed elsewhere in the Design Guide.		

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G6.	Trees located adjacent to the development, including overhanging the site or within the street front, should be retained.	**		135.72 Rationalise G3 to G10 to minimise overlap. 481.34 Retain as notified. Supports retaining/planting more native trees as they provide a habitat for native species, contribute to streetscape and off-set emissions.	While trees located adjacent to development are a relevant part of the setting, whether or not they are retained is outside of the control of the developer.	This guideline is not usable, as trees located outside of the development will not be within the control of the development.	While guidance point is relevant to natural environment outcomes, it is difficult for the Design Guides to influence matters that are outside the control of the development.	<b>Delete guidance point.</b> Matter is addressed under recommended replacement to G5 above.	-			<b>Delete guidance point.</b> Matter is addressed elsewhere in the Design Guide.		
	<b>Urban Ecology</b>							<b>Delete heading.</b> As guidance point is deleted.				<b>Delete heading.</b> As guidance point is deleted.		
G7.	Landscaping should contribute to biodiversity and tree canopy areas and minimise the loss of ecosystems or habitats. Retaining and/or enhancing existing mature vegetation, especially native vegetation, efficiently and effectively enhances the ecosystem.	**		135.72 Rationalise G3 to G10 to minimise overlap.	While in principle the guidance point would contribute to a well-functioning urban environment, whether or not landscaping contributes to biodiversity, ecosystems or habitats would require ecological assessment, rather than urban design assessment.  The general matter of retaining existing vegetation is appropriately addressed by G3 and G5.	Guidance point may be difficult to assess without ecological expertise.	If the intention of this guidance point is to encourage the provision/retention of trees and vegetation, then this is already addressed by G3 and G5.	<b>Delete guidance point.</b> Matter is addressed under recommended replacement to G5 above.	-			<b>Delete guidance point.</b> Matter is addressed elsewhere in the Design Guide.		
	<b>Carbon reduction - natural environment</b>							<b>Delete heading.</b> Retained guidance point G11 is most appropriately located under the "Vegetation and Planting" section.				<b>Delete heading.</b> Retained guidance point G11 is most appropriately located under the "Vegetation and Planting" section.		
G8.	Orientate buildings to maximise solar access to improve energy efficiency.	**		135.72 Rationalise G3 to G10 to minimise overlap.	While building orientation is relevant to achieving a high-quality built environment, this is more of a matter of building design than a natural environment issue.	The intent of the guidance point is clear, but the term "maximise" is not sufficiently flexible to take into account the range of matters that influence site arrangement (including the matters set out in this Design Guide).	The guidance point is relevant to outcomes related to energy efficiency, however the matter provided for by this guidance point is already covered under G118 in the "High-Quality Buildings" section.	<b>Delete guidance point.</b> This matter is addressed under G118	-			<b>Delete guidance point.</b> Matter is addressed elsewhere in the Design Guide.		
G9.	Dwellings should have natural cross ventilation by locating windows on opposing or corner sides of the unit.	**		135.72 Rationalise G3 to G10 to minimise overlap.	This is more of a technical building design matter than an urban design issue.	Cross ventilation is not achievable in all circumstances (for example, single aspect apartments).	Ventilation (including both natural and mechanical ventilation) is regulated under clause G4 of the Building Code. This sets out a range of requirements for the provision for natural ventilation, mechanical ventilation or a combination of the two. This includes specific ventilation requirements for single-aspect residential units.	<b>Delete guidance point.</b> This matter is already regulated under clause G4 of the New Zealand Building Code.	-			<b>Delete guidance point.</b> This matter is already regulated under clause G4 of the New Zealand Building Code.		
G10.	Consider planting specimen trees to provide shade, as it reduces the overall heat island effect of the city.	*		135.72 Rationalise G3 to G10 to minimise overlap. 481.34 Retain as notified. Supports retaining/planting more native trees as they provide a habitat for native species, contribute to streetscape and off-set emissions.	Guidance point is useful as it recognises that there are a range of benefits to retaining/providing trees within the urban environment, including summer shading.	The intent of the guidance point is clear and assessable, although the extent to which a proposal contributes to the reduction of the urban heat island effect is difficult to assess.  Reference to "specimen" trees is overly specific. The key point is that trees are a method of providing summer shade (and the selection of specific tree should be left with designers).	The guidance point seeks to encourage the provision of shade through planting specimen trees, so the wording of the guidance point may need to be re-ordered to focus the guidance point on the provision of shade.  Because the guidance point relates to the provision of planting, it would be more naturally located with guidelines G3 and G5.	<b>Replace guidance point with the following, and relocate to the "Vegetation and planting" section:</b> "G[xx]. Consider planting trees to provide summer shade.  <i>When selecting trees for shade, consider deciduous trees that provide shade in the summer, while minimising the loss of sunlight during winter.</i> "	G8.	<b>Integrate into draft G5.</b>	Agree.	<b>Delete guidance point.</b> Matter is addressed elsewhere in the Design Guide.		
	<b>Designing with topography</b>		<i>A site-specific response to design that works with the land helps maintain visual amenity and an authentic sense of place.</i>					<b>Retain heading.</b> Relocate this section above the "vegetation and planting" section to reflect the order of the design outcomes for "Responding to the Natural Environment".		<b>Replace "helps maintain" with "supports".</b>	Agree.	<b>Retain heading.</b> <b>Replace explanatory text with the following:</b> <i>"A site-specific response to design that works with the land helps maintain visual amenity and an authentic sense of place."</i>		
G11.	Where retaining walls or large building support structures are necessary, provide a high-quality design response that takes into account their visibility and formal composition.	***			This is an important place-shaping issue and particularly relevant to urban development in Wellington. This is particularly important where it is the outlook of principal living room, to the private rear yard or fronts the street.	The term "high-quality design response" is vague. This could benefit from some advice notes identifying examples of what a "high-quality design response" might look like.  It is unclear what is meant by "large building support structure". If this is intended to refer to exposed building foundation structures (for example, exposed piles that support a hillside house), then this term should be used.	This guidance point is relevant to the design guide outcomes related to landform.	<b>Replace guidance point with the following:</b> "G[xx]. Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and formal composition.  <i>Appropriate design responses may include:</i> - <i>consideration of providing a series of stepped retaining walls, rather than a single retaining wall;</i> - <i>incorporating planting into the design;</i> - <i>consideration of materiality and physical articulation;</i> - <i>methods (such as screening) to reduce the visibility of exposed foundations.</i>  [Relocate image from G14]"	G3.	<b>Remove the reference to "formal".</b>  <b>Amend advice notes to provide detail on the principles of applying the guidance point.</b>  <b>One of these principles could include enabling retaining walls where this enables buildings to address the street.</b>  <b>Images would be helpful to illustrate.</b>	Agree.	<b>Amend the guidance point as follows:</b> "G[xx]. Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and composition.  <i>Design considerations for retaining walls include:</i> - <i>integrating retaining walls into the design in a manner that enables buildings to better address and activate the street;</i> - <i>designing retaining walls so that they are a cohesive part of the composition of the site, buildings, and the overall development;</i> - <i>considering the material quality and visual articulation of retaining structures where they are visible;</i> - <i>integrating exposed retaining walls into the landform, for example by using stepped retaining walls or incorporating planting."</i>	G3.	G3.

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G12.	When changing the topography and landform of a site, mitigate the effects of stormwater runoff.	•••		135.68 Integrate with G13. 135.73 Relocate to sit under the 'Stormwater' heading.	Stormwater runoff associated with earthworks is a temporary construction management issue, rather than an urban design issue.	Difficult to assess without engineering expertise.	The guidance point is concerned with temporary construction effects, and does not relate to the permanent shaping of the urban fabric.  Rule EW-R6 in the Earthworks Chapter provides for management of erosion and sediment runoff for earthworks that do not meet permitted activity standards.  Rule R101 of the Natural Resources Plan for the Wellington Region manages the effects of stormwater runoff from earthworks.	Delete guidance point.  This matter is already addressed by earthworks rules in the District Plan's Earthworks Chapter and rules in the Natural Resources Plan for the Wellington Region.	-			Delete guidance point.  This matter is already addressed by earthworks rules in the District Plan's Earthworks Chapter and rules in the Natural Resources Plan for the Wellington Region.		
G13.	General landform should be maintained to minimise the need for large retaining structures. Design any required earthworks and retaining walls as positive landscape features.	••	Consider piled footings on steep sites rather than slabs.	135.68 Integrate with G12.	The guidance point is a key aspect of designing development in a manner that works with the landform. This is particularly relevant to the design of urban form in Wellington, which is heavily influenced by the underlying landform and topography.	The guidance point is clear, and would be assessable subject to explanation from the applicant about how the design has considered its relationship to land form.	This guidance point is relevant to outcomes related to landform.  This guidance point is on minimisation of alteration to the landform (the first sentence). The second sentence is a double-up with guidance point G11.	Replace guidance point with the following, and relocate to sit above G11:  "G[xx]. Design new development to integrate with the existing landform and minimise the need for retaining structures."	G2.	Amend guidance point as follows:  "Design new development to integrate with the existing landform and minimise the need for large, highly visible retaining walls-structures."	Agree.	Replace guidance point with the following:  "G[xx]. Design new development to integrate with the existing landform and minimise the need for large, highly visible retaining walls."	G2.	
G14.	Tall retaining walls should be avoided where buildings are high above the street level. Instead, preferred designs include landscaped slopes and low stepped retaining walls with landscaping to create a green environment for	••	Image included.		The guidance point addresses a relevant issue in relation to the potential influence of retaining walls on the street environment. However, this matter is already generally addressed by G11.	To improve application of the guidance point, it could be more positively focussed on the outcomes sought to be achieved (which are set out in the second sentence within the guidance point).	This guidance point is relevant to outcomes related to landform.  Significant overlap with G11.	Delete guidance point.  Matter is already addressed under G11.	-			Delete guidance point.  Matter is addressed elsewhere in the Design Guide.		
G15.	Site levels should achieve sensitive integration with adjacent sites.	••			The guidance point addresses a relevant issue on many sites in Wellington. Designing development to work with the topography would reduce the prevalence of retaining walls at the boundary, which can lead to adverse effects on surrounding sites.	The term "sensitive integration" is vague. Designing site levels to integrate with adjoining sites and minimise retaining at the boundary would be clearer and more assessable.	This guidance point is relevant to outcomes related to landform.	Replace guidance point with the following:  "G[xx]. Design site levels to integrate with adjoining sites to minimise the need for retaining walls at the boundary."	G4.	Guidance point can be deleted as it is already addressed by G2.	Agree.	Delete guidance point.  Matter is addressed elsewhere in the Design Guide.		
	Designing with water		Designing to restore the mauri of our environment ensures our neighbourhoods are resilient for future generations and our city is a healthy place for nature as well as people.					Retain heading.				Retain heading.		
	Stormwater							Delete subheading.  Provide for these guidance points under the "Designing with water" heading.				Delete subheading.  Provide for these guidance points under the "Designing with water" heading.		
G16.	Where possible, new development should improve the quality and reduce the quantity of stormwater runoff. This could be through: » Minimising the area of impervious surfaces. » Providing filtration and attenuation around car parks and other large impervious surfaces. » Providing roof gardens and vegetation on surfaces that would typically be covered by cladding or exterior building materials. » Capturing roof runoff in stormwater detention tanks for management. » Soakage/ground water recharge. » Implementing best practice water sensitive design.	•		135.74 Edit to avoid repetition. List the intended methods in full, or list best practice water sensitive design, but not both.	The quality and quantity of stormwater runoff is principally a technical/engineering matter, rather than an urban design matter. Notwithstanding this, methods to address the quality and quantity of stormwater runoff, where provided, should be coherently integrated into the design of development (and this is provided for through other guidance points below).	Very broad guidance point that would be difficult to assess without engineering expertise.	The matters set out in this guidance point are already managed through District Plan rules.  Stormwater quality is addressed by rule THW-R4. All developments with 4 or more residential units or non-residential activities are required to incorporate water sensitive urban design methods.  Stormwater quantity is addressed by rule THW-R6, which requires hydraulic neutrality to be achieved for all developments with 4 or more residential units or non-residential buildings.	Delete guidance point.  These matters are addressed under rules THW-R4 and THW-R6 in the Three Waters chapter of the District Plan.	-			Delete guidance point.  These matters are addressed under rules THW-R4 and THW-R6 in the Three Waters chapter of the District Plan.		
	Water conservation							Delete subheading.  Provide for these guidance points under the "Designing with water" heading.				Delete subheading.  Provide for these guidance points under the "Designing with water" heading.		
G17.	Water conservation methods and retention are recommended to be integrated into the landscape and building design.	•	This could be through: -Reducing demand on mains by recycling captured stormwater as greywater. -Utilising plant and tree species that do not require regular irrigation.	481.36 Make guidance point mandatory, as it would be costly to retrofit these matters into a development after it is built.	Ensuring that water conservation methods (such as water tanks) are integrated into the development design is important for avoiding potential adverse outcomes on the streetscape, public space, or usability of outdoor living space.	Guidance point is clear and assessable, but could be more directive.	This guidance point is relevant to outcomes related to water, landform and urban structure.  Use of plant species that do not require regular irrigation is relevant, but should be provided for as a separate guidance point.	Replace guidance point with the following:  "G[xx]. Provide for any methods of water conservation in a manner that is integrated into the landscape and/or building design.  Consider locating water conservation measures such as rain water tanks so that they are not visible from the street or other public spaces, and so that they do not obstruct occupiable communal or private outdoor living space on site."	G12.	Integrate into G10.	Agree.	Delete guidance point.  Matter is addressed elsewhere in the Design Guide.		

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G18.	Consider grey water reuse and circular water systems for washing and cleaning purposes.	*		135.75 Guidance point should be amended. The validity of grey-water uses should be verified. Not mention is made of toilet flushing or irrigation, which are common uses for grey water.  481.36 Make guidance point mandatory, as it would be costly to retrofit these matters into a development after it is built.	While water conservation methods may contribute to a well-functioning urban environment (in that they reduce pressure on infrastructure), the type of methods used is principally a technical/engineering matter, rather than an urban design matter. Notwithstanding this, it is a relevant consideration, however the guidance point should be worded with sufficient flexibility to enable designers to consider what would be appropriate for the specific circumstances of the development.	Given that there are a range of different water conservation methods, and that the appropriateness of any method will vary depending on the site, proposal, and engineering design, the guidance point should be more flexible to allow consideration of a range of water conservation methods.	This guidance point is relevant to specified outcomes related to water.	<b>Replace guidance point with the following, and relocate above G17:</b> "G[xx]: Consider incorporating water conservation methods into the design of the development.  <i>A range of methods can contribute to conserving water use, including:</i> - collection of rainwater; - grey-water re-use; - selection of plant species that do not require regular irrigation."	G11.	Integrate into G10.	Agree.	Delete guidance point.  Matter is addressed elsewhere in the Design Guide.		
	Ecology							Delete subheading.  Provide for these guidance points under the "Designing with water" heading.				Delete subheading.  Provide for these guidance points under the "Designing with water" heading.		
G19.	Where possible, regenerate waterways and enhance the stream ecology where waterways exist above or below ground.	*		459.17 Guidance point should be mandatory.  481.31 Guidance point should be mandatory.	Integrating existing waterways into new urban development supports creating urban environments that respond to place, where water is a defining characteristic of place.	Achieving regeneration of waterways and enhancement of stream ecology are matters that would likely require the input of an ecologist in order to assess. While the guidance point has merit, the guidance point should focus on <i>identification of opportunities</i> to incorporate the enhancement or regeneration of waterways as part of a proposal, as this would be assessable.  The term "water body" would be more appropriate than "waterway", as "water body" is a defined and commonly understood RMA term.	This guidance point is relevant to specified outcomes related to water.  This appears to be a fundamental guidance point in relation to water, and should be located ahead of G17 & G18, which relate to water conservation.	<b>Replace guidance point with the following, and relocate above G17:</b> "G[xx]. Consider opportunities to restore or enhance existing water bodies on the site."	G9.	Delete guidance point as it repeats the relevant outcome and is already provided for through District Plan rules.  Strong opposition to this guidance point as it would lead fragmented or tokenistic design responses that provide little value. Such responses are better addressed in a coordinated and continuous manner in the public realm (rather than on a site by site basis through individual development).	Agree.	Delete guidance point.		
G20.	Where possible, protect and enhance existing native bush and significant trees on-site and in the surrounding area.	*		459.18 Guidance point should be mandatory. Considers good design will take trees into account to provide a better outcome for residents.  481.37 Guidance point should be mandatory. Considers good design will take trees into account to provide a better outcome for residents.	Strong merit in encouraging retention of trees as it contributes to retaining character of street as a design matter.	Unclear what "enhance" means in relation to native bush and significant trees. Guidance point appears to be seeking retention of trees.	This guidance point is a double-up of G7.  The guidance point is not directly relevant to water.	<b>Delete guidance point.</b>  This matter does not directly relate to water and is already addressed under G5/G7.	-			Delete guidance point.  This matter does not directly relate to water and is already addressed by another guidance point.		
	Effective public-private interface		Positive and strong visual and physical connections between buildings and the public realm contribute to vibrant and safe centres and business areas.			"Public spaces" is a defined term in the District Plan, and should be used instead of "public realm", which is not.	"Safe centres and business areas" in the explanatory text is not relevant to the residential zones. Recommend changing this to refer to "safe streets and public spaces".	<b>Retain heading.</b>  <b>Replace explanatory text as follows:</b>  "Positive and strong visual and physical connections between buildings and public spaces contribute to vibrant and safe streets and public space."		Amend explanatory text as follows:  "Positive and strong Good visual and physical connections between buildings and public spaces contribute to vibrant, attractive and safe streets and public space."	Agree.	Replace explanatory text with the following:  "Good visual and physical connections between buildings and public spaces contribute to attractive and safe streets and public space."		
	Ground floor interface and frontage							<b>Retain heading.</b>				Retain heading.		
G21.	Development must be designed to positively contribute to the adjacent street's amenity, vibrancy, and safety.	***			While the guidance point is underpinned by a sound principle, it reads more as an outcome than guidance. The guidance point effectively re-states the "urban structure" and "fronting the street" design outcomes.	The guidance point is too broad to be assessable. Assessment of this matter is generally provided for under subsequent more detailed guidance points.	Guidance point is too broad and reads as an objective, rather than guidance. The guidance point is essentially the same as the two objectives for effective public-private interface.	<b>Delete guidance point.</b>  Matter is a broad outcome, rather than a specific guidance point.	-			Delete guidance point.  Matter is a broad outcome, rather than a specific guidance point.		

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G22.	Give a sense of human scale at the publicly occupied edges of buildings by using appropriate materials, detailing and modulation.	***	<i>If a building contains features comparable in size with the human figure, these features are considered to be at a human scale.</i>		There is urban design merit in providing guidance around context / scale and adjacent buildings. This helps ensure that pedestrian activity is supported at the building/development edge. The diagram from guidance point G56 of the Centres and Mixed Use Design Guide provides a useful description of the intended outcome sought.	Some aspects of the guidance point are unclear, in particular, the meaning of "appropriate materials, detailing and modulation". This could be assisted by advice notes and/or illustrations.  Guidance point is assessable, subject to explanation by the applicant as to how this matter has been considered in the design.  "Publicly occupiable" suggests that the interior of the building should be occupied by the public. Suggest this is replaced with "at the edges of buildings that are located next to the street or other public or communal space".	The guidance point is relevant to the outcome specified for fronting the street.	<b>Replace guidance point with the following:</b>  "G[xx]. Provide a sense of human scale at the edges of buildings that are next to the street, pedestrian paths, or other public or communal spaces by using appropriate materials, detailing and modulation of built form.  <i>If a building contains features comparable in size with the human figure, these features are considered to be at a human scale.</i>  [Add drawing from guidance point G53 of the Centres and Mixed Use Design Guide]"	G14.	The advice note should be expanded to address the matter of elements that can assist with a transition to a human scale. This could include: -Changes in facade materiality, articulation or modulation; -Features such as canopies -Ability for activities (such as outdoor living space) to occupy these spaces -Landscape planting -Other vertical or constructed elements in the landscape (such as landscape walls or furniture).  The image does not assist interpretation and should be deleted.  Add a point in the advice note on transitional volumes and elements (including projections or recessing in the building form). This point should cover proportions, and in particular transitional elements with dimensions that mediate between the dimensions of the human form and a much larger building".  The second half of the guidance point is clumsily worded and should be refined.	Agree.	<b>Replace the guidance point with the following:</b>  "G[xx]. Provide a sense of human scale at the occupiable edges of buildings.  <i>This guidance point applies to the parts of buildings that are located next to the street, pedestrian paths on site, or other public or communal open spaces that will be used, accessed or occupied by people.</i>  <i>Consider methods of providing for a transition to a human scale, including:</i> - as part of the design of built form, incorporating transitional built form elements with dimensions that mediate between the dimensions of the human form and a much larger building; - changes in facade materiality, modulation or articulation at the occupied edges of buildings; - incorporating features such as canopies along occupied edges of buildings; - providing for usable outdoor spaces at the edges of buildings; - incorporating landscape planting or constructed landscape elements of a human scale (such as furniture) into the occupied spaces next to buildings." <b>Delete image.</b>	G7.	G9.
G23.	Ensure the site layout orientates residential units to face either the public space, the street, or communal open space of the development to avoid side facing buildings.	***	Image provided		Orientation of residential units towards the street, public open spaces and communal open spaces is a factor in ensuring those spaces are activated and overlooked.	The guidance point is generally clear, although it is not clear what is sought to be achieved by the direction to "avoid side facing buildings". It may be unnecessary to state this, as the guidance point already clearly states what is sought to be achieved.	The guidance point is relevant to the outcomes specified for urban structure and fronting the street.	<b>Replace guidance point with the following:</b>  "G[xx]. Orientate residential units to face the street, public space and central communal outdoor living space.  [Retain existing image]"	G15.	Amend the guidance point so that it focusses on orientating units to face the street.  Use an advice note to describe what "face the street" means.  Incorporate G23 (corners) into this guidance point as an advice note.  The reference to "central communal outdoor living space" should be removed, as this matter is covered by G36.  On the basis that the central communal space is not addressed under this guidance point, the images should be deleted as they do not assist with interpretation.	Agree.	<b>Replace guidance point with the following:</b>  "G[xx]. Orientate residential units to face the street.  <i>Residential units can be oriented to face the street by:</i> - locating the principal entrance to the unit so that it faces the street; - locating active habitable rooms such as kitchens, dining rooms or living rooms so that they overlook the street.  <i>On corner sites, consider:</i> - relating building frontages to the street network hierarchy by orientating primary frontages towards the primary street, and secondary frontages towards the secondary street; - locating more prominent building forms on corner sites."	G6.	G6.
G24.	Ground floor residential must have a strong public-private threshold, for example, through the use of building setbacks, recessed entrances, internal design and landscaping.	***			Providing a clear public/private threshold ensures that there is clear definition between the two. This assists legibility at the street/public space edge, and makes it clear to the occupants of residential units the spaces over which they have stewardship.	Unclear what is meant by "strong" in relation to the public-private threshold. It would be more appropriate to say "clearly defined".  The matters for consideration are vague, and may require further description to support the application of the guidance point.  Reference to "ground floor residential" must actually be a reference to "ground floor residential units".	The guidance point is relevant to the outcome specified for fronting the street.	<b>Replace guidance point with the following:</b>  "G[xx]. Provide a clearly defined threshold between public and private space for ground floor residential units.  <i>Consider the use of methods such as building setbacks, recessed front-door entrances, landscape design and appropriate arrangement of internal spaces within the residential unit to provide a clear definition between public space, and private space associated with the residential unit."</i>	G16.	Guidance point should be deleted, as the matter is addressed through other guidance points related to entrances and private outdoor living spaces in front yards.	Agree.	<b>Delete guidance point.</b>		
G25.	The site layout must result in a compatible relationship between units considering privacy, shape, orientation and topography.	***		135.75 Edit or delete guidance point. Considers G25 is very broad, undefined and its meaning is uncertain.	Managing the relationship between residential units is important for providing reasonable levels of residential amenity in denser urban environments.	Unclear what "compatible relationship between units" means. The intent of the guidance point appears to relate to privacy between residential units. Diagrams would not be necessary to explain this.	A focus on inter-unit privacy would be more relevant to public-private interface outcomes.  However, these matters are already addressed by guidance points G110 and G111.	<b>Delete guidance point.</b>  Matter is already addressed under G110 and G111.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G26.	Design the fronts of buildings to minimise or eliminate places that may result in concealment and entrapment.	***			Designing the edges of buildings to avoid entrapment spaces is relevant to achieving a safe street space. However, this matter is already provided for under G46 and G47.	The terms "concealment" and "entrapment" are CPTED related terms, but this is not clear from the wording of the guidance point.  Unclear how to assess guidance point.	The guidance point is relevant to the outcome specified for fronting the street.  Risk that guidance point conflicts with other outcomes. Provision for CPTED matters is covered under other guidance points related to well	<b>Delete guidance point.</b>  CPTED matters are provided for under other guidance points (particularly G46/G47).	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G27.	Publicly accessible and relevant private facilities and activities, such as seating for dining, should extend out into public space.	**		135.77 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.	Publicly accessible edges are a generally desirable outcome in centres and mixed use zones, but more problematic in residential zones where the ground floor is typically not publicly accessible.	The scope of the guidance point is unclear. It is not clear what "publicly accessible and relevant private facilities means".	Non-residential activities for which this guidance point might be relevant (such as cafés, bars and restaurants) are not promoted in the Medium Density or High Density Residential Zones.  Matter is more relevant to the Centres and Mixed Use Design Guide.	<b>Delete guidance point.</b>  Matter is not relevant to development in the Medium Density and High Density Residential Zones.	-			<b>Delete guidance point.</b>  Matter is not relevant to development in the Medium Density and High Density Residential Zones.		

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G28.	Developments with wide street frontages should provide frequent pedestrian connections to the street.	• •			Increased pedestrian permeability at the street edge is a generally desirable outcome, however this matter is generally achieved by G29.	Unclear what a "wide street frontage" is, and how frequent pedestrian connections should be.	The guidance point is relevant to the outcome specified for fronting the street.  The matters sought to be achieved by the guidance point are addressed by G29.	<b>Delete guidance point.</b>  The matter is addressed by G29.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G29.	Individual street-front entrances for residential dwellings should be used to provide added activity and interest to the public realm and consider future-proofing for the conversion of units to non-residential use in the future.	• •			Providing individual street entrances for ground floor residential units increases accessibility, contributes to a cohesive streetscape by providing a sense of individual address for each residential unit.	Rewording of the guidance point would improve clarity.  The term "residential dwelling" should be replaced with "residential unit" for consistency.	The part of the guidance point that relates entrances for residential units relevant to the outcome specified for fronting the street.  The part of the guidance point that relates to conversion of units to non-residential units is not relevant. Non-residential activities for which this guidance point might be relevant (such as cafés, bars and restaurants) are not promoted in the Medium Density or High Density Residential Zones.	<b>Replace guidance point with the following:</b>  "G[xx]. Where ground floor residential units front the street, provide individual pedestrian entrances from the street to each unit."	G17.	Use an advice note to explain that this may not apply to all types of apartment development.	Agree. Where ground floor apartments are accessed from a central core, it may not be appropriate to provide individual entrances to each ground floor unit from the street, and this should be recognised.	<b>Replace guidance point with the following:</b>  "G[xx]. Where ground floor residential units front the street, provide individual pedestrian entrances from the street to each unit."  <i>There may be circumstances where it is not appropriate to provide individual entrances to ground floor units in apartment buildings.</i> "	G8.	
G30.	Canopies and verandahs should be designed with architectural coherence that relates to the building as a whole.	• •			While canopies and verandahs should be designed in a manner that is cohesive with the overall building form, where is no need to provide for them over the whole building.	The guidance point should be reworded to make it clear that the focus is on providing canopies and/or verandahs that are cohesively designed. Removal of the term "building as a whole" would reduce confusion about the scope of the guidance (as it could be read as seeking canopies/verandahs are desirable across the whole building).  An advice note could assist with describing matters to be considered when seeking to cohesively integrate canopies/verandahs into the building design.	This guidance point is more relevant to the built form outcome under the "High-quality buildings" heading.	<b>Replace guidance point as follows, and relocate guidance point to after G109:</b>  "G[xx]. Design canopies, verandahs and balconies to be visually integrated with the overall architectural composition of the building.  Consider matters such as: - the material relationship between canopies, verandahs and balconies and the materiality of the building facade; - alignment of canopies, verandahs and balconies with key datums or elements of the building facade and form."	G54.	Delete guidance point and address as an advice note under G52.	Agree.	<b>Delete guidance point.</b>		
G31.	Consider the scale of adjacent heritage buildings and areas in the design.	• •	<i>Adopt street wall heights, upper-level setbacks, and appropriate building separation to respond to the scale of adjacent heritage buildings and contributing buildings to heritage areas.</i>	135.78 Delete guidance point. Considers that this matter should be addressed by the Heritage Design Guide.  412.85 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 (such as the diagrams from the operative Central Area Urban Design Guide).	There is strong merit in ensuring that new buildings have regard to existing adjacent heritage buildings. This ensures that new development contributes to its context.	The guideline is assessable, subject to explanation from the applicant as to how the proposal relates to adjacent heritage buildings or areas.  The guidance point is reasonably clear, assisted by advice notes.  Assessment may require the input of heritage experts.	This issue is not relevant to public-private interface outcomes, rather it is more an issue of built context. Guidance point is more appropriately located within the architectural context section of the design guide.  Standard HRZ-S3 in the High Density Residential Zone already addresses the scale of development adjacent to heritage buildings and areas through a specific height in relation to boundary standard. On this basis, the guidance point should more generally provide for consideration of the relationship between new buildings and existing heritage buildings, rather than focussing specifically on scale (which is addressed through the District Plan standards).  This matter is not an overlap with the Heritage Design Guide, as the Heritage Design Guide does not apply to buildings adjacent to heritage buildings (except where they are located in a heritage area).	<b>Replace guidance point as follows, and relocate guidance point to after G107:</b>  "G[xx]. Consider the relationship between new buildings or parts of buildings and adjacent heritage buildings.  Consider matters such as: - The alignment between buildings and adjacent heritage buildings; - The relationship between the built form, facade materiality and elevational alignments of new buildings or parts of buildings to the form, materiality and elevational alignments of adjacent heritage buildings; - The design and arrangement of windows and openings in relation to those of adjacent heritage buildings."	G51.	Replace guidance point with the following: "Design buildings to achieve a considered and complementary relationship between new buildings or parts of buildings and adjacent heritage buildings."  Amend advice note as follows: "Consider matters such as: - the alignment between buildings and adjacent heritage buildings; - the relationship between the modelling and composition of built form, facade materiality, material quality, and elevational alignments of new buildings or parts of buildings to the form, materiality and elevational alignments of those of adjacent heritage buildings; - the design proportions and arrangement of windows and openings in relation to those of adjacent heritage buildings; - achieving an appropriate level of contrast between new buildings and adjacent heritage buildings."	Agree.	<b>Replace guidance point as follows:</b>  "G[xx]. Design buildings to achieve a considered and complementary relationship between new buildings or parts of buildings and adjacent heritage buildings.  Consider matters such as: - the relationship between the modelling and composition of built form, materiality, material quality, and elevational alignments of new buildings or parts of buildings to those of adjacent heritage buildings; - the proportions and arrangement of windows and openings in relation to those of adjacent heritage buildings; - achieving an appropriate level of contrast between new buildings and adjacent heritage buildings."	G36.	G34.

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G32.	Consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington's Tiriti o Waitangi partners.	*			Guidance point acknowledges that the urban environment has developed over a landscape which included a range of sites and areas of significance to mana whenua. Ensuring that these are acknowledged in new urban fabric supports the development of urban environments where the influence of mana whenua becomes a recognisable part of the identity of the city.	Is assessable, subject to explanation from the applicant as part of their application.  Could be difficult to assess where there has been no mana whenua input into the design. In this case, assessment may require mana whenua input.	Matter is relevant to the design outcome that seeks that mana whenua sites of significance are acknowledged and celebrated.  The matter is broader than ground floor interface and frontage. This should sit under its own heading that relates to the design outcome "mana whenua sites of significance".	<b>Retain guidance point, and locate under a new heading "mana whenua sites of significance".</b>	G13.	While it is important that this matter is addressed, this should not be included in the Design Guides if the matter is otherwise comprehensively and robustly addressed by other parts of the District Plan.  Noted that further analysis of the District Plan Sites or Areas of Significance to Māori (SASM) provisions identify that they do not provide for development adjacent to sites or areas of significance to Māori.  Amend guidance point as follows: "Adjacent to sites or areas of significance to Māori identified in the District Plan, consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington's Tiriti-o-Waitangi tangata whenua-partners."	The District Plan includes objectives, policies, rules and mapping of sites and areas of significance to Māori (SASMs). However, these are only triggered when the mapped site itself is disturbed. Development adjacent to these sites does not trigger any of the SASM provisions. In addition to this, while there is a more restrictive height in relation to boundary rule for development in relation to heritage buildings, heritage areas, or character areas, there is no such provision.  On the basis that the District Plan provisions do not comprehensively address the issue of development adjacent to sites and areas of significance to Māori, it would be appropriate to maintain the outcome.  The guidance point does not create an obligation for development to recognise these histories, rather, it provides for developers to consider whether it would be appropriate to do so (for example, where there is a site of significance located within or adjacent to a development).  The amendments to the guidance point provide greater certainty to users of the design guides as to the intended scope of application of the guidance point.	<b>Replace guidance point with the following:</b> "G[xx]. Adjacent to sites or areas of significance to Māori identified in the District Plan, consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington's tangata whenua."	G12.	G14.
G33.	Consider the quality of hoardings and use creative approaches to reduce the visual impact of construction sites where appropriate	*		135.79 Delete guidance point. Considers this matter is a construction management issue, and not a proposed building design issue.	While the presence of hoardings can temporarily impact on the streetscape and surrounding environment, these effects are temporary in nature.	Guidance point is assessable, subject to explanation from the applicant.  Unclear what is intended by the words "where appropriate".	This is a temporary construction matter, and does not relate to shaping the permanent fabric of the urban environment.	<b>Delete guidance point.</b>  Matter is a temporary construction matter, and not relevant to permanent urban design outcomes.	-			<b>Delete guidance point.</b>  Matter is a temporary construction matter, and not relevant to permanent urban design outcomes.		
<b>Passive Surveillance</b>														
G34.	Maintain visual connections between building interiors and the public realm to ensure passive surveillance is achieved. Avoid blank facades and opaque windows facing the public realm.	***			Providing for strong visual connections between buildings and the public realm is a key element in ensuring streets and public spaces are overlooked.	Suggest "provide" is a more appropriate word than "maintain". "Maintain" suggests retaining existing connections, which does not capture the intent.  The second sentence within the guidance point is highly restrictive and in any case unnecessary, as the outcome sought by the guidance point is achieved through the first sentence. This could be reinforced through an advice note.  "Public spaces" is a defined term in the District Plan, and should be used instead of "public realm", which is not defined.	The guidance point is relevant to the outcome specified for fronting the street.	<b>Replace guidance point with the following:</b> "G[xx]. Provide for passive surveillance through visual connections between the building interior and adjacent public spaces.  Visual connections to the building interior, which are principally provided for through transparent windows or other openings, enable passive surveillance of the street and other public or communal spaces. Refer to guidance points G38 and G62 for further guidance on balancing passive surveillance with internal privacy where a residential unit's private outdoor living space is located in the front yard."	G18.	Incorporate a reference to balconies in the guidance point.  Delete the advice note and replace as follows (from the advice note in G19): "Active habitable rooms include kitchens, living rooms or dining rooms. Designing circulation spaces, such as hallways or stairways, so that they overlook the street can also provide a sense of passive surveillance."  Remove reference to balconies and amend the guidance point as follows: "Provide for passive surveillance through visual connections between the building interior and adjacent public spaces-balconies-or-active-spaces-within-the-building-and-adjacent-public-spaces."	Agree.	<b>Replace guidance point with the following:</b> "G[xx]. Provide for passive surveillance through visual connections between the building interior and adjacent public spaces.  Active habitable rooms include kitchens, living rooms or dining rooms. Designing circulation spaces, such as hallways or stairways, so that they overlook the street can also provide a sense of passive surveillance."	G9.	G11.
G35.	Street frontages of residential units should feature an active habitable room such as kitchen, living or dining spaces to increase passive surveillance.	**			This guidance point acknowledges that the internal arrangement of the building is a significant contributor to the way in which it overlooks the street. However, this can cause privacy issues, which are most appropriately mitigated through landscape design (an advice note could help with this).	Guidance point is assessable, although guidance point should be re-worded to recognise that	The guidance point is relevant to the outcome specified for fronting the street.	<b>Replace guidance point with the following:</b> "G[xx]. Where residential units front the street, consider arranging the interior of the unit so that there is an active habitable room or interior circulation space facing the street.  Active habitable rooms include kitchens, living rooms or dining rooms. Designing circulation spaces, such as hallways or stairways, so that they overlook the street can also provide a sense of passive surveillance.  Consider mitigating effects on interior privacy through landscape design methods such as planting, visually permeable screening or fence design, or partially raising the ground floor level above the street level."	G19.	Delete this guidance point as it is addressed under G18.	Agree.	<b>Delete guidance point.</b>		
<b>Entrances</b>														
<b>Retain heading.</b>														

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G36.	Ensure main entrances and lobby spaces to multi-unit buildings and apartments are visible, safe and well-lit and placed to provide good physical and visual connections between indoor and outdoor areas.	***			Strong merit and assessable. Being able to identify building entrances is a key aspect of ensuring the urban environment more broadly is accessible and legible. However, guidance point misses that entrances to all residential units should be visible from the street, communal open space or pedestrian path (not just multi-unit or apartment buildings).	Generally clear guidance point, although the guidance point could be improved by clarifying where entrances and lobbies should be visible from.	The guidance point is relevant to the outcomes specified for urban structure and fronting the street.  Lighting of building entrances is addressed under other guidance points.  Advice note can incorporate relevant matters from G38.	Replace guidance point with the following:  "G[xx]. Locate and design main building entrances, lobby spaces to apartment buildings and exterior entrances to residential units, so that they are visible from the street, communal outdoor living space or pedestrian paths on site.  <i>Legibility of entrances can be supported by:</i> - orientation of the entrance towards the street, communal outdoor living space or pedestrian paths; - designing the entrance so that it is visually distinguishable from other parts of the building; - providing shelter outside the entrance in the form of a canopy or alcove; - appropriate lighting of the entrance; - ensuring that the area around the entrance is not cluttered by services such as waste storage areas, washing lines or air conditioning outdoor units.	G20.	Simplify the guidance point and combine it with G20, as follows: "Locate and design main building entrances to: - face the street; and - incorporate shelter."  Replace guidance point with the following: "Locate and design main building entrances to be visible from the street and incorporate shelter."  Amend the advice note as follows: - replace "legibility" with "visibility"; - remove reference to "communal outdoor living space" from the first bullet point; - replace the third bullet point with "lighting"; - delete the final bullet point within the first group of bullet points; - replace the first sentence of the advice note on shelter with the following: "Shelter will provide a transitional arrival space prior to entering the building."	Agree.	Replace guidance point with the following:  "G[xx]. Locate and design main building entrances to be visible from the street and incorporate shelter.  <i>Visibility of entrances can be supported by:</i> - orientation of the entrance towards the street or pedestrian paths; - designing the entrance so that it is visually distinguishable from other parts of the building; - lighting.  Shelter will provide a transitional arrival space prior to entering the building. Forms of shelter at building entrances may include: - locating a canopy or verandah over the building entrance; - recessing the entrance into the facade."	G10.	G12.
G37.	Entrances should 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.	**		61.7 Amend the guidance point to use "must" instead of "should".  135.80 Combine with guidance point G39.  343.15 Amend the guidance point to use "must" instead of "should".	Guidance point acknowledges that there are a range of matter that need to be considered in the design of an entry, to ensure that they are accessible, inclusive and functional.	The term "adequate dimensions" reads more like a standard than a guidance point. It would be more appropriate to provide that entrance design considers the access requirements of a range of different people. Assessment of the guidance point is likely to require explanation from the applicant.  It is unclear whether this guidance point applies to main building entrances, entrances to residential units, or both.	The guidance point is relevant to the outcome specified for fronting the street.  The guidance point supports residential zone objectives related to accessibility (MRZ-O3, HRZ-O3).  Because clause D1 of the Building Code exempts housing from accessibility requirements, it is difficult for the guidance point to be any stronger than a consideration.  Advice note can incorporate relevant matters from G38 and G39.	Replace guidance point with the following:  "G[xx]. When designing entrances to residential units, including the main building entrances and lobby spaces of apartment buildings, consider the accessibility requirements of a range of building users, including wheelchair users, people with low mobility, and people moving furniture.  <i>Relevant matters to consider when designing entrances to be accessible include:</i> - the visibility of the entrance from the street, communal outdoor living space or pedestrian paths on site; - the width of entrances and lobbies to accommodate wheelchair movements and turning; - providing for step-free entry where this is practicable; - accommodating the space requirements of cultural practices (such as the moving of tūpāpaku); - designing entrances so that they can accommodate large items of furniture and appliances, such as beds, couches and fridges."	G21.	Simplify the text of the guidance point and remove reference to "accessibility requirements" and reframe guidance point around considering access for a range of different users.  Amend guidance point so that it applies to communal circulation spaces within the building (not just entrances).	Agree.	Replace guidance point with the following:  "G[xx]. When designing entrances and communal circulation spaces within the building, consider access for a range of different building users.  <i>Relevant matters when considering access will be based on the intended use of the building and may include:</i> - the width of entrances and lobbies to accommodate wheelchair movements and turning; - providing for step-free entry where this is practicable; - accommodating the space requirements of cultural practices (such as the moving of tūpāpaku); - designing entrances so that they can accommodate large items of furniture and appliances, such as beds, couches and fridges."	G11.	G13.
G38.	Entrances to dwellings should: » Be visible and readily accessed from the street or common areas within the development. » Have visual interest and be legible. » Provide a sheltered area immediately outside the door and a reception space inside the dwelling that is not a main living area. » Be wide enough to enable cultural practice such as the moving of tūpāpaku. » Not be dominated by service spaces and activities, such as waste storage, washing lines, air conditioning units. » Allow appropriate personalisation by the occupants of the dwelling.	**			The guidance point sets out a range of matters that are relevant matters to consider when designing an entry. However, these matters could be incorporated into G37 and G38.	The term "dwelling" should be replaced with "residential unit", to ensure consistent use of terminology.	Guidance point overlaps with G37. The two could be combined to set out the range of matters that the entrance to a residential unit should be designed to accommodate.	Delete guidance point.  Incorporate these matters into advice notes as part of G37 or G38 above.	-			Delete guidance point.  Matter is addressed elsewhere in the Design Guide.		
G39.	Where possible, ensure dwellings on the ground floor have a step-free entry.	*		61.9 Amend the guidance point to use "must" instead of "should".  135.80 Combine with guidance point G37.  343.16 Amend the guidance point to use "must" instead of "should".	This is a relevant matter to consider in relation to providing entries that are accessible. However, it is a matter of detail that can be considered as part of other guidance points related to building entries (particularly G37).	"Where possible" is a high standard. Guidance point needs to be sufficiently flexible to recognise that it will not always be practicable to provide a step free entry (for example, on hill sites, or on sites where the ground floor is raised due to flood hazards). "Where practicable" would be a more appropriate qualifier.  The term "dwelling" should be replaced with "residential unit", to ensure consistent use of terminology.	Guidance point overlaps with G37. The two could be combined to set out the range of matters that the entrance to a residential unit should be designed to accommodate.	Delete guidance point.  Incorporate this matter into G38 above.	-			Delete guidance point.  Matter is addressed elsewhere in the Design Guide.		
G40.	Where possible, provide canopies and verandahs at active edges of the building and above entrances.	*		135.81 Delete guidance point. Considers that this 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 provides for cover at entries.	The guidance point risks being read as if the building should be covered in canopies and verandahs. It would be more appropriate for the guidance point to focus on providing shelter at the building entry, as this would assist with both the functionality and legibility of the entry.	If the intent of the guidance point is to encourage sheltered entry, then this should be stated (rather than specifically focussing on canopies and verandahs).	The part of the guidance point that relates to active edges is not relevant to the Medium Density or High Density Residential Zone.	Replace with the following guidance point:  "G[xx]. Incorporate shelter into the design of exterior entrances to residential units and main building entrances to apartment buildings.  <i>Shelter can assist with the legibility, functionality and sense of arrival provided by a building entrance. Forms of shelter at building entrances may include:</i> - locating a canopy or verandah over the building entrance; - recessing the entrance into the facade."	G22.	Delete guidance point and incorporate into G20.	Agree.	Delete guidance point.		
	Façades							Delete heading.				Delete heading.		

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G41.	Provide visual interest on new façades, articulating or eliminating wall surfaces that are featureless or plain.	***		301.21, 407.42, 407.43 Considers guidance point is inadequate and should be amended to be more thorough. Section could include provisions on proportions, materials, texture and colour. Guidance point should also be amended to require multi-storey buildings to be designed by a registered architect.	While visual interest is relevant, the Design Guides need to be careful not to over-prescribe this matter, in order to avoid leading buildings towards being over-articulated.	The guidance point is so broad as to be difficult to assess.	This matter is a double up with guidance points related to architectural coherence (G108).	<b>Delete guidance point.</b>  Matter is addressed under the architectural coherence guidance points.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
<b>Corner sites</b>								<b>Retain heading.</b> <b>Replace guidance point with the following:</b> "G[xx]. Design buildings on corner sites to positively address both street frontages.  <i>This may be through architectural features that wrap the corner, windows of the same proportion on both façades and reduced setbacks on both boundaries.</i>  [Retain existing image]"	G23.	<b>Delete guidance point and incorporate matter into G15 as an advice note.</b>  In the advice note, refer to: -locating prominent building forms on corner sites; -hierarchy in street frontages on corner sites (primary and secondary frontages) -remove reference to windows of the same proportion on both façades.	Agree.	<b>Delete guidance point.</b>		
G42.	Buildings on corner sites must be designed to positively address both street frontages.	***	<i>This may be through architectural features that wrap the corner, windows of the same proportion on both façades and reduced setbacks on both boundaries. Image provided.</i>		This guidance point acknowledges that special consideration is required for corner sites, to ensure that both streets are appropriately fronted by the development.	Guidance point is clear and assessable. Advice note provides useful description and illustration.  Minor amendment to the guidance wording for consistent syntax with other guidance points.	Guidance point is relevant to achieving the "urban structure" and "fronting the street" design outcomes.					<b>Delete heading.</b> <b>Delete guidance point.</b>		
<b>Fencing</b>								<b>Delete heading.</b> <b>Delete guidance point.</b>  Fence design is addressed through separate District Plan rules.	-			<b>Delete heading.</b> <b>Delete guidance point.</b>  Fence design is addressed through separate District Plan rules.		
G43.	Ensure front fences and boundary walls enable people in the dwelling to see out to the street.	***			Fence design is a relevant factor that contributes to the relationship between the building and the street, the articulation and use of front yard spaces, and the provision of passive surveillance. However, fence design is already addressed through District Plan rules.	Guidance point is relatively clear and assessable.	The District Plan already has clear and prescriptive rules which outline how a fences at the street must be designed. This includes a requirement that the extent of fence above 1.2m must be visually permeable, and that the total fence height must be no greater than 2m.  The outcome sought by the guidance point is already provided for by the rule.					<b>Delete guidance point.</b>  Fence design is addressed through separate District Plan rules.		
G44.	Fencing should be low with planting treatment along the site's street boundaries to enhance the street edge and provide useful, useable space for residential occupants.	***	Image provided.	135.82 Amend guidance point to allow for 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.  135.83 Clarify the use of 'low' in relation to fencing.	Fence design is a relevant factor that contributes to the relationship between the building and the street, the articulation and use of front yard spaces, and the provision of passive surveillance. However, fence design is already addressed through District Plan rules.	Reference to "low" in relation to fencing is unclear, and potentially conflicts with the fence design rule.  Unclear what is sought by "useful, useable space for residential occupants" and how this relates to fence design.	The District Plan already has clear and prescriptive rules which outline how a fences at the street must be designed. This includes a requirement that the extent of fence above 1.2m must be visually permeable, and that the total fence height must be no greater than 2m.  This guidance point may conflict with the fence design rule.	<b>Delete guidance point.</b>  Fence design is addressed through separate District Plan rules.	-			<b>Delete guidance point.</b>  Fence design is addressed through separate District Plan rules.		
<b>Well-functioning sites</b>								<b>Retain heading.</b>				<b>Retain heading.</b>		
<b>Connections for people</b>								<b>Retain heading.</b> <b>Add the following advice note, for consistency with the C&amp;MU Design Guide:</b>  <i>"Prioritising the pedestrian experience is important in ensuring safe neighbourhoods and healthy communities."</i>				<b>Retain heading.</b> <b>Add the following advice note, for consistency with the C&amp;MU Design Guide:</b>  <i>"Prioritising the pedestrian experience is important in ensuring safe neighbourhoods and healthy communities."</i>		
G45.	Create new publicly accessible pedestrian links through a site as part of the site redevelopment where a link would enhance local pedestrian connectivity	***	<i>Ensure connections are of high quality. High-quality connections should feature:</i> - Clear, straight sightlines to the spaces beyond them - Viewshafts to maunga and awa of importance to local iwi where possible - Wide footpaths - Quality landscape treatment - Lighting - At least one active frontage - Public artwork		The guidance point acknowledges that the design of pedestrian networks within development provide opportunities for development to contribute positively to the broader accessibility network.	Guidance point is clear and assessable, subject to explanation of the site context from the applicant.  Advice note read likes a list of requirements. This should be rephrased to be a descriptive (but non-exhaustive) list of potential considerations.  District Plan refers to "pedestrian path", rather than "pedestrian link", so it would be appropriate to use this term.	Guidance point is relevant to achieving the "movement and access" design outcomes.	<b>Replace guidance point with the following:</b> "G[xx]. Create new publicly accessible pedestrian paths through a site where this will enhance local pedestrian connectivity.  <i>When providing publicly accessible pedestrian paths, consider matter such as:</i> - providing paths that are clear, direct and legible for the public; - aligning paths with views towards significant maunga, awa and moana where practicable; - creating connections that facilitate access to nearby public transport stops; - providing a path width, surface treatment and lighting that reflects its intended public use."	G24.	<b>Replace guidance point with the following:</b> "Create pedestrian paths through larger sites where this is safe and will enhance local pedestrian connectivity."  <b>Delete advice note. Add brief advice note assisting interpretation of enhancing local pedestrian connectivity.</b>  Add the following text to the advice note: "Where there is an existing well used public path through the site, consider retaining this and integrating it into the design of the development."	Agree.	<b>Replace guidance point with the following:</b> "G[xx]. Create pedestrian paths through larger sites where this is safe and will enhance local pedestrian connectivity.  <i>Where several existing streets or other formed public pedestrian paths are located around a site, providing for connections between these can enhance local pedestrian connectivity.</i>  <i>Where there is an existing well used public path through the site, consider retaining this and integrating it into the design of the development.</i> "	G13.	G15.

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G46.	Place windows from occupied spaces to overlook pedestrian routes to ensure passive surveillance is achieved while maintaining internal privacy. This is especially important where movement can be predicted, such as pathways to parking lots or garages.	***			Providing for a safe, convenient, direct and clear pedestrian access network is a key aspect of ensuring that development is accessible, and that it contributes positively to the broader accessibility network.	Guidance point is assessable, although it could be amended to provide more generally for the design of safe spaces, and incorporate matters covered by G47.	Guidance point is relevant to achieving the "movement and access" design outcomes.  It would be appropriate for an advice note to refer to the Ministry for the Environment CPTED Guidelines.	<b>Replace guidance point with the following:</b>  "G[xx]. Provide safe pedestrian access through and within the site by: - ensuring that pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas are overlooked; - providing pedestrian paths that are direct and maintain clear sightlines; - where practicable, providing alternative pedestrian paths through the site; - where practicable, providing for multiple pedestrian exit points from communal vehicle access and parking areas; - minimising the creation of entrapment spaces.  <i>Refer to the Ministry of Justice National Guidelines for Crime Prevention through Environmental Design for further guidance on how to design safer places.</i> "	G25.	<b>Replace guidance point with the following:</b> "Design pedestrian access through and within the site to be safe, by: - providing for pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas to be overlooked; - providing pedestrian paths that are direct and maintain clear sightlines; - where practicable, providing alternative pedestrian paths through the site and multiple exit points from communal spaces within the site; - minimising the creation of entrapment spaces."  Remove reference to MoJ guidelines in the advice note but check that key CPTED matters are covered in the guidance point.	Agree. Ministry of Justice Crime Prevention through Environmental Design guidelines have been reviewed. Reference to pedestrian pathways being well lit and minimising hiding places have been added.	<b>Replace guidance point with the following:</b> "G[xx]. Design pedestrian access through and within the site to be safe, by: - providing for pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas to be overlooked; - providing pedestrian paths that are direct and maintain clear sightlines; - providing for pedestrian pathways to be well lit; - where practicable, providing alternative pedestrian paths through the site and multiple exit points from communal spaces within the site; - minimising the creation of hiding places and entrapment spaces."	G14.	G16.
G47.	Avoid entrapments and minimise blind corners along routes by providing good sightlines and alternative routes.	***			While this matter is relevant, it is a matter of detail that can be incorporated into G46.	The application of this guidance point would be clearer if it referred to pedestrian paths.	Guidance point overlaps with G46, and could be incorporated into it.	<b>Delete guidance point.</b>  Incorporate this guidance point into G46.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G48.	Provide multiple exit points from any park, playground or otherwise enclosed area in which people might be trapped.	***			Guidance point is important for achieving safer on-site spaces. Application to communal vehicle access and parking areas also important.	The guidance point is assessable, as it would be clear when a space has multiple entry/exit points.  List of spaces is overly specific, and it would be clearer if this guidance point simply referred to communal open space.	Guidance point is relevant to achieving the "open spaces" and "movement and access" design outcomes.  Incorporate provision for multiple exits from communal open spaces within the guidance points related to communal open space (see G76 below).	<b>Delete guidance point.</b>  Incorporate guidance on multiple pedestrian exit points from communal vehicle access and parking areas in to G46 above.  Incorporate provision for multiple exits from communal open spaces within guidance points related to communal open space (see G76 below).	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G49.	Pedestrian-only routes should be wide enough for two people pushing a stroller to pass each other comfortably, and be landscaped and legible. This is especially important for larger developments where footpaths service multiple units to create a sense of place and ensure safety.	**		135.84 Amend to acknowledge the subtleties of width being suitable for location and function.	While the width and design of pedestrian paths is a relevant matter, the width of pedestrian paths is already addressed by District Plan rules.	Unclear what is sought by paths being "landscaped and legible". These are broad matters which would be difficult to assess.	This matter is already covered by standard TR-S4 in the Transport chapter of the District Plan. This standard specifies minimum widths for on-site pedestrian paths (which varies between 1.2 and 1.5m depending on the number of units served).	<b>Delete guidance point.</b>  This matter is already addressed by District Plan standard TR-S4.	-			<b>Delete guidance point.</b>  This matter is already addressed by District Plan standard TR-S4.		
	<b>Garages, carports and carparks</b>							<b>Replace heading with "Vehicle access and parking".</b>  Undertake a general reordering of guidance points under this section to focus on outdoor/communal car parking areas first, followed by more detailed matters such as garages and undercrofts.				<b>Replace heading with "Vehicle access and parking".</b>  Undertake a general reordering of guidance points under this section to focus on outdoor/communal car parking areas first, followed by more detailed matters such as garages and undercrofts.		
G50.	For large developments, avoid concentrating garages at the internal street frontage or repetition of garage doors along the internal street frontage.	***	<i>Façades with doors and windows should be the dominant feature along streets. Where vehicle access from the rear is not possible, garages should be located to the side of the dwellings, recessed behind the front building façade. / Where a garage door comprises the majority of the width of the ground floor frontage, it should be recessed beneath the building line of upper levels. The level above should be designed to achieve a strong relationship to the street, including active habitable rooms, a balcony, and a strong visual connection between internal and public spaces. And two images.</i>	G135.85 Amend to state that this guideline does not apply to external streets.	Garage dominance is a common issue in multi unit development. Merit including a series of dos and considers under this heading. The advice notes are good and can be assessed.  Guidance point should not apply to rear access lanes, as rear access lanes are an appropriate tool to avoid concentrations of garage doors at the street frontage.	Unclear what would constitute a "large development". It would be clearer if this guidance point applied to all development.  Reference to "internal street frontage" is confusing, and it would be clearer for the guidance to simply refer to the street frontage.  Advice note should be re-worded so that they read as considerations.	Guidance point is relevant to achieving the "movement and access" design outcomes.  Concentration of garages and garage doors is the key issue, not repetition (as there will always be repetition). Repetition can be useful where it avoids concentration. Remove reference to avoiding repetition.	<b>Replace guidance point with the following:</b>  "G[xx]. Minimise the concentration of garage doors at the street frontage.  <i>Façades with doors and windows should be the defining feature of a building's street frontage. Where vehicle access from the rear is not possible, consider locating garages to the side of the building, or recessed behind the front building façade. Where a garage door comprises the majority of the width of the ground floor frontage of a multi-storey building, consider recessing the garage beneath the building line of upper levels.</i>  <i>Note that this guidance point does not apply to garage doors that front a rear access lane that is not intended to provide the principle pedestrian access.</i> "	G27.	<b>Noted that this will not apply in centres.</b>  No change to the guidance point.	Agree.	<b>Retain draft guidance point.</b>	G16.	
G51.	When locating open carparking ensure that parked cars, or any associated retaining walls, are not dominant elements at the street edge.	***	<i>Where frontage setback allows for carparking, develop surfaces and landscaping so that any parked car does not dominate the street edge, retaining an appearance of "front garden" rather than "parking space". In some circumstances, screening or planting and other landscape elements can give the appearance of a garden or courtyard and may mitigate views of parked cars at the frontage. However, large blank walls at the street edge associated with car parking should also be avoided.</i>		This is an important guidance point for ensuring that parking areas do not dominate the street edge. Street frontages dominated by parking tend to be less overlooked and have a reduced level of pedestrian amenity.	Guidance point syntax is incorrect. Should be structured as "Locate open on-site car parking so that parked cars, parking areas and any associated retaining walls are not dominant elements at the street edge".  Would be clearer for guidance point to refer to "outdoor on-site car parking" so that on-street carparking is not subject to the guidance point.	Guidance point is relevant to achieving the "movement and access" design outcomes.  "G[xx]. Where practicable, locate and design on-site outdoor car parking areas so that they are not dominant elements at the street edge.  <i>Consider locating on-site outdoor car parking away from the street edge, preferably to the side or rear of buildings. Where on-site outdoor car parking areas are located between buildings and the street edge, use landscape elements such as planting or screening to minimise the dominance of parking areas and associated structures (such as retaining walls) and give the appearance of a front yard, rather than a parking area.</i> "	<b>Replace guidance point with the following:</b>  "G[xx]. Where practicable, locate and design on-site outdoor car parking areas so that they are not dominant elements at the street edge.  <i>Consider locating on-site outdoor car parking away from the street edge, preferably to the side or rear of buildings. Where on-site outdoor car parking areas are located between buildings and the street edge, use landscape elements such as planting or screening to minimise the dominance of parking areas and associated structures (such as retaining walls) and give the appearance of a front yard, rather than a parking area.</i> "	G29.	<b>Amend guidance point as follows:</b> <b>"Where practicable, locate and design on-site outdoor car parking areas so that they are not visually dominant elements at the street edge."</b>	Agree. Additionally: - the advice note has been amended to incorporate the matters provided for under G34 and G35. - reference to "outdoor" has been removed as the advice note also refers to parking within the buildings.	<b>Replace guidance point with the following:</b> "G[xx]. Locate and design on-site car parking areas so that they are not visually dominant elements at the street edge.  <i>This can be achieved by locating on-site outdoor car parking (including any undercroft parking) away from the street edge, preferably to the side or rear of buildings.</i>  <i>Where on-site outdoor car parking areas are located between buildings and the street edge, use landscape elements such as planting or screening to minimise the dominance of parking areas and associated structures (such as retaining walls) and give the appearance of a front yard, rather than a parking area.</i>  <i>Where parking within buildings fronts the street, screen the parking in a manner that is integrated with the composition of the building elevation."</i>	G18.	G17.

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G52.	Design carports or garages in a way that makes them visually compatible with, or of a similar standard to, the development as a whole.	***	<i>Incorporate and use materials and finishes that contribute to and are compatible to the development.</i>		Guidance point is important to support architectural cohesiveness, and ensure that garages do not detract from the quality of the street frontage.	The guidance point is assessable subject to explanation from the applicant.  Replace "or of a similar standard to" with "and of a similar standard to" for improved clarity.	Guidance point is relevant to achieving the "movement and access" design outcomes.	<b>Replace guidance point with the following:</b>  "G[xx]. Design carports or garages to be visually compatible with, and of a similar standard to, the development as a whole.  <i>Incorporate and use materials and finishes that contribute to and are compatible with the development.</i> "	G28.	Delete the advice note, as it does not assist with interpretation.	Agree.	Retain guidance point but delete advice note.	G17.		
G53.	Developments designed for limited mobility users should provide an accessible link between parking spaces and their associated unit.	**		61.17, 343.17 Amend the guidance point to replace "should" with "must".	Guidance point would provide a valuable contribution towards ensuring that development is inclusive of people with limited mobility.	The design of an "accessible link" is a matter of detail more appropriately addressed through detailed design. As such, it may be difficult to assess as part of a resource consent.  Instead, it would be clearer to focus on the proximity of parking spaces to residential units.	Provision of an accessible route from on-site parking is addressed under standard TR-S7 in the Transport chapter (which refers to the New Zealand Building Code for requirements).  Focus on proximity of the car parking space to the residential unit would be more relevant.	<b>Replace guidance point with the following:</b>  "G[xx]. Where accessible car parking is provided, locate accessible car parks close to the residential units that they serve.  <i>Note that where accessible car parking is provided, Acceptable Solution D1/AS1 to the New Zealand Building Code sets out appropriate methods for providing an accessible route between the car park and the building entrance.</i> "	G31.	If this matter is already regulated, then delete the guidance point.	AS/NZS2890, which is referenced as the acceptable solution for parking in NZBC D1/AS1, requires parking spaces for people with disabilities to be located near to the accessible entrance to the development the car park serves.	Delete guidance point, as the matter is otherwise provided for under the Building Code.			
	<b>Vehicle crossings and basement entries</b>		<i>Prioritising the pedestrian experience is important in ensuring safe neighbourhoods and healthy communities.</i>					Delete heading.				Delete heading.			
G54.	The frequency, design and width of vehicle crossings must not undermine the pedestrian experience of the street.	***	<i>Use alternatives to vehicles accessing from the front for multiunit developments where unit frontages are narrow, such as: - Rear access lanes - Grouped or clustered carparking - No on-site carparking provision for some units in locations where public transport is easily accessible</i>	135.86 Amend the guidance point to clarify what it is seeking.	Frequency of vehicle crossings is a significant contributor to the safety, comfort and convenience of the street for pedestrians. In general, reduced frequency of crossing points will enable improved safety and accessibility for pedestrians.	Currently framed as an outcome, but should be reframed as a guidance point. I.e.: "Minimise the frequency of vehicle crossings so that they do not undermine the pedestrian experience of the street."	Standard INF-S16 in the Infrastructure chapter of the District Plan sets out the design requirements for vehicle crossings. This includes: - maximum of 1 crossing per site; - maximum crossing width; - sight lines; - restrictions on vehicle crossings near intersections and railway crossings.  Design and width of vehicle crossings is covered by INF-S16, but frequency is not.	<b>Replace guidance point with the following:</b>  "G[xx]. Locate and design vehicle crossings so that they do not undermine the pedestrian experience of the street.  <i>Consider methods to reduce the frequency of vehicle crossings, such as: - minimising the frequency of vehicle crossings at the street; - providing vehicle access through rear access lanes; - grouping parking in communal car parking areas; - minimising the amount of on-site car parking in locations that have good access to public transport.</i> "	G26.	Replace guidance point with the following: "Locate and design vehicle crossings to support pedestrian safety and priority at footpaths within the street."	Agree.	Replace guidance point with the following: "G[xx]. Locate and design vehicle crossings to support pedestrian safety and priority at footpaths within the street.  <i>Consider methods to reduce the frequency of vehicle crossings, such as: - minimising the frequency of vehicle crossings at the street; - providing vehicle access through rear access lanes; - grouping parking in communal car parking areas; - minimising the amount of on-site car parking in locations that have good access to public transport.</i> "	G15.		
	<b>Grouped carparking and shared access at grade</b>							Delete heading.				Delete heading.			
G55.	Ensure that parking or vehicle manoeuvring areas provide pedestrian access that differentiates safe walking paths.	***	<i>Planting is also important in ensuring visual amenity, stormwater treatment, shade and screening of grouped carpark spaces</i>	135.87 Amend guidance point to allow for a shared surface approach in some circumstances.  135.88 Remove advice note as it does not relate to the subject of the guidance point.  135.90 Combine with G59.	Poor delineation of pedestrian paths from vehicle parking, access and manoeuvring areas is a common issue. Providing pedestrian pathways that are clearly defined and ideally separated ensures a safer environment for pedestrians traversing car parking areas. It also ensures that car parking is more accessible to those using it.	Guidance point is generally clear and assessable. Minor re-wording to focus on outcome sought.  Advice note is not relevant to the guidance point, and should be replaced with an advice note that sets out possible methods for distinguishing pedestrian paths from vehicle access.	Guidance point is relevant to achieving the "movement and access" design outcomes.	<b>Replace guidance point with the following:</b>  "G[xx]. Ensure that pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.  <i>Ways of distinguishing pedestrian access include: - change in surface treatment; - grade separation of pedestrian paths; - physically separating pedestrian paths through soft or hard landscape elements.</i> "	G30.	If this matter is already regulated, then delete the guidance point.  If it is not regulated, amend the guidance point as follows: "Ensure that dedicated pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas."	The design of general pedestrian access through parking areas is not clearly addressed under the rules of the Transport chapter. Acceptable solution D1/AS1 to the New Zealand Building Code refers to AS/NZS2890.1:2004 for car parking design. This includes minimal direction on pedestrian pathways in vehicle parking areas, and does not cover the matter addressed in the guidance point.	Replace guidance point with the following: "G[xx]. Ensure that dedicated pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.  <i>Ways of distinguishing pedestrian access include: - change in surface treatment; - grade separation of pedestrian paths; - physically separating pedestrian paths through soft or hard landscape elements.</i> "	G19.	G18.	
G56.	Position and design any communal vehicle and pedestrian accessways to avoid intruding on the privacy of dwelling interiors.	***		414.59 Retain as notified.	This guidance point acknowledges that the relationship between parking areas and dwellings can adversely impact on the amenity of the dwelling. This is an important consideration in the design of car parking areas.  The guidance point could set out practical considerations through an advice note.	"Avoid intruding on the privacy of dwelling interiors" is unclear. It would be clearer to focus on minimising the effects on privacy of adjacent residential units.	Guidance point is relevant to achieving the "movement and access" design outcomes.  Pedestrian pathways are already addressed through other guidance points.	<b>Replace guidance point with the following:</b>  "G[xx]. Locate and design vehicle access and parking areas to minimise privacy and other nuisance effects on the outdoor living spaces and habitable spaces of adjacent residential units.  <i>Ways of minimising effects include: - locating parking areas away from private outdoor living spaces, living rooms and bedrooms; - using planting or fences to provide visual screening; - arranging parking areas so that vehicle lights do not shine into bedrooms or living areas.</i> "	G32.	No comment.	No comment.	Retain draft guidance point.	G20.	G20.	
G57	Long vehicle accessways and laneways must be designed to reduce vehicle speeds and should be landscaped to make them visually attractive.	***	<i>Lower traffic speeds can be effectively achieved through horizontal offsetting of the carriageway, changes in surface texture, narrowing the carriageway or vertical traffic calming measures such as speed tables.</i>		The guidance point acknowledges that, particularly in higher density environments where vehicle parking may be located in communal areas, there can be a close spatial relationship between pedestrian paths, communal open spaces, and vehicle access. Seeking a low-speed environment is a key aspect of ensuring the safety of these spaces, however achieving a low-speed environment is a matter of detail that could be supported by an advice note.	Unclear what a "long vehicle accessway and laneway" is. Would be clearer to simply refer to "vehicle accessways". Design of roads is separately covered by District Plan standards.	Guidance point is relevant to achieving the "movement and access" design outcomes.  Creating visually attractive landscaping is not relevant to reducing speeds.	<b>Replace guidance point with the following:</b>  "G[xx]. Design vehicle access ways to reduce vehicle speeds.  <i>Lower traffic speeds can be effectively achieved through horizontal offsetting of the carriageway, changes in surface texture, narrowing the carriageway or vertical traffic calming measures such as speed tables.</i> "	G33.	Amend advice note as follows: "Lower traffic speeds can be effectively achieved through horizontal offsetting, offsets in alignment of the carriageway, changes in surface texture, narrowing the carriageway or vertical traffic calming measures such as speed tables."	Agree.	Replace guidance point with the following: "G[xx]. Design vehicle access ways to reduce vehicle speeds.  <i>Lower traffic speeds can be effectively achieved through offsets in alignment of the carriageway, changes in surface texture, narrowing the carriageway or vertical traffic calming measures such as speed tables.</i> "	G21.		



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G63.	Provide lighting at night for wayfinding to ensure personal safety and security.	***	Areas where lighting would aid wayfinding and safety, include but are not limited to: – Front doors – Areas of group carparking – Rear access lanes – Communal outdoor spaces – Verandahs	135.95 Considers lighting is a matter of detail that can be addressed through resource consent conditions.  407.29 Amend guidance point to apply to natural levels of daylight and sunlight.	Providing on-site lighting is an important consideration for ensuring that sites remain safe and accessible throughout the night. However, given the technical nature of lighting design, the design guides should provide for this at a high level only, and leave sufficient flexibility for designers to provide site-specific lighting design, and address the technical details of lighting provision at an appropriate stage in the design process.	It is difficult to interpret where guidance point should apply.	Guidance point is relevant to achieving the "movement and access" design outcomes.  Guidance point is overly broad, and should provide greater guidance on areas where lighting should be considered to support wayfinding and safety.  The Ministry for the Environment's National Guidelines for Crime Prevention through Environmental Design in New Zealand Part 1: Seven Qualities of Safer Places includes good guidance on providing lighting to improve the safety of buildings and surrounding spaces. This could be referred to through an advice note.	<b>Replace guidance point with the following:</b>  "G[xx]. Provide appropriate lighting for safety and wayfinding to building entrances, pedestrian paths, communal outdoor living spaces, bicycle and micromobility parking, waste storage and collection areas, service areas, on-site vehicle access routes and car parking areas.  <i>Refer to the Light chapter of the District Plan for rules related to light spill, glare, effects on road users, sky glow and externally illuminated surfaces.</i>  <i>Refer to the Ministry of Justice National Guidelines for Crime Prevention through Environmental Design for further guidance on how to improve the safety of buildings and surrounding spaces through lighting design.</i> "	G43.	Agree that the advice note should be deleted.  Noted that the District Plan's Light chapter principally addresses the adverse effects of light, not the provision of light.	Agree.	<b>Replace guidance point with the following:</b>  "G[xx]. Provide appropriate lighting for safety and wayfinding to building entrances, pedestrian paths, communal outdoor living spaces, bicycle and micromobility parking, waste storage and collection areas, service areas, on-site vehicle access routes and car parking areas."	G29.	G28.
G64.	Ensure apartment building entrances and pathways are well lit at night.	***		135.95 Considers lighting is a matter of detail that can be addressed through resource consent conditions.  407.30 Amend guidance point to apply to natural levels of daylight and sunlight.	See comment under G63.	"Well lit" could be interpreted as being over-lit, which may not be appropriate on all circumstances, and could lead to other adverse effects.	Matter is more appropriately addressed as part of G63.	<b>Delete guidance point.</b>  Matter is generally addressed by G63.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G65.	Prioritise lighting for safety and security on pedestrian pathways rather than roads.	***		135.95 Considers lighting is a matter of detail that can be addressed through resource consent conditions.  407.31 Amend guidance point to apply to natural levels of daylight and sunlight.	See comment under G63.	It is unclear how this guidance point would be assessed.	It is unclear why one should be prioritised over the other, when it is appropriate to consider both.  Matter is more appropriately addressed as part of G63.	<b>Delete guidance point.</b>  Matter is generally addressed by G63.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G66.	Illuminate potential night-time concealment and entrapment spaces.	***		135.95 Considers lighting is a matter of detail that can be addressed through resource consent conditions.  407.32 Amend guidance point to apply to natural levels of daylight and sunlight.	See comment under G63.	Guidance point is generally clear and assessable, although for efficiency the matter could generally be addressed as part of G63.	Matter is more appropriately addressed as part of G63.	<b>Delete guidance point.</b>  Matter is generally addressed by G63.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G67.	Lighting must be consistent to avoid creating areas of shadow/ darkness that could result in concealment.	***		135.95 Considers lighting is a matter of detail that can be addressed through resource consent conditions.  407.33 Amend guidance point to apply to natural levels of daylight and sunlight.	See comment under G63.	Assessment of this matter would require light modelling.	Matter is too detailed to address through the Design Guides.	<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.	-			<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.		
G68.	Do not light paths or spaces not intended for night-time use to avoid misleading people about their security or use.	***		135.95 Considers lighting is a matter of detail that can be addressed through resource consent conditions.  407.34 Amend guidance point to apply to natural levels of daylight and sunlight.	See comment under G63.	Guidance point is generally clear and assessable, although for efficiency the matter could generally be addressed as part of G63.	This is a relevant matter, but can be addressed as part of G63.	<b>Delete guidance point.</b>  Matter is generally addressed by G63.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G69.	Lighting should be directed away from windows in neighbouring buildings. Locate light fittings so that landscaping or other impediments will not obscure them.	***		135.95 Considers lighting is a matter of detail that can be addressed through resource consent conditions.  407.35 Amend guidance point to apply to natural levels of daylight and sunlight.	See comment under G63.	Assessment of this matter is already addressed under the rules in the Light chapter of the District Plan.	Glare and light spill is addressed by the rules in the Light chapter of the District Plan.  Location of light fittings can be generally addressed as part of G63.	<b>Delete guidance point.</b>  Matter is addressed by the rules in the Light chapter of the District Plan.	-			<b>Delete guidance point.</b>  Matter is addressed by the rules in the Light chapter of the District Plan.		
G70.	Light fittings should integrate into the architecture of buildings and the design of open spaces.	**		135.95 Considers lighting is a matter of detail that can be addressed through resource consent conditions.  407.36 Amend guidance point to apply to natural levels of daylight and sunlight.	See comment under G63.	Assessment of this matter would require specification of light fittings.	Requires an inappropriate level of detail for resource consent.	<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.	-			<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.		

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G71.	The design of lighting should consider: » lux levels » colour temperature and tone » even spacing of lights » type of fixtures (poles, wall-mounted luminaires and bollards) » maintenance	• •		135.95 Considers lighting is a matter of detail that can be addressed through resource consent conditions.  407.37 Amend guidance point to apply to natural levels of daylight and sunlight.	See comment under G63.	Assessment of this matter would require light modelling and detailed specification of light fittings.	Requires an inappropriate level of detail for resource consent.	<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.	-			<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.		
G72.	Where possible, design the lighting within facilities so that the surrounding public space is well lit. Avoid over-lighting and glare.	•		135.95 Considers lighting is a matter of detail that can be addressed through resource consent conditions.  407.38 Amend guidance point to apply to natural levels of daylight and sunlight.	See comment under G63.	It is unclear what this guidance point is seeking to achieve.	Lighting of public space can generally be addressed as part of G63.  Glare and light spill is addressed by the rules in the Light chapter of the District Plan.	<b>Delete guidance point.</b>  Matter is generally addressed by G63.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
	<b>Carbon reduction - site</b>							<b>Replace heading with "Cycle parking", and relocate to sit above the Lighting section.</b> This more accurately describes the matter covered by the guidance point.				<b>Replace heading with "Cycle parking", and relocate to sit after the "Vehicle access and parking" section.</b> This more accurately describes the matter covered by the guidance point.		
G73.	Developments should provide for a range of sustainable travel modes by: » Provide charging capability for electric cars if carparking is proposed. » Designing spaces to facilitate easy access to and from nearby public transport stops or mass transit stops. » Providing parking areas and facilities for transport options other than private cars that are large enough to service the type and scale of the development. » Providing end of journey facilities and bike storage in developments.	• •	<i>When designing for these transport modes, carefully consider:</i> – Space/area requirements – Security – Accessibility – Adequate end of trip facilities such as changing rooms, showers, lockers etc.	249.50 Amend guidance point so that it is appropriately qualified (for instance, by adding "encourage the provision of...". Concerned that the guidance point will be read as a standard. Considers that the provision of end of trip facilities (such as changing rooms and showers) will be axiomatic in residential development.	The necessity of end of trip facilities likely more relevant to mixed-use or commercial development. Requirements for cycle parking facilities are already addressed under District Plan rules. Designing spaces to facilitate easy access to and from nearby public transport is a matter that would already be considered under G45.	The intent of the guidance point is clear, but it may not be relevant as it overlaps with matters already provided for by the rules in the Transport chapter.	The requirement to provide bicycle parking and micromobility parking is already prescribed under standard TR-S2 in the Transport chapter.  The requirement to provide for all car parking spaces for residential units to be electric vehicle-charging-ready is already prescribed under standard TR-S7 in the Transport chapter.  End of trip facilities such as showers and lockers are not relevant for residential development (although consideration of e-bike charging as an end of trip facility would be relevant for residential development). This could be provided for under G74 below.	<b>Delete guidance point.</b>  These matters are already addressed by rules in the Transport chapter, or in the case of facilitating connections to public transport stops, under G45.	-			<b>Delete guidance point.</b>  These matters are already addressed by rules in the Transport chapter, or in the case of facilitating connections to public transport stops, elsewhere in the Design Guide.		
G74.	Bike, scooters and other micro-mobility storage should be included for all dwelling types, either associated with the dwelling or in a shared secure area and easily accessed from the dwellings it serves or the street. A wheel ramp needs to be considered if the storage area is only accessed through steps.	• •		249.51 Amend guidance point so that it is appropriately qualified. Considers that the guidance point reads as a standard.	While the provision of cycle and micromobility parking is an important aspect of supporting access to multiple modes of transport, this requirement is already provided for under District Plan rules. Notwithstanding this, it would be relevant to require cycle parking, when provided, to consider the needs of different kinds of bicycles (such as larger bikes or e-bikes).	The intent of the guidance point is clear, but it may not be relevant as it overlaps with matters already provided for by the rules in the Transport chapter.	Standard TR-S3 in the Transport chapter already sets out a range of prescriptive requirements for the design of bicycle and micromobility parking and storage. This should not be duplicated in the Design Guides.  Focus should be more on integrating the provision of these facilities into the overall design of the development.	<b>Replace guidance point with the following:</b>  "G[xx]. When providing cycle parking, consider: - the needs of different sizes and types of bicycle, including e-bikes and cargo bikes; - incorporating charging facilities for e-bikes.  <i>Wall-hung bicycle parks may be inappropriate for heavier bicycle types, such as e-bikes."</i>	G42.	Add bullet point about access and security.  Delete reference to charging facilities.	Agree.	<b>Replace guidance point with the following:</b>  "G[xx]. When providing cycle parking, consider: - the needs of different sizes and types of bicycle, including e-bikes and cargo bikes; - security and access control.  <i>Wall-hung bicycle parks may be inappropriate for heavier bicycle types, such as e-bikes."</i>	G22.	G22.
	<b>Communal open space</b>						District Plan uses the term "communal outdoor living space", so this term should also be used by the Design Guides.	<b>Revise title to "Communal outdoor living space" for consistency with District Plan terminology, and add the following advice note:</b>  <i>"Refer to the relevant zone rules in the District Plan for specific rules related to communal open space."</i>				<b>Revise title to "Communal outdoor living space".</b>  <b>Delete explanatory text.</b>		
G75.	Ensure there is passive surveillance to any communal open space.	• • •		135.96 Combine G75, G76, G77, G78 and G79 into a single guidance point.	The provision of passive surveillance to communal open space is a relevant contributor to the safety and activation of the space.	Guidance point is most appropriately incorporated into a guidance point that sets out the design considerations for communal open space (see G76).	Guidance point is relevant to achieving the "open spaces" design outcome.	<b>Delete guidance point.</b>  Incorporate this matter into a guidance point that sets out the design considerations for communal open space (see G76).	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		

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G76.	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. » Include landscape elements that are that are of an appropriate scale e.g trees, seating and fences.	**		135.96 Combine G75, G76, G77, G78 and G79 into a single guidance point.  301.23, 407.25 Considers guidance point should have a 3-point rating.  135.97 Clarify what "receive sun" means.  343.25 Add "Changes in level should be properly ramped" to the list of matters that should be provided for under the guidance point.	Encouraging the provision of communal open space is a key element of supporting higher density living environments. The guidance should make it clear when the provision of communal open space should be considered. This is recognised by the MDRS, which makes provision for outdoor living space to be provided in a communal form.  The matters set out under this guidance point are all relevant to supporting the development of communal open space that is accessible, usable and effectively integrated into the design of new development.	Guidance point is relatively clear and assessable. However, to improve efficiency of assessment, the range of desirable qualities for communal outdoor living space set out under this group of guidance points should be incorporated into a single guidance point.	The District Plan standards set out the circumstances where communal outdoor living space must be provided (which is in circumstances where private outdoor living space is not provided). On this basis, the guidance point should focus on the desirable qualities of communal outdoor living space where it is provided, rather than specifying the circumstances in which it should be provided.	<b>Replace guidance point with the following:</b>  G[xx]. Where communal outdoor living space is provided: - locate the space so that it is conveniently accessible to the residential units on site; - locate and orientate the space to benefit from available sunlight; - maximise the amount of flat open space, and where level changes are required, integrate these into the design of the open space; - size the space so that it is proportionate to the number of residential units that it serves; - design the space so that it is accessible to people with disabilities; - provide safe communal outdoor living space that is overlooked by residential units and has multiple exits; - incorporate trees and/or planting into the design of the space; - consider incorporating shelter and shading into the design of the space; - consider incorporating features that facilitate social interaction; - in developments with apartments where children are likely to live, consider incorporating play facilities into the space.  [Incorporate image from G79]."	G36.	Amend guidance point as follows: "Where communal outdoor living space is provided: - locate the space so that it is conveniently accessible to the residential units on site; - locate and orientate the space to benefit from available sunlight; - maximise the amount of provide flat open space, and where level changes are required, integrate these into the design of the open space; - size the space so that it is proportionate to the number of residential units that it serves; - design the space so that it is accessible to people with disabilities; - ensure that it is overlooked by residential units and has multiple exits; - provide safe communal outdoor living space ensure that it is overlooked by residential units and has multiple exits; - incorporate trees and/or planting into the design of the space; - consider incorporating shelter and shading into the design of the space; - consider incorporating features that facilitate social interaction and also allow for private occupation; - in developments with apartments where children are likely to live, consider incorporating opportunities for play facilities into the space."	Agree.	<b>Replace guidance point with the following:</b>  G[xx]. Where communal outdoor living space is provided: - locate the space so that it is conveniently accessible to the residential units on site; - locate and orientate the space to benefit from available sunlight; - provide flat open space, or where level changes are required, integrate these into the design of the open space; - size the space so that it is proportionate to the number of residential units that it serves; - design the space so that it is accessible to people with disabilities; - ensure that it is overlooked by residential units and has multiple exits; - incorporate trees and/or planting into the design of the space; - incorporate shelter and shading into the design of the space; - incorporate features that facilitate social interaction and also allow for private occupation; - in developments with apartments where children are likely to live, incorporate opportunities for play into the space."	G23.	G23, G24.
G77.	Large scale developments where children are likely to live should consider the inclusion of play features. In addition, their location should consider their access, safety, surveillance and potential noise.	**		135.96 Combine G75, G76, G77, G78 and G79 into a single guidance point.  301.23, 407.26 Considers guidance point should have a 3-point rating.	The provision of play facilities is a relevant matter particularly in development types, such as apartments, where children are likely to live, but that have low amounts of private outdoor living space.  Play facilities also support activation of communal outdoor living space.	Reference to "large scale developments" is unclear. It would be more clear to refer to developments containing apartment typologies.  Guidance point is most appropriately incorporated into a guidance point that sets out the design considerations for communal open space (see G76).	Guidance point is relevant to achieving the "open spaces" design outcome.	<b>Delete guidance point.</b>  Incorporate this matter into a guidance point that sets out the design considerations for communal open space (see G76).	-		<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.			
G78.	Where possible, provide communal spaces for social interaction and outdoor activities. Especially in more significant developments or where private outdoor living spaces are insufficient for people to meet their everyday needs.	**		135.96 Combine G75, G76, G77, G78 and G79 into a single guidance point.  301.23, 407.27 Considers guidance point should have a 3-point rating.  343.26 Amend guidance point as follows: "Where possible, provide accessible communal spaces for social interaction and outdoor activities, including kitchenettes. Considers these spaces should be accessible for all people, including disabled people."	Ensuring that communal open space is designed to support social interaction is an important aspect of the purpose of communal open space in higher density living environments.	Guidance point is most appropriately incorporated into a guidance point that sets out the design considerations for communal open space (see G76).	Guidance point is relevant to achieving the "open spaces" design outcome.	<b>Delete guidance point.</b>  Incorporate this matter into a guidance point that sets out the design considerations for communal open space (see G76).	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G79.	Consider the dimensional proportions of communal open space to create a feeling of intimacy and enclosure balanced with openness, flexibility of use and maximum sunlight access.	**	Image provided	135.96 Combine G75, G76, G77, G78 and G79 into a single guidance point.  301.23, 407.28 Considers guidance point should have a 3-point rating.	This guidance point recognises that there will be a range of matters that need to be considered when sizing a communal open space.	Guidance point is most appropriately incorporated into a guidance point that sets out the design considerations for communal open space (see G76).	Guidance point is relevant to achieving the "open spaces" design outcome.	<b>Delete guidance point.</b>  Incorporate this matter into a guidance point that sets out the design considerations for communal open space (see G76). Incorporate the image under this guidance point as an advice note.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
	<b>Private open space</b>		<i>Well designed private open spaces contribute to the overall liveability of the development and the well-being of residents.</i>				The guidance points under this heading need to recognise that several requirements related to private outdoor living space are already addressed under District Plan rules. The Design Guides should not address these matters where they are already addressed by the rules.	<b>Rename as "Private outdoor living space" for consistency with District Plan terminology.</b>  <b>Replace advice note with the following:</b>  "Well designed private outdoor living space contributes to the overall liveability of the development and the well-being of residents."				<b>Rename as "Private outdoor living space" for consistency with District Plan terminology.</b>  <b>Replace advice note with the following:</b>  "Well designed private outdoor living space contributes to the overall liveability of the development and the well-being of residents."		
G80.	Design well-proportioned private outdoor spaces for different climates, orientations, and heights of buildings. Private outdoor space should be usable in all seasons. Patios, balconies, or sunrooms are appropriate private open spaces for apartment buildings depending on the conditions.	***	<i>In Wellington, recessed balconies or sunrooms may provide a more protected outdoor space with greater comfort.</i>	407.19 Considers that this guidance point should apply to multi-unit housing in addition to apartment buildings.	While there is merit in considering the size of an outdoor living space in relation to its intended use, the size of private outdoor living spaces is already addressed through District Plan rules.	Guidance point is so general that it would be difficult for applicants to apply and difficult for officers to assess.	Guidance point is overly general in nature, and the matters addressed by the guidance point are covered either through District Plan standards, or through more specific guidance points below.	<b>Delete guidance point.</b>  These matters are already addressed by more specific guidance points below.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		

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G81.	Assign private open space to individual units of a type and quality appropriate to the dwelling typology, wherever possible.	***		343.27 Amend guidance point so that it is appropriately qualified. Consider that too often balconies are too small to accommodate wheelchairs or mobility aids, and lips can be difficult to negotiate.  407.20 Considers that this guidance point should apply to multi-unit housing in addition to apartment buildings.	While there is merit in this matter, this is already addressed through District Plan rules relating to private outdoor living space.	Guidance point would be assessable subject to explanation from the applicant. However this matter is already addressed through District Plan standards.	This matter is already required by the District Plan standards for outdoor living spaces (see standards MRZ-S13 and HRZ-S13).	Delete guidance point.  Matter is already addressed through District Plan standards for outdoor living spaces.	-			Delete guidance point.  Matter is already addressed through District Plan standards for outdoor living spaces.			
G82.	Locate the 'principal area' of the private open space, or any complying balcony or deck to the north, west or east of the dwelling and avoid south-facing open space to ensure that it can receive the maximum direct sunlight possible.	***		249.51 Amend guidance point so that it is appropriately qualified. Consider that the outcome sought may not always be possible to achieve.  407.21 Considers that this guidance point should apply to multi-unit housing in addition to apartment buildings.	Orientation of outdoor living space is important with respect to sun access, however, the guidance point should be worded to recognise that topography, the existing built environment, changes to the surrounding built environment, and the establishment of vegetation may result in situations where it is not possible to receive direct sunlight, even where open space is located on the north, west or east.	There should be sufficient flexibility to encourage outdoor living space to be located to the east, north or west of a residential unit, while acknowledging that this will not always be achievable (and in any case is not a requirement of the District Plan standards for outdoor living space. "Avoid south-facing open space" is inappropriately directive in this regard.	Guidance point is relevant to achieving the "open spaces" design outcome.	Replace guidance point with the following:  "G[xx]. Locate private outdoor living space to optimise access to available sunlight.  <i>Outdoor living space is more likely to receive sunlight where it is located on the north, west or east of a building.</i> "	G37.	Amend the advice note to clarify what "optimise" means (this would include as many units as is practicable). Advice note can acknowledge that site constraints may limit this.	Agree. Amend the advice note as follows:  <i>Optimising access to available sunlight means arranging the site and buildings so that as many units as practicable have access to the available sunlight on site. Outdoor living space is more likely to receive sunlight where it is located on the north, west or east of the building.</i>  <i>The amount and location of sunlight available on site will vary depending on site constraints, such as the topography of the site and the surrounding area, the aspect of the site, and the density and location of surrounding vegetation and buildings.</i>	Replace guidance point with the following:  "G[xx]. Locate private outdoor living space to optimise access to available sunlight.  <i>Optimising access to available sunlight means arranging the site and buildings so that as many units as practicable have access to the available sunlight on site. Outdoor living space is more likely to receive sunlight where it is located on the north, west or east of the building.</i>  <i>The amount and location of sunlight available on site will vary depending on site constraints, such as the topography of the site and the surrounding area, the aspect of the site, and the density and location of surrounding vegetation and buildings.</i> "	G24.	G25.	
G83.	Locate and design dwellings and open spaces together to ensure they are well integrated and function as a coherent whole.	***		407.22 Considers that this guidance point should apply to multi-unit housing in addition to apartment buildings.	There is merit in expanding this guidance point to encourage the principal private outdoor area to be connected to a principal indoor living area. This ensures that the outdoor living area is functional, and avoids poor outcomes (such as where the principle outdoor living space needs to be accessed through a bedroom or garage).	While the guidance point is generally assessable, it could be more clearly worded.	Guidance point is relevant to achieving the "open spaces" design outcome.	Delete guidance point.  Matter is already provided for through the District Plan private outdoor living space standards.	-			Delete guidance point.  Matter is already provided for through the District Plan private outdoor living space standards.			
G84.	In situations where the 'principal area' of private open space is located in the front yard, it should: » Be separated from the driveway and primary pedestrian access to the front door. » Be an inviting and comfortable space that encourages residents to spend time there. » Consider sun and shelter. » Consider passive surveillance and lower fencing. » Consider screening of services.	**	Image provided	135.98 Amend guidance point to include some provision for private occupation of parts of the frontage, with low fencing along the balance.  135.99 Considers more guidance is required on what an appropriate level and extent of sun should be for private open spaces.  407.23 Considers that this guidance point should apply to multi-unit housing in addition to apartment buildings.	The guidance point is useful as it recognises that there are a range of matters to consider when private outdoor living space is located adjacent to the street, to ensure positive outcomes both for the private outdoor living space, as well as the street. Image provided is clear and helps explain the point.	Guidance point is generally clear and assessable. Image provides useful description of outcome sought.  "Be an inviting and comfortable space that encourages residents to spend time there" is vague and difficult to assess.	Matter such as sun and screening are addressed through other guidance points.  Fencing is already addressed through District Plan rules.	Replace guidance point with the following:  "G[xx]. Where private outdoor living space is located in the front yard, consider: - arranging the outdoor living space to balance the need for privacy and functionality with the need to provide a visual connection between the residential unit and the street; - ensuring that there is clear definition between the outdoor living space and the vehicle and pedestrian entries to the residential unit.  [Retain image]"	G38.	Amend the guidance point to be more directive (by removing "consider").  Delete second bullet point and merge the first bullet point into the guidance.  Agree that this guidance point is not relevant to development in the Centres and Mixed Use Zones (and should not be repeated in the CMU Design Guide).  Agree that guidance point should be amended to identify the level change described in Figure 7.	Agree.	Replace guidance point with the following:  "G[xx]. Where private outdoor living space is located in the front yard, arrange the space to balance the need for privacy with the need to provide a visual connection between the residential unit and the street.  <i>This can be achieved by methods such as: - screening part of the private outdoor living space from the street using planting or fencing with visual permeability; - raising the front yard above the street level.</i>  [Retain image]"	G25.		
G85.	Front yards should be usable and provide activity where possible.	**	This could be through providing areas for seating overlooking the street, raised beds for vegetables and architectural features such as porches and verandahs.		While providing for front yard spaces to be usable and activated is relevant to supporting an active and over-looked street environment, this matter is generally addressed by the matters under G84.	Advice note assists assessment, but size and minimum dimension requirements in the District Plan would generally address the issue of usability.	This matter is already required by the size and minimum dimension requirements of the District Plan standards for outdoor living spaces (see standards MRZ-S13 and HRZ-S13).  This matter is also generally addressed under G84.	Delete guidance point.  Matter is already addressed through District Plan outdoor living space standards, as well as the matters set out under G84.	-			Delete guidance point.  Matter is already addressed through District Plan outdoor living space standards, as well as the matters set out under other guidance points.			
G86.	On sloping sites, a balcony or deck can be an acceptable design response in order to achieve liveability and a good interface with indoor living areas.	**	Image provided	343.28 Retain guidance point as notified, as it provides for accessibility.	This guidance point is particularly relevant in the Wellington context, and is supported by the MDRS, which provides for private outdoor living space to be provided as a balcony.	General intent is clear, but: - references to "acceptable design response" read like a standard - "achieve liveability" is somewhat vague.  Guidance point could be re-worded for clarity.	Guidance point is relevant to achieving the "open spaces" design outcome.  Integrates well with District Plan standards, which enable outdoor living space to be provided as a balcony.	Replace guidance point with the following:  "G[xx]. Where site topography makes providing flat ground level private outdoor living space difficult, consider providing outdoor living space as a balcony."	G39.	No change to the guidance point.	Agree.	Retain draft guidance point.	G26.		
	Balconies and sunrooms		Good quality balcony spaces or sunrooms can substantially improve residents' quality of life and increase the value and desirability of apartments to potential buyers.				Remove reference to sunrooms. The term is difficult to interpret, and it is not clear that they would constitute an outdoor living space in accordance with the District Plan standards.	Replace heading with "Balconies".  Replace advice note with the following:  "Good quality balcony spaces can substantially improve residents' quality of life and increase value and desirability of apartments to potential buyers."				Replace heading with "Balconies".  Replace advice note with the following:  "Good quality balcony spaces can substantially improve residents' quality of life and increase value and desirability of apartments to potential buyers."			

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G87.	Balconies or sunrooms should: » Be functional and pleasant to use, and accommodate items such as a table and chairs. » Orientated to optimise exposure to sunlight and are sheltered from wind and rain. » Provide passive surveillance over streets and accessways while obtaining an appropriate level of privacy. » Locate balconies or sunrooms off living spaces for optimal access and use.	**		301.22, 407.18 Guidance point should be amended to 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. While people in the MDRZ can access a front or rear yard, people living in the CCZ must have access to a balcony space.	The matters set out under this guidance point generally support the provision of functional outdoor living space, where this is provided in the form of a balcony.	Guidance point is generally clear and accessible, although reference to sunrooms should be removed as it is not clear that these are in fact outdoor living spaces.	Guidance point is relevant to achieving the "open spaces" design outcome.  Functionality is addressed by District Plan standards for size and minimum dimension.  Orientation is addressed under guidance point G82.	<b>Replace guidance point with the following:</b>  "G[xx]. Where outdoor living space is provided in the form of a balcony, consider: - designing and locating balconies to be sheltered from the wind and rain; - designing balconies to provide for privacy between residential units; - locate and design balconies to overlook streets, public open spaces, or communal outdoor living spaces."	G40.	Amend guidance point as follows: "Where outdoor living space is provided in the form of a balcony, consider- <del>locate and design these to:</del> <del>designing and locating balconies to be sunny and sheltered from the wind and rain;</del> <del>designing balconies to provide for privacy between residential units;</del> <del>locate and design balconies to overlook streets, public open spaces, or communal outdoor living spaces, and</del> <del>be an aesthetically integrated part of the building composition."</del>	Agree, although we consider it would be clearer and more consistent with other guidance points to refer to "access to available sunlight" as opposed to "be sunny".	<b>Replace guidance point with the following:</b>  "G[xx]. Where outdoor living space is provided in the form of a balcony, locate and design these to: - access available sunlight; - provide for privacy between residential units; - overlook streets, public open spaces, or communal outdoor living spaces; and - be an aesthetically integrated part of the building composition."	G25.	G26.		
G88.	Use balconies, sunrooms or roof terraces to provide private outdoor spaces for dwellings that are not on the ground floor or dwellings where the primary living area is not on the ground level.	**	<i>Liveability, outlook and access to sunlight can sometimes be improved by locating a living space above ground level in units with ground-level outdoor space. In these circumstances, the relationship between the internal living and principal private open space is important, therefore a balcony can be a good design outcome.</i>		There is risk that this guidance point could be mis-used, for example by providing a garage or car port at ground level, with outdoor living space above.  In any case, this matter is already addressed through District Plan standards, which enable private outdoor living space to be provided in the form of a balcony.	While this guidance point is generally clear, it is a duplication of the requirements set out in the District Plan standards for outdoor living space.	This matter is already addressed by the District Plan standards for outdoor living spaces (see standards MRZ-S13 and HRZ-S13).	<b>Delete guidance point.</b>  This matter is already addressed by the District Plan standards for outdoor living spaces (see standards MRZ-S13 and HRZ-S13).	-			<b>Delete guidance point.</b>  This matter is already addressed by the District Plan standards for outdoor living spaces (see standards MRZ-S13 and HRZ-S13).				
G89.	Heat pumps and clothes lines that are designed into the balcony space should not impact the usable space or obstruct passive surveillance.	**		135.100 Amend guidance point to refer replace "usable space" with "occupiable space". Clothes lines are a legitimate use that is required by the RDG.	The guidance point acknowledges that permanent fixtures within a balcony have the potential to compromise is functionality. There would be a benefit in referring to the Building Code "safety from falling" requirements. This is to avoid balcony fixtures such as heat pumps, washing lines, planters etc. being located in a manner where they could be climbed on and increase the risk that an occupant may fall from the balcony.	It would be clearer to refer to "occupiable space" as opposed to "usable space" (clothes lines are a use of space).	Passive surveillance is addressed by a separate guidance point.	<b>Replace guidance point with the following:</b>  "G[xx]. Where permanent fixtures are located on balconies (such as heat pumps and clothes lines) design and locate them so that they do not impact on the occupiable space of the balcony.  <i>Carefully consider the design and location of permanent fixtures located on balconies so that they comply with the requirements of clause F4 of the New Zealand Building Code (Safety from Falling)."</i>	G41.	Amend guidance point as follows: "Where permanent fixtures are located on balconies (such as heat pumps and clothes lines) design and locate them so that they do not impact on the occupiable space of the balcony to; - maintain the functionality and potential to occupy the balcony; - to be visually unobtrusive when viewed from the street or other public or communal open spaces."  Delete advice note.	Agree.	<b>Replace guidance point with the following:</b>  "G[xx]. Where permanent fixtures are located on balconies (such as heat pumps and clothes lines) design and locate them to: - maintain the functionality and potential to occupy the balcony; - to be visually unobtrusive when viewed from the street or other public or communal open spaces."	G28.	G27.		
	<b>Waste Storage</b>							<b>Replace heading with "Waste storage and collection" and group all guidance points under a single heading.</b>  <b>Add the following advice note:</b> <i>"Under the Council's Solid Waste Management Bylaw 2020, multi-unit developments with 10 or more residential units are required to comply with an approved Waste Management and Minimisation Plan. The design of a development must be consistent with this plan."</i>		Remove references to the Council's Solid Waste Management Bylaw and Waste Management and Minimisation Plans.  Delete explanatory text.	Agree. The Council's Solid Waste Management Bylaw is a separate regulatory requirement, so it is not necessary to refer to this in the Design Guides.	<b>Replace heading with "Waste storage and collection" and group all guidance points under a single heading.</b>  <b>Delete advice note.</b>				
G90.	Provide an adequate area of suitably screened space within site to provide adequate storage for all waste, recycling and organic waste generated within the premises. This may be an adequate receptacle space associated with each dwelling or a shared receptacle storage space.	***		135.101 Rationalise G90 to G92 to reduce overlap. Consider whether the Council's Waste Collection Bylaw 2020 supercedes this content.	The guidance point recognises that the integration of waste storage is a key functional aspect that needs to be considered in the development design.	Generally assessable, subject to explanation from the applicant.  Amendments could clarify that the guidance point is seeking that waste storage is either addressed on a per-unit basis, or in communal storage areas.	The guidance point is relevant to the recommended design outcome under the "functionality" heading.	<b>Replace guidance point with the following:</b>  "G[xx]. Provide an adequate area for the storage of waste, recycling or organic waste receptacles. This could be either: - individual waste storage areas associated with each residential unit; - communal waste storage and collection area(s) associated with multiple residential units."	G44.	Delete guidance point and amend G45 so that it addresses both individual and communal waste storage.	Agree.	<b>Delete guidance point.</b>				
G91.	Waste storage space should be: » Adequate to store, manoeuvre, and provide access for servicing to the number, type and size of required receptacles in accordance with Council requirements. » Located or screened to be visually unobtrusive to the public realm and not dominate the main entrance to any dwelling, the building complex or to neighbouring dwellings. » Positioned and ventilated to avoid significant smell nuisance to any dwelling. » Conveniently accessible from the dwelling or dwellings served whilst being secure from access to the public. » Designed to facilitate the separation of general household waste, recycling and organic waste material. » Adequately lit and secure from animals, with adequate drainage and plumbing to provide suitable wash-down facilities	**		135.101 Rationalise G90 to G92 to reduce overlap. Consider whether the Council's Waste Collection Bylaw 2020 supercedes this content.  343.29 Retain guidance point as notified, on the basis that it recognises the accessibility needs of disabled householders.	The guidance point recognises that there are a range of design issues that need to be considered when providing communal waste storage areas.	Guidance point is generally assessable, subject to explanation from the applicant.  Minor amendments could improve clarity. Needs to be clear that the guidance point is only relevant to communal waste storage areas.	The guidance point is relevant to the recommended design outcome under the "functionality" heading.  The Solid Waste Management and Minimisation Bylaw 2020 applies to residential development containing 10 or more residential units. It does not specify specific spatial requirements, but rather requires these to be addressed through a development specific Waste Management and Minimisation Plans (where the specific requirements, including space requirements, are worked-out on a development-specific basis). The guidance point should recognise the need to comply with these development specific plans.	<b>Replace guidance point with the following:</b>  "G[xx]. Where communal waste storage areas are provided, consider: - the size of space necessary to service the number, type and size of receptacles; - arranging the area to facilitate the separation of waste, recycling and organic material, including by people with disabilities; - locating the area so that it is conveniently accessible to the residential units that it serves; - locating and/or screening the area so that it does not adversely impact on the functionality and amenity of the street, public spaces, communal outdoor living spaces and private outdoor living spaces; - locating and/or screening the area so that it is visually unobtrusive; - locating and/or ventilating the area to avoid odours adversely impacting on residential units; - lighting, security, maintenance and washdown requirements; - any matters necessary to comply with the Waste Management and Minimisation Plan required for the development under the Council's Solid Waste Management and Minimisation Bylaw 2020.  <i>Waste storage areas should be consistent with the development's Waste Management and Minimisation Plan."</i>	G45.	Amend the chapeau of the guidance point as follows (to ensure that the guidance point addresses both individual and communal waste storage areas): " <del>Where communal waste storage areas are provided-When designing waste storage areas, consider..."</del>  Delete final bullet point.  Delete the advice note.	Agree.	<b>Replace guidance point with the following:</b>  "G[xx]. When designing waste storage areas, consider: - the size of space necessary to service the number, type and size of receptacles; - arranging the area to facilitate the separation of waste, recycling and organic material, including by people with disabilities; - locating the area so that it is conveniently accessible to the residential units that it serves; - locating and/or screening the area so that it does not adversely impact on the functionality and amenity of the street, public spaces, communal outdoor living spaces and private outdoor living spaces; - locating and/or screening the area so that it is visually unobtrusive; - locating and/or ventilating the area to avoid odours adversely impacting on residential units; - lighting, security, maintenance and washdown requirements."	G30.	G29.		
G92.	Where communal space is provided, consider providing composting facilities to service communal or private gardens	*		135.101 Rationalise G90 to G92 to reduce overlap. Consider whether the Council's Waste Collection Bylaw 2020 supercedes this content.	Communal composting facilities require a large amount of commitment from residents who may not be interested so can be risky to ask for these.	Unclear what kind of communal spaces would trigger consideration under this guidance point.	Overly detailed guidance point. Occupants should be responsible for determining whether on site composting facilities are necessary or appropriate.	<b>Delete guidance point.</b>  Matter is too specific to include in the Design Guides.	-			<b>Delete guidance point.</b>  Matter is too specific to include in the Design Guides.				
	<b>Waste collection</b>							<b>Delete heading.</b>				<b>Delete heading.</b>				

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G93.	Facilitate the efficient collection of waste, recycling and organic waste material, whilst addressing any potential negative impact of its collection on the streetscape by: » Ensuring public waste collection for individual units can be accommodated without pedestrian amenity or safe access to driveways being compromised. » Locating communal waste and recycling storage close to service areas or loading bays allowing convenient truck access. » Addressing all relevant multi-unit dwelling waste storage and servicing considerations in Waste Management and Minimisation Plans that must be submitted and approved by the Council prior to the commencement of building work.	***	<i>This multi-unit dwelling Waste Management and Minimisation Plan will need to take into account the regulatory requirement associated with waste storage and servicing as detailed in the Solid Waste Management and Minimisation Bylaw (2020). Where on-site vehicle access for waste-related servicing is not integrated into the development, it will be necessary to ensure that waste servicing vehicles can undertake kerbside servicing without causing negative impacts on the occupants of the site, on pedestrian safety or the efficiency of the adjacent road network. In this instance, the following matters will need to be considered:</i> – The volume and flow of traffic on public roads adjoining the site – The times permitted for waste servicing and collection activities in accordance with the District Plan, and Solid Waste Management and Minimisation Bylaw (2020) – Waste servicing vehicle accessibility to the kerbside within permitted waste servicing collection times – The demand for parking located in close proximity to the site throughout the duration of the permitted waste-related servicing and collection period – The potential for adverse impacts from noise associated with waste-related servicing and the consideration of measures to reduce the impact of noise on residential occupants of the site.	135.101 Rationalise G93 and G94 to reduce overlap. Consider whether the Council's Waste Collection Bylaw 2020 supercedes this content.  249.53 Delete guidance point. Considers that the guidance point reads as a standard, and may be better provided for as a standard.	The guidance point recognises that incorporating waste collection into development design is key to ensuring the functionality of the site, and avoiding adverse impacts on the functionality and amenity of the street environment on collection day. Ensuring collection does not disrupt safe pedestrian access is a key aspect of this.	Matters are generally clear and assessable, but advice note should be significantly shortened and replaced with a prompt to refer to the requirements of the Bylaw and any relevant Waste Management and Minimisation Plan.	Matters in the guidance point are relevant to the recommended design outcome under the "functionality" heading, but should be worded in a sufficiently flexible way to recognise that the detail is likely to be addressed through the development's Waste Management and Minimisation Plan.	<b>Replace guidance point with the following:</b>  "G[xx]. Facilitate the safe and efficient collection of waste, recycling and organic waste material by: - designing and locating areas for waste collection so that they can be conveniently accessed by those undertaking waste collection; - designing and locating areas for waste collection so that they do not obstruct pedestrian paths and vehicle accessways; - locating areas for waste collection close to communal waste storage areas.  <i>Waste collection should be consistent with the development's Waste Management and Minimisation Plan"</i>	G46.	Delete the third bullet point, as it covers a similar matter to the first bullet point.  Delete the advice note.	Agree.	<b>Replace guidance point with the following:</b>  "G[xx]. Facilitate the safe and efficient collection of waste, recycling and organic waste material by: - designing and locating areas for waste collection so that they can be conveniently accessed by those undertaking waste collection; - designing and locating areas for waste collection so that they do not obstruct pedestrian paths and vehicle accessways."	G31.	G30.	
G94.	Accommodate the Council's regulatory guidance on the Solid Waste Management and Minimisation Bylaw relating to waste storage and services in the design of multi-unit developments.	***		135.101 Rationalise G93 and G94 to reduce overlap. Consider whether the Council's Waste Collection Bylaw 2020 supercedes this content.  249.54 Delete guidance point. Considers that the guidance point reads as a standard, and may be better provided for as a standard.	Applicants will already need to comply with the bylaw, so it is better to reference this rather than try and repeat the matters covered by it.	Matter is more appropriate to address with advice notes.	Matter is already addressed by the Bylaw itself.	<b>Delete guidance point.</b>  Matter is addressed through advice notes referring to the bylaw.				<b>Delete guidance point.</b>  Not appropriate to refer to the bylaw through the Design Guides.			
	<b>Service elements</b>							<b>Retain heading.</b>				<b>Retain heading.</b>			
G95.	Integrate large scale plant fixtures such as vents and transformers as explicit and coherent parts of the overall architectural composition. This may be part of the roof or at the ground or basement level.	***			Integrating plant fixtures into the design is important to achieving a coherent overall composition.  Reference to "explicit" is confusing. This could lead to composition that place unnecessary attention on plant fixtures within the architectural composition (rather than seeking to integrate them within the composition).	Guidance point is relatively assessable, subject to explanation from the applicant.  Reference to "large scale" is confusing, as it requires an assessment of size. It would be clearer to refer to plant fixtures that are visible from public spaces.  Second sentence is more a statement of fact than a guidance point, and can be removed.  It may be clearer to list potential types of plant in an advice note as a non-exclusive list.	Guidance point is more appropriately located in the "High-quality buildings" section, as it relates more to the "external appearance" design outcome.	<b>Replace guidance point with the following, and relocate to the "architectural coherence" section:</b>  "G[xx]. Where building service elements will be visible from public spaces, integrate them as coherent parts of the overall architectural composition.  <i>Building service elements can include fixtures such as:</i> - transformers; - air conditioning units, condensers and cooling towers; - ventilation louvres and cowls; - heat pump/air conditioning outdoor units; - fire alarm panels and inlets; - other types of plant fixtures."	G55.	Delete guidance point, as this largely repeats G47.  Address rooftop plant in the advice note to G47.	Agree.	<b>Delete guidance point.</b>			
G96.	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.	**		343.30 Add the following text to the beginning of the guidance point: "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."	The guidance point recognises that there will be benefits to providing communal outdoor drying facilities, but that these need to be carefully managed in relation to the design of communal open spaces.	Guidance point is generally clear and assessable. However, it should be worded as a consideration to enable sufficient design flexibility.  Reference to "natural" is confusing, and should be removed.  Preclusions on locating drying fixtures in any shared open space is overly restrictive. It is appropriate to provide that they are not located in the principal communal outdoor living space, but it is appropriate to locate them in other communal outdoor spaces that people gather.	The guidance point supports achieving design outcomes relevant to providing for a well-functioning site.	<b>Replace guidance point with the following:</b>  "G[xx]. Consider providing space and fixtures for open-air laundry drying, and consider the needs of disabled people when designing these spaces."	G48.	There was disagreement about whether or not this guidance point should be included.  Provide for the second part of the guidance point as an advice note, and preface this with "where designing for accessible units...".	Disagreement about this matter is noted. On balance, we consider it appropriate to retain the guidance point, as it is a consideration only (not a prescriptive direction), and there were submitters who supported this approach.  Agree with providing for the second part of the guidance point as an advice note.	<b>Replace guidance point with the following:</b>  "G[xx]. Consider providing space and fixtures for open-air laundry drying.  <i>Where designing for accessible units, consider the needs of disabled people, such as the functionality and height of when designing these spaces.</i> "	G33.		

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G97.	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.	**		343.30 Add the following text to the beginning of the guidance point: "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."	The guidance point recognises that the design of service elements needs to be considered in a manner that avoids compromising the functionality or amenity of the site.	The guidance point is assessable. Reference to smaller-scale is confusing as it requires a value judgement. It would be clearer to simply refer to external service elements.  For efficiency	It is unreasonable to consider that such elements will not be visible from the public realm. Rather, they should be discretely located or screened.	<b>Replace guidance point with the following:</b>  "G[xx]. Integrate external service elements into the design of the site so that: - they are discretely located or screened where they may be visible from a public space; - they do not dominate site or building entrances; - they do not compromise the usable area of communal or private outdoor living spaces.  <i>External service elements may include services such as:</i> - transformers; - heat pump/air conditioning outdoor units; - water heating units; - gas bottles; - water tanks; - other external service elements."	G47.	Amend the first bullet point as follows: "they are discretely located or screened where they may otherwise be visible from a public space."  Incorporate visual integration building service elements (lift overruns, rooftop plant, external drainage) into the guidance point and advice note (and delete guidance point G55).	Agree.	<b>Replace guidance point with the following:</b>  "G[xx]. Integrate external service elements into the design of the site so that: - they are discretely located or screened where they may be visible from a public space; - they do not dominate site or building entrances; - they do not compromise the usable area of communal or private outdoor living spaces - building services elements are a visually integrated of the architectural composition.  <i>External and building service elements may include services such as:</i> - transformers; - heat pump/air conditioning outdoor units; - water heating units; - gas bottles; - water tanks; - rooftop plant; - lift over-runs; - exterior downpipes and drainage; - ventilation cowls, openings or louvres; - other external service elements."	G32.	G31.	
G98.	Where possible, integrate any necessary security features into buildings or public spaces by designing them intrinsic, unobtrusive, or positive decorative features.	*		343.30 Add the following text to the beginning of the guidance point: "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."	This appears to be a matter of detailed design, and unlikely to contribute in a notable way to the quality of the urban environment.	Guidance point is unclear and would be difficult to assess. It is not clear what "necessary security features" might include.	Unclear which design outcome this is supporting. This guidance point would require applicants to go into an inappropriate level of detail.	<b>Delete guidance point.</b>  Unclear whether the guidance point is necessary to support achieving a design outcome.	-			<b>Delete guidance point.</b>  Unclear whether the guidance point is necessary to support achieving a design outcome.			
	<b>External storage</b>							<b>Delete heading.</b> As guidance points below it are also deleted.				<b>Delete heading.</b> As guidance points below it are also deleted.			
G99.	For large developments, provide a secure weatherproof storage area external to the unit large enough to store a bicycle.	***	<i>For standalone or terraced typologies, this could be a gardeshed or exterior cupboard, location should not impede the use or visual amenity of private open space or the public realm. This may be a locker in a basement or a shared carparking area for apartment buildings. Consider the items likely to be stored here, such as sporting equipment, prams, tools, larger bicycles or adaptable bicycles, etc., when considering the accessibility and configuration of the storage element.</i>	135.102 Combine G99, G101, G102 and G103 into a single guidance point.  163.16, 173.24, 319.19, 323.5 Retain as notified.  249.55 Amend guidance point so that it is appropriately qualified. Guidance point currently reads as a standard. Not all users of an apartment building will require such facilities.	While this is a relevant consideration, this matter is already addressed through the District Plan rules.	While the guidance point is clear, this matter is already addressed through the District Plan rules.	Standard TR-S3 in the Transport chapter already sets out a range of prescriptive requirements for the design of bicycle and micromobility parking and storage.	<b>Delete guidance point.</b>  Bicycle storage requirements are already addressed by rules in the Transport chapter of the District Plan.	-			<b>Delete guidance point.</b>  Bicycle storage requirements are already addressed by rules in the Transport chapter of the District Plan.			
G100.	External storage areas must be of an appropriate size and volume in relation to the occupancy of the allocated unit.	***		135.104 Considers guidance point is uncertain.  163.17, 173.24, 319.19, 323.5 Retain as notified.  249.55 Amend guidance point so that it is appropriately qualified. Guidance point currently reads as a standard. Not all users of an apartment building will require such facilities.	While the provision of external storage may be a useful amenity, there is little guidance on what would constitute an appropriate size.	It is unclear whether the guidance point seeks that external storage is provided, or seeks that where external storage is provided, consideration is given to the size.  If the latter, it is unclear what would constitute an appropriate size.	District plan does not require external storage for residential units.  Unreasonable to suggest that developments should provide external storage, when they are already required to comply with minimum residential unit size requirements in the District Plan.	<b>Delete guidance point.</b>  Unclear whether this is appropriate when the District Plan does not require external storage. Insufficient certainty around how it would be assessed.	-			<b>Delete guidance point.</b>  Unclear whether this is appropriate when the District Plan does not require external storage. Insufficient certainty around how it would be assessed.			
G101.	Where possible locate bicycle storage near to primary entrances for convenient access and to encourage usage.	**		135.102 Combine G99, G101, G102 and G103 into a single guidance point.  249.55 Amend guidance point so that it is appropriately qualified. Guidance point currently reads as a standard. Not all users of an apartment building will require such facilities.	While this is a relevant consideration, this matter is already addressed through the District Plan rules.	While the guidance point is clear, this matter is already addressed through the District Plan rules.	Standard TR-S3 in the Transport chapter already sets out a range of prescriptive requirements for the design of bicycle and micromobility parking and storage (including proximity of parking to the building entrance).	<b>Delete guidance point.</b>  Bicycle storage requirements are already addressed by rules in the Transport chapter of the District Plan.	-			<b>Delete guidance point.</b>  Bicycle storage requirements are already addressed by rules in the Transport chapter of the District Plan.			
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.	**		135.102 Combine G99, G101, G102 and G103 into a single guidance point.  163.18, 173.24, 319.19, 323.5 Retain as notified.  249.55 Amend guidance point so that it is appropriately qualified. Guidance point currently reads as a standard. Not all users of an apartment building will require such facilities.	This guidance point acknowledges that there are a range of matters that should be considered when providing cycle parking, and that the requirements of larger bicycles and electric bicycles should be specifically considered.	Clear guidance point, although it would be more efficient to incorporate this matter into the guidance point related to bicycle parking provision (G74).	Matters covered by the guidance point are relevant to achieving the "movement and access" design outcomes.	<b>Delete guidance point.</b>  Integrate the matters covered by the guidance point into G74.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.			

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G103.	Bicycle storage areas should be accessible from the main entrance of the site. Consider ramps or bicycle stairways (steps including a side channel for bicycle movement)	**		135.102 Combine G99, G101, G102 and G103 into a single guidance point.  163.19, 173.24, 319.19, 323.5 Retain as notified.  249.55 Amend guidance point so that it is appropriately qualified. Guidance point currently reads as a standard. Not all users of an apartment building will require such facilities.	While this is a relevant consideration, this matter is already addressed through the District Plan rules.	While the guidance point is clear, this matter is already addressed through the District Plan rules.	Standard TR-S3 in the Transport chapter already sets out a range of prescriptive requirements for the design of bicycle and micromobility parking and storage (including proximity of parking to the building entrance).	Delete guidance point.  Bicycle storage requirements are already addressed by rules in the Transport chapter of the District Plan.	-			Delete guidance point.  Bicycle storage requirements are already addressed by rules in the Transport chapter of the District Plan.				
G104.	Access to storage and service areas should have access control.	**		135.103 Combine G104 and G105 into a single guidance point.  249.55 Amend guidance point so that it is appropriately qualified. Guidance point currently reads as a standard. Not all users of an apartment building will require such facilities.	While this may be relevant to the design of storage spaces, it is a very specific requirement, and more a matter of detailed design and specification.	Guidance point would require applicant to include access control specifications in order to be assessable. This is an inappropriate level of detail for resource consent.	While this point has merit, access control is a matter of detailed building design.	Delete guidance point.  Seeks an inappropriate level of design detail for resource consent.	-			Delete guidance point.  Seeks an inappropriate level of design detail for resource consent.				
G105.	Storage and service rooms should be visible from the public, communal, or private spaces for passive surveillance.	**		135.103 Combine G104 and G105 into a single guidance point.  135.105 Edit guidance point for more precision. Considers guidance point may be challenging to achieve when storage and service areas are within basements, and some service areas are on roof tops.  249.55 Amend guidance point so that it is appropriately qualified. Guidance point currently reads as a standard. Not all users of an apartment building will require such facilities. Practicality of this guidance point needs to be considered where access is controlled through security systems.	The guidance point recognises that where storage spaces or service spaces are provided, consideration of passive surveillance to these areas is an important aspect of providing for the safety of these areas.	Re-ordering of the wording would assist with clarity.  Wording should be introduced to clarify that this is only necessary where service or storage spaces are provided.	The guidance point is relevant to achieving design outcomes related to "movement and access".	Replace guidance point with the following, and relocate under the "Service elements" heading:  "G[xx]. Provide for passive surveillance of entrances to service or storage spaces, where these are provided."	G49.	This guidance point can be removed, as G25 provides for passive surveillance of pedestrian paths through the site (which would include entrances to service or storage spaces).	Agree.	Delete guidance point.				
	High-quality buildings			374.12 Considers the section should be strengthened to include form, colour and light pollution for housing that is visually prominent.				Retain heading.				Retain heading.				
	Architectural context		The context and characteristics of the built environment contribute to a neighbourhoods' unique sense of place and identity.					Retain heading.		Heading is superfluous and can be deleted.	Agree.	Delete heading.				
G106.	Ensure new development fits well within the local context. Where they are determining features of local context, identify and positively contribute to patterns of: » Architectural composition and roof form » Alignment of key elevational lines including roof, parapet, verandah, windows, balconies and doors » Proportions of forms and openings » The visual rhythm of frontage widths and openings » Floor-to-floor heights » Materials, finishes and textures	***		341.31 Retain guidance point as notified.	A contextual architectural response assists with achieving cohesive overall urban built form. However, there needs to be sufficient flexibility within the guidance to enable a site specific response.	Guidance point is broad, and would rely on explanation from the applicant as to how the proposal relates to its context in order for a proposal to be assessed.  The list of patterns to consider would be better provided for as an advice note, as there may be other locally specific development patterns to consider.  Guidance point needs to be sufficiently flexible to enable designers to come up with site-specific responses.	The direction to "ensure development fits well within the local context" could over-emphasise maintenance of existing patterns of development in a manner contrary to objective 4 of the NPS-UD (which seeks that urban environments develop and change over time).  It would be more appropriate for this guidance point to provide for development to demonstrate how it considers/has regard to defining features of the local context.	Replace guidance point with the following:  "G[xx]. Design new buildings to respond to defining patterns within the local built environment.  Consider the relationship between new buildings and local patterns of: - architectural composition and roof form; - alignment of elevational features; - proportions of built form and openings; - visual rhythm of frontage widths and openings; - floor-to-floor heights; - materials, finishes and textures."	G50.	Replace "defining patterns" with "valued patterns".  Amend the advice note: "Replace the chapeau with "Consider matters such as..." "Identify that the guidance point seeks to provide for reference to and sympathy with existing valued patterns, not replication of existing architecture." "Acknowledge the future planned environment in response to context." "Identify that the matters already set out in the advice note are matters that could be considered (where appropriate to the context)."	Agree.	Replace guidance point with the following:  "G[xx]. Design new buildings to respond to valued patterns within the local built environment.  Responding to valued patterns means referencing or acknowledging them as part of a design, not replicating existing architecture. It also means acknowledging the planned built environment, not just the existing built environment.  Consider matters such as: - architectural composition and roof form; - alignments of elevational features; - proportions of built form; - visual rhythm of frontage widths; - floor-to-floor heights; - materials, finishes and textures."	G34.	G32.		

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G107.	New buildings in prominent locations, such as ridgelines or hilltops, should: » Use visually recessive finishes and colours » Use roof materials and colours that are dark and absorb rather than reflect light	• • •		135.106 Remove guidance second bullet point (roof materials and colours). Considers light and heat absorbant materials contribute to the urban heat island effect.	While the guidance point will be relevant in some prominent locations, such as ridgelines and hilltops, reference to "prominent locations" is too broad, and may be counter productive. Corner sites, for example, may be considered a prominent location where it might be more appropriate to have a "marker" building, rather than a visually recessive building.	Guidance point is assessable.  Scope of application is unclear. "Prominent locations" could mean a range of sites. It would be clearer to focus on areas near ridgelines or hilltops (which appears to be the focus of the guidance point).	Requiring development to use visually recessive colours, and dark roof materials, is overly prescriptive. The guidance point should instead focus on the overall outcome sought, which is that new buildings in certain prominent locations are visually recessive.  In addition to this, the District Plan already contains a "ridgelines and hilltops" overlay. Development within this overlay that is not a permitted activity in the underlying zone (which includes developments subject to the Design Guides) is a restricted discretionary activity under rule NFL-R10 in the Natural Features and Landscapes chapter. Objective NFL-O3 and policy NFL-P2 provide for the specific management of development within this overlay. On this basis, it is not necessary to also manage development within this overlay though the Design Guides.	Delete guidance point.  The District Plan already manages development within the hilltops and ridgelines overlay under the objectives, policies and rules of the Natural Features and Landscapes chapter.	-			Delete guidance point.  The District Plan already manages development within the hilltops and ridgelines overlay under the objectives, policies and rules of the Natural Features and Landscapes chapter.		
	Architectural coherence		Quality architecture contributes to a neighbourhood's sense of place and visual amenity					Retain heading.		Replace heading with "design coherence and integration".  The explanatory note adds little value and can be deleted.	Agree.	Replace heading with "Design coherence and integration". Delete explanatory text.		
G108.	Ensure the design and composition of any building has an overall coherence that integrates all relevant design requirements in a coordinated way.	• • •			A visually and physically coherent architectural response ensures that new development contributes positively to the visual interest of the street and surrounding urban context.	This guidance point would be difficult to assess without an explanation of the rationale for the architectural composition from the applicant. Any architectural response will be specific to the site, context and development proposal. Because of this, the guidance point should be reframed to be a "demonstrate" guidance point, rather than an "ensure" guidance point.  Reference to "design guidance requirements" is problematic, as the design guides are not a requirement. It would be more appropriate to reference the design outcomes.  An advice note describing the concept of architectural coherence would assist with assessment and interpretation.	The guidance point is relevant to achieving the "built form" design outcome.  This guidance point has significant overlap with G41 (which relates to facades). G41 should be incorporated into this guidance point.	Replace guidance point with the following:  "G[xx]. Design buildings to achieve a coherent composition of external form, appearance and materials, having regard to their visibility from the street, public spaces and adjacent sites.  All buildings will have a unique architectural composition based on the range of site and development-specific factors that influence their form and materiality. Coherent architectural compositions are those that integrate the purpose of the building, the arrangement of spaces within it, and its relationship with the site, street and wider context with the external form and materiality of the building in a considered manner."	G52.	Replace guidance point with the following: "Design and compose buildings to achieve an overall coherence that integrates all the relevant design guidance in a coordinated way. Design coherence comes from the consistency and cohesion that are provided by a definable integrating design concept. Integration requires that the planning, formal composition, and visual qualities of a building are considered as a whole, as well as separately."  (incorporate the matters covered by draft G54 (canopies, verandas and balconies) through an advice note. This would cover: - consistency of quality; - alignment with key datums or elements of the building façade and form; - relationship between new canopies and existing adjacent canopies (and any transition between the two).	Agree.	Replace guidance point with the following: "G[xx]. Design and compose buildings to achieve an overall coherence that integrates all the relevant design guidance in a coordinated way.  Design coherence comes from the consistency and cohesion that are provided by a definable integrating design concept. Integration requires that the planning, formal composition, and visual qualities of a building are considered as a whole, as well as separately.  As part of achieving design coherence and integration, carefully consider the ways in which elements such as canopies, verandas, balconies and building services elements are visually integrated into the overall architectural composition of the building. This includes considering the consistency of their quality with the quality of the overall building, alignment with key datums. Where existing adjacent buildings include canopies at the street edge, consider the relationship between new canopies and existing neighbouring ones."	G35.	G33.
G109.	Design multi-unit housing to achieve a sense of individual identity and address for each dwelling.	• • •	For architectural coherence in a multi-unit development, consider the following design techniques: - Group units into modules that relate to the dimensions of buildings typical for the neighbourhood. - Expressing the form of each unit, or groups of units with a separate roof, and/or differentiating individual units or groups of units by varying colour and materials. - Offsetting units vertically, introducing height variation to articulate building bulk.	301.18 Considers guidance point and advice note to be vague.	Achieving a sense of individual address for each residential unit can contribute to the overall legibility and coherence of the surrounding urban environment. However, achieving individual identity may encourage over-articulation. On this basis it is most appropriate to focus on achieving individual address.	This is a clear and assessable guidance point.  The advice note is overly specific and could be amended to suggest greater flexibility.  Reference to "dwelling" should be replaced with "residential unit", for consistency of language.	The guidance point is relevant to achieving the "built form" design outcome.	Replace guidance point with the following:  "G[xx]. Design multi-unit housing to achieve a sense of individual address for each residential unit.  Consider the following methods to support architectural coherence in a multi-unit residential development: - using roof form and/or facade modulation to express the form of each residential unit or group of residential units; - group residential units into modules that relate to patterns of development within the surrounding neighbourhood."	G53.	Amend guidance point as follows: "Design multi-unit housing to achieve a sense of individual address for each residential unit.  Consider the following methods to support architectural coherence in a multi-unit residential development: - using roof form and/or facade modulation to express the form of each residential unit or group of residential units; - group residential units into modules that relate to patterns of development within the surrounding neighbourhood; - ensuring the entrance to each unit is clearly visible from the direction of approach.  This guidance point may not be appropriate for apartment development."	Agree.	Replace guidance point with the following: "G[xx]. Design housing to achieve a sense of individual address for each residential unit.  Consider the following methods: - using roof form and/or facade modulation to express the form of each residential unit or group of residential units; - group residential units into modules that relate to patterns of development within the surrounding neighbourhood; - ensuring the entrance to each unit is clearly visible from the direction of approach.  This guidance point may not be appropriate for apartment development."	G37.	
	Visual privacy							Retain heading.				Retain heading.		

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G110.	Locate and size windows that will be adjacent to public or communal areas in a way that minimises loss of internal privacy for dwellings.	***		135.107 Amend guidance point to provide for reasonable internal privacy.	Guidance point recognises that the relationship between the interior of the dwelling and adjacent public spaces will need to be carefully managed in order to balance privacy with overlooking and activation of the adjacent public space.	The guidance point is clear and assessable. The guidance point may benefit from an advice note suggesting methods to mitigate any residual privacy issues (such as landscape planting or screens).  Reference to "dwelling" should be replaced with "residential unit", for consistency of language.	The guidance point is relevant to achieving the "internal spaces" design outcome.	<b>Replace guidance point with the following:</b> "G[xx]. Locate and design windows and landscaping adjacent to public or communal areas to provide for reasonable internal privacy to the residential unit.  <i>Reasonable internal privacy can also be supported by the design of landscaping outside the residential unit, including the placement of planting, fencing and screens. Where screens are used to provide privacy, consider the impact that this may have on the loss of sunlight or daylight.</i> "	G62.	Amend guidance point as follows: "Locate and design windows and landscaping adjacent to public or communal areas to provide for reasonable internal privacy to the residential unit and neighbouring units."  Amend advice note to include the following matters: - orientation and offset of windows, - recognise the role of internal window treatments in addition to good design.	Agree. Additional minor re-wording required for clarity.	<b>Replace guidance point with the following:</b> "G[xx]. Locate and design windows and landscaping to provide for reasonable internal privacy to residential units on site and neighbouring residential units.  <i>Reasonable internal privacy can also be supported by: - orientation and offset of windows between residential units; - the design of landscaping outside the residential unit, including the placement of planting, fencing and screens; - where screens are used to provide privacy, consider the impact that this may have on the loss of sunlight or daylight; - in addition to good building and landscape design, recognise the role of internal window treatments to support internal privacy.</i> "	G41.	G42.
G111.	Position and design windows so it does not compromise the privacy of neighbouring dwellings. In particular, the privacy of the primary internal living areas both within the development or on adjacent sites.	***			Guidance point recognises that the relationship between the dwellings will need to be carefully managed in order to balance privacy with outlook and access to outdoor living space.	Reference to "dwelling" should be replaced with "residential unit", for consistency of language.	The guidance point is relevant to achieving the "internal spaces" design outcome.  The issue of separation of buildings and outdoor living in relation to adjacent residential units to manage privacy effects is already addressed through District Plan standards. On this basis, the guidance point should be framed as a design consideration, rather than anything more directive.	<b>Replace guidance point with the following:</b> "G[xx]. Consider the location and design of windows and outdoor living spaces so that they do not unreasonably detract from the privacy of adjacent residential units."	G63.	Delete guidance point (and integrate consideration of privacy to neighbouring units into G62).	Agree.	<b>Delete guidance point.</b>		
G112.	Plan outdoor living areas and position windows of main living areas so they do not unreasonably compromise the privacy of adjacent dwellings' principal private open space.	***			The matter is a relevant consideration in relation to the design of outdoor living space, but it would be more efficient to address this as part of G111.	Reference to "dwelling" should be replaced with "residential unit", for consistency of language.	The guidance point is relevant to achieving the "internal spaces" design outcome.  More efficient to address this matter as part of G111.	<b>Delete guidance point.</b> Address this matter under G111.	-			<b>Delete guidance point.</b> Matter is addressed elsewhere in the Design Guide.		
G113.	Consider the potential impact on sunlight access when designing and locating screens. For example, a visually permeable screen can often provide privacy without blocking light	*			The guidance point could be read as encouraging the provisions of screens to manage privacy issues. Screens may not be the appropriate or optimal solution in all instances. It would be better to provide for this as an advice note under G110, as a potential consideration for instances where screens are used to manage privacy issues.	This guidance point does not relate to achieving visual privacy, rather it relates to mitigating consequential effects of providing for privacy. This guidance point would be better expressed as an advice note in relation to G110.	The guidance point is relevant to achieving the "internal spaces" design outcome.	<b>Delete guidance point.</b> Address this matter as an advice note to G110.	-			<b>Delete guidance point.</b> Matter is addressed elsewhere in the Design Guide.		
	<b>Internal living spaces</b>		<i>Quality environments for residents ensure liveability, comfort and well-being.</i>					<b>Delete heading.</b> As guidance points below it are also deleted.				<b>Delete heading.</b> As guidance points below it are also deleted.		
G114.	Ensure rooms are large enough to accommodate the functions appropriate to their type: » Living rooms should comfortably accommodate the number of expected occupants in the dwelling.	***	<i>It is recommended that bathroom and laundry facilities are clearly separated from food preparation areas for cultural consideration, e.g bathrooms should not open directly from a kitchen area.</i>		While this may be a relevant consideration, it is difficult to assess as there are a diverse range of social and cultural considerations that could influence the size and arrangement of living spaces. In any case, this may be difficult to enforce given that the District Plan already provides for a minimum residential unit size.	This guidance point is difficult to assess, as it is not clear what functional or size requirements are sought to be achieved for various living spaces that may be considered under the guidance point.	The District Plan already regulates minimum residential unit size through standards in the Medium Density and High Density Residential Zones (standards MRZ-S12 and HRZ-S12). Council officers have indicated that these standards are sufficient to provide for a reasonable degree of amenity. So long as units comply with these standards, the Design Guides should not also regulate the efficiency and effectiveness of the internal layout.  However, this justification only holds on the basis that the District Plan regulates minimum residential unit size. If the Plan did not regulate minimum unit sizes, then it may be appropriate for the Design Guides to provide guidance on spatial allocation within units.	<b>Delete guidance point.</b> Given that the District Plan already regulates the minimum size of residential units within multi-unit housing, the design guide should not also seek to regulate the size of spaces within the residential unit.	-			<b>Delete guidance point.</b> Given that the District Plan already regulates the minimum size of residential units within multi-unit housing, the design guide should not also seek to regulate the size of spaces within the residential unit.		
G115.	Locate and stack living rooms above living rooms of different units for noise considerations: » Stack bathrooms and wet areas above other wet areas for the noise of running water	**		135.108 Considers the approach specified in the guidance point is not strictly necessary, and it would be preferable to identify that this matter can also be addressed through building construction.	This is more of a technical building/acoustic design issue than an urban design issue.	While the direction provided by the guidance point is generally clear, the effectiveness of the outcome is difficult to assess without expert acoustic engineering expertise.	The transmission of noise between residential units is regulated under clause G6 of the New Zealand Building Code. Compliance with clause G7 of the Building Code is assessed by the Council at the time of building consent.  Acceptable Solution G6/AS1 and Verification Method G6/VM1 set out the performance requirements that must be met in relation to the transfer of noise between residential units. This does not preclude locating different kinds of space above or adjacent to each other, subject to meeting the performance requirements set out under G6/AS1 or G6/VM1.	<b>Delete guidance point.</b> Requirements for the transfer of noise between residential units are regulated under clause G7 of the New Zealand Building Code.	-			<b>Delete guidance point.</b> Requirements for the transfer of noise between residential units are regulated under clause G7 of the New Zealand Building Code.		

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G116.	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.	*		61.11, 343.18 Remove "where possible" from the guidance point.	While this is a relevant consideration to support the inclusivity and accessibility of residential development, this matter is generally addressed under G132.	While it may be appropriate for applicants to consider opportunities to incorporate accessible residential units into a development, it would be inappropriate to require applicants to provide a level of detail that would be sufficient to assess whether residential units are designed to be accessible. This level of detail would ordinarily be developed at a later stage, prior to the application for building consent, and may require architectural or detailed building design expertise to assess.	The guidance point is relevant to achieving the "internal spaces" and "inclusivity" design outcomes.  The Building Code excludes housing from accessibility requirements. However, considering opportunities for the provision of accessible units within multi-unit housing does not conflict with any requirements set out under the Building Code.  Guidance point is a duplication of G132 under the "accessibility" section.	Delete guidance point.  Matter is addressed under G132.	-			Delete guidance point.  Matter is addressed elsewhere in the Design Guide.			
	Circulation							Delete heading. As guidance point is also deleted.				Delete heading. As guidance point is also deleted.			
G117.	Ensure circulation and spaces within dwellings are efficiently planned and wide enough to optimise amenity, accessibility and flexibility in use and provide legible wayfinding.	***	Consider sufficient width for manoeuvring around beds, parking spaces and within kitchens and bathrooms for accessibility.	135.109 Considers that guidance point combines too many, not convincingly grouped matters. The guidance point 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.  343.19 Retain as notified.	It is unclear what the guidance point is trying to achieve. The efficiency of circulation within dwellings is a matter of detailed individual dwelling design, rather than a broader urban design or internal environmental quality matter. In any case, this may be difficult to enforce given that the District Plan already provides for a minimum residential unit size.	This guidance point is overly broad, and it is not clear what it is seeking to achieve. As a result, it would be difficult to apply or assess.	The District Plan already regulates minimum residential unit size through standards in the Medium Density and High Density Residential Zones (standards MRZ-S12 and HRZ-S12). Council officers have indicated that these standards are sufficient to provide for a reasonable degree of amenity. So long as units comply with these standards, the Design Guides should not also regulate the size of spaces within the residential unit.	Delete guidance point.  Given that the District Plan already regulates the minimum size of residential units within multi-unit housing, the design guide should not also seek to regulate the size of spaces within the residential unit.	-			Delete guidance point.  Given that the District Plan already regulates the minimum size of residential units within multi-unit housing, the design guide should not also seek to regulate the size of spaces within the residential unit.			
	Light and sun			135.110 Considers title should be amended to "Sun exposure", as the guidance points under it refer to sun, and natural light is separately addressed in the following section.  209.1 Considers a guidance point should be added to provide for "Sun access to outdoor spaces between spring and autumn equinox (4hrs) as well as sun access to internal living spaces in winter (2hrs)".  407.15 Considers additional guidance necessary to manage sunlight considerations. Revised recession planes imposed by the MDRS removes the chance for sunlight, while reducing the chance for adequate daylight.  443.2 Retain/reinstate the operative District Plan provisions that relate to sunlight. Considers light is fundamental to well-being, and shading is more than a minor issue.				Retain heading. The heading accurately reflects the guidance points underneath it.					Retain heading. The heading accurately reflects the guidance points underneath it.		
G118.	Locate and design the living areas and bedrooms of individual residential units to achieve direct natural lighting and optimise sun exposure and views.	***		135.111 Clarify term "direct natural lighting". If this means exposure to the sky, then this should be clarified.  135.112 Relocate guidance point to "natural light" section.  396.19 Retain as notified.	Arranging living rooms to receive sunlight, where it is available, supports providing a high quality living environment. However, views are a separate and more subjective matter to sunlight, and difficult to assess. It would be more appropriate for the guidance point to focus on sunlight, rather than views.	This guidance point would generally be assessable, subject to explanation from the applicant as to how the design optimises sun exposure and views.  Suggest removal of the reference to "direct natural light". This term is difficult to interpret, and in any case provision for natural light is subject to other District Plan standards and regulation under the New Zealand Building Code (see discussion under G121 and G122 below).	The guidance point is relevant to the "internal spaces" design outcome.  However, the direction to "optimising sun exposure" may be counter-productive where it leads to over-heating of residential units in summer. It suggests that shading devices would be discouraged. It would be more appropriate to focus this matter on winter sun.  Inclusion of bedrooms in this guidance point is overly prescriptive. Bedrooms are often located with a southern aspect, to ensure that living spaces are prioritised for sun exposure.  Reference to "available" sunlight acknowledges that there may not be sunlight available at all in some site contexts.	Replace guidance point with the following:  "G[xx]. Locate and design living areas within residential units to optimise exposure to available winter sunlight.  Living areas are more likely to receive sunlight where they are located with a northern, western or eastern aspect."	G64.	Amend guidance point as follows: "Locate and design living areas within residential units to optimise exposure to receive available winter sunlight."  Amend the advice note to address the following matters: - Residential units should be able to receive sunlight between the equinox and winter. - Arrange the site so that residential units are located in the parts of the site that receive the greatest amount of winter sunlight. - Where there is limited access to sunlight, consider other methods that can contribute to receiving sun (such as skylights).	Agree.	Replace guidance point with the following:  "G[xx]. Locate and design living areas within residential units to receive winter sunlight.  Living areas should be located and oriented to receive sunlight between the equinox and the winter solstice. To achieve this, consider matters such as: - planning the site so that residential units are located in the parts of the site that receive the greatest amount of winter sunlight; - locating living areas so that they have a northern, western, or eastern aspect; - where there is limited access to sunlight, consider other methods that can contribute to receiving sun within the unit, such as skylights."	G42.	G44.	

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G119.	Orientate and position all dwellings and their windows to receive the maximum possible hours of midwinter sun into at least one main living room.	•••	<i>To ensure apartments are warm, energy-efficient, and support residents' well-being, sunlight is best maximised by orientating the building to offer units' living space an aspect to the north, west or east</i>	135.111 Amend guidance point to reduce uncertainty. Considers reference to "maximum possible" introduces uncertainty and ambiguity, and a the minimum amount of sun that should be achieved should be specified, while allowing for flexibility.  396.19 Retain as notified.	While optimising access to winter sunlight is a relevant consideration in relation to residential amenity and internal environmental quality, this matter is generally addressed by G118.	It is unclear how "maximum possible hours of midwinter sun" would be interpreted and assessed. This may not be sufficiently flexible to take into account the range of other factors that will influence unit layout.  Disagree that specifying a number of hours to be achieved will increase certainty. This would have the risk of reading as a prescriptive standard, which may be difficult to comply with in some circumstances (for example, where existing topography, vegetation or buildings already shade a site to the extent that a minimum number of sunlight hours cannot be achieved). Specifying a number of sunlight hours to be achieved is difficult to assess, as it would require sunlight/shade modelling that takes into account the impact that the broader environment (including permitted activities on surrounding sites that could be established in future) might have on shading/sun.  The advice note is useful and should be retained (but as part of guidance point G118).	While the guidance point is relevant to the "internal spaces" design outcome, it is essentially a duplication of a matter already addressed under G118.	<b>Delete guidance point.</b>  This matter is addressed under G118.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G120.	Single-aspect, south-facing units should be avoided	•	<i>When not possible, consider units with lesser depth, larger glazing, higher quality communal spaces and better amenities for south-facing units.</i>	249.57 Remove of appropriately qualify guidance point. Reads as a standard. The term "avoid" precludes any south-facing apartment units, which are often unavoidable in a city centre context.  396.19 Retain as notified.	Reducing the occurrence of single aspect south-facing residential units is relevant to supporting interior environmental quality, however there are instances where this may be unavoidable. It would be more helpful for the guidance point to generally seek that this is avoided, but where it occurs, suggest methods to off-set issues related to the provision of single aspect south-facing residential units through an advice note.	The guidance point is clear and assessible, although the use of the term "avoid" makes the guidance point read like a direction. The guidance point should be re-worded to discourage single-aspect south facing residential units, while retaining some flexibility.  The advice note is useful but some aspects of it are vague, and could be more specific about the kinds of amenity that can support south-facing units (such as communal space with good access to sunlight, or roof top open space).	The guidance point is relevant to the "internal spaces" design outcome. It also supports guidance point G118.	<b>Replace guidance point with the following:</b>  "G[xx]. Where practicable, avoid single-aspect south-facing residential units.  <i>Where a development includes single-aspect south-facing residential units, consider:</i> - reducing the depth of the unit so that spaces within the unit have greater access to natural light; - increasing window size and arrangement to optimise daylight and outlook; - providing communal indoor or outdoor spaces as part of the development in an area that has access to sunlight."	G65.	Add the following point to the advice note: -principally seek to locate single aspect units on west, east or north of the building.	Agree.	<b>Replace guidance point with the following:</b>  "G[xx]. Where practicable, avoid single-aspect south-facing residential units.  <i>Where a development includes single aspect units, seek to locate these on the north, west or east sides of the building.</i>  <i>Where a development includes single-aspect south-facing residential units, consider:</i> - reducing the depth of the unit so that spaces within the unit have greater access to natural light; - increasing window size and arrangement to optimise daylight and outlook; - providing communal indoor or outdoor spaces as part of the development in an area that has access to sunlight."	G43.	G45.
	<b>Natural light</b>							<b>Delete heading.</b>				<b>Delete heading.</b>		
G121.	To maintain sufficient natural light and outlook for residential and other habitable spaces; provide on-site setbacks from side and rear boundaries or consider atria and lightwells so that the development is not reliant on adjacent sites' openness to achieve acceptable solutions levels of natural light.	•••			While the provision of reasonable access to natural light and outlook is relevant to interior environmental quality, these matters are already addressed through District Plan rules.	Guidance point may be difficult to assess, as it would not be clear how much additional set back would be required in any particular situation.	This guidance point is a double-up of several standards set out in the rules of the District Plan that already address this matter, including: - the height in relation to boundary standard (MRZ-S3 and HRZ-S3); - side and rear yard boundary setback standards (MRZ-S4 and HRZ-S4); - outlook space for multi-unit housing (MRZ-S14 and HRZ-S14); - minimum building separation distance standards (HRZ-S16).  The Design Guide should not create an additional requirement that is more restrictive than these standards.	<b>Delete guidance point.</b>  This matter is already addressed through District Plan standards.	-			<b>Delete guidance point.</b>  This matter is already addressed through District Plan standards.		

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G122.	Ensure habitable rooms have an external window to receive direct natural light and avoid borrowed light, particularly for bedrooms to ensure the mental well-being of people.	***		135.114 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.  249.59 Remove or appropriately qualify guidance point. Presents as a standard and requires something over and above building code requirements.	While the provision of reasonable access to natural light is relevant to interior environmental quality, this matter is already addressed through the requirements of the New Zealand Building Code.  Further to this, the MDRS require outlook space for all habitable rooms, which means that habitable rooms that rely on borrowed light would not comply with the District Plan rules.	The guidance point is clear.	The guidance point is a double-up with a matter already regulated under Clause G7 of the New Zealand Building Code. The acceptable solutions and verification methods to Clause G7 came into effect on 2 November 2022.  Acceptable solution G7/AS1 to the Building Code specifies how the natural light requirements of the Building Code are met for buildings up to three stories. This includes requirements to provide windows of a certain size to achieve prescribed interior daylight levels, and a requirement to avoid borrowed light. Buildings that fall outside the scope of G7/AS1 (including those where borrowed light are used) are required to undertake internal daylight modelling in accordance with verification method G7/VM1, in order to demonstrate that acceptable internal daylight levels are being achieved. Compliance with clause G7 of the Building Code is assessed by the Council at the time of building consent.  In addition to this, the MDRS require all habitable rooms to include outlook space. On the basis that borrowed light would not comply with District Plan standards, it is not necessary to address this matter through the Design Guides.	<b>Delete guidance point.</b>  This matter is already regulated under clause G7 of the New Zealand Building Code.  Matter is also addressed through the outlook space requirement under the District Plan standards.	-			<b>Delete guidance point.</b>  This matter is already regulated under clause G7 of the New Zealand Building Code.  Matter is also addressed through the outlook space requirement under the District Plan standards.		
<b>Natural ventilation</b>														
G123.	Ensure habitable rooms, especially bedrooms and living spaces have at least one openable window to an external wall for direct access to fresh air.	***		135.115 Considers that while sound in principle, guideline may be problematic for apartments in noisy entertainment districts, and this situation must be recognised.  249.61 Remove or appropriately qualify guidance point. Presents as a standard and requires something over and above building code requirements.  301.26, 407.41 Amend guidance point to require opening windows on two separate facades. Research has shown increased effectiveness of natural ventilation where opening windows are provided on two separate facades.	While the provision of adequate ventilation is relevant to interior environmental quality, this matter is already addressed through the requirements of the New Zealand Building Code.	The guidance point is clear.	The guidance point is a double-up with a matter already regulated under the New Zealand Building Code.  Clause G4 (and Acceptable Solution G4/AS1) of the Building Code already specifies a range of requirements to provide for natural and/or mechanical ventilation for habitable rooms. Compliance with clause G4 of the Building Code is assessed by the Council at the time of building consent.	<b>Delete guidance point.</b>  This matter is already regulated under clause G4 of the New Zealand Building Code.	-			<b>Delete guidance point.</b>  This matter is already regulated under clause G4 of the New Zealand Building Code.		
<b>Communal internal amenity</b>														
			<i>Design that encourages neighbourly interaction, contributes to the social and mental well-being of residents and the safety of their environment.</i>											
G124.	Design lobbies to accommodate safe, logical and efficient entry, exit, lobbies and mail delivery/collection functions for all residents and visitors of a building.	***			While the guidance point includes several relevant considerations in relation to the design of lobbies, these matters are already generally addressed under G36 and G37.	Matters are generally assessable, subject to explanation from the applicant.	Matter is generally addressed by G36 and G37.	<b>Delete guidance point.</b>  Matter is already addressed under G36 and G37.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G125.	Ensure all communal circulation spaces are large enough to easily move furniture and appliances.	***			While the sizing of communal circulation spaces for furniture is a relevant design consideration, this matter is already generally addressed under G37.	Difficult to assess what is meant by "large enough". It would be more appropriate to provide for this matter as a consideration.	Matter is generally addressed by G37.	<b>Delete guidance point.</b>  Matter is already addressed under G37.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G126.	In large multi-unit developments, provide a functional multipurpose internal communal room to be utilised for social gatherings.	***		135.116 Clarify the term "large". This guidance point may be relevant to large apartment developments, but might be irrelevant to a large terraced housing development.  249.63 Remove or appropriately qualify guidance point. Guidance point presents as a standard.	While internal communal facilities and multi purpose communal space may be relevant for some higher density development types, this will not be suitable for all multi-unit development types. This kind of facility is more likely to be of value for apartment development, rather than terraced housing.  Given the range of variables (including the size of the development and the need for a social space), it would be appropriate to provide for this guidance point as a matter to consider (rather than something more directive).	"Large multi-unit developments" is vague, which means that it will be difficult to determine the circumstances in which the guidance point should be applied. Guidance point should be a matter of consideration for apartment development, rather than a prescriptive requirement for all "large multi unit development".	The guidance point is relevant to the "internal spaces" design outcome.	<b>Replace guidance point with the following:</b>  "G[xx]. For multi-unit apartment developments, consider providing: - internal communal facilities, such as communal laundry or drying facilities; - a multi-purpose interior communal space for social gatherings.  Note that the District Plan has separate rules for the provision of community facilities."	G58.	Amend the chapeau of the guidance point as follows: "For multi-unit apartment developments, consider providing: - internal communal facilities, such as communal laundry or drying facilities; - a multi-purpose interior communal space for social and cultural interaction..."  Add a third bullet point to incorporate G59: "design entrances and lobbies to provide opportunities for social and cultural interaction..."  Add a fourth bullet point to incorporate G60: "where relevant to the development, design spaces to facilitate cultural practices and ceremonies (such as home-based funerals or tangihanga)".	Agree. However, it would be clearer if the four bullet points were provided for as an advice note. This would ensure flexibility of design response, and avoid the presumption that the four bullet points are the only way of supporting communal internal amenity or facilitating social and cultural interaction.	<b>Replace guidance point with the following:</b>  "G[xx]. For apartment developments, consider providing opportunities to support communal internal amenity and facilitate social interaction and cultural practices.  Consider matters such as: - providing functional internal communal facilities, such as communal laundry or drying facilities; - providing multi-purpose communal space for social gatherings; - designing communal circulation areas such as entrances and lobbies to provide opportunities to facilitate social interaction; - where relevant to the development, designing spaces to facilitate cultural practices and ceremonies (such as home-based funerals or tangihanga)."	G46.	G46.

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G127.	Size communal facilities appropriately	•••	Depending on the activity provided, this may take into account: – The number of units in the building – The expected number of occupants – The spatial requirements of the activity itself		The guidance point appears to be stating design considerations that would be considered as a matter of course when designing communal facilities. It provides little useful guidance beyond this.	Unclear what "communal facilities" are, when they are encouraged to be provided, and what "appropriate" means in relation to their size. This puts the responsibility on the applicant to explain the community facilities that it considers are necessary, and how they should be sized. Where the applicant provides an explanation, the guidance point would be reasonably assessable.  It would be more efficient to consolidate this matter into G126.	The guidance point is relevant to the "internal spaces" design outcome.  However, need to be careful not to require the provision of "communal facilities", as these may not fall under the definition of "residential activity", and as such be captured by other more restrictive rules within the Medium and High Density Residential Zones.	Delete guidance point.  Combine this matter with G126.	-			Delete guidance point.  Matter is addressed elsewhere in the Design Guide.			
G128.	Communal areas within apartment buildings should be designed to facilitate social interaction	••	This may be through providing seating areas in lobbies, wider corridor areas around lifts or stairwells and through the delivery of communal facilities such as games rooms. In addition, consider designing alcoves or nooks within the corridors for social interactions.		The matters covered by this guidance point support the development of accessible and inclusive communal interior spaces.	Supported by the proposed advice note, this guidance point is reasonably clear and assessable, subject to explanation from the applicant.  The term "communal areas" may need some qualification or further description, to align with guidance points related to "communal facilities" and "communal circulation spaces".	The guidance point is relevant to the "internal spaces" and "inclusivity" design outcomes.  The second part of the advice note (which relates to "alcoves or nooks") is overly specific, and may conflict with other guidance points related to CPTED and safety.	Replace guidance point with the following:  "G[xx]. Consider designing interior communal areas, such as entrance lobbies, lift lobbies, communal corridors and interior communal facilities, to facilitate social interaction.  Opportunities for social interaction can be facilitated by providing seating areas in entrances, lobbies and communal facilities, and wider corridor areas around lifts or stairwells."	G59.	integrate guidance point into G58.		Delete guidance point.			
G129.	In apartments and multi-unit housing ensure spaces are appropriately designed and are wide enough to support homebased tangihanga/funerals and other cultural ceremonies.	•		249.65 Remove or appropriately qualify guidance point. Guidance point presents as a standard, and it is unclear whether the requirement applies to all residential units within a development.	The guidance point raises a relevant consideration in relation to the design of residential unit. However, because there is likely to be a wide diversity of cultural ceremonies that could be considered, it is most appropriate that the guidance point is worded as a general consideration to enable flexible and appropriate design responses on a development-specific basis.	Difficult to assess as a prescriptive guidance point, as it is not clear what size would be necessary to accommodate such activities.  Scope of application is unclear. Does this apply to all residential units, or should it only apply to residential units over a certain size, that are more likely to provide for multi-generational living?  The variables involved in interpreting and applying this guidance point are too broad to provide for it as a prescriptive guidance point. Instead, it would be more appropriate for this matter to be provided for as a consideration.	The guidance point is relevant to the "internal spaces" and "inclusivity" design outcomes.  The District Plan rules already specify minimum size requirements for residential units within multi-unit housing. This guidance point should be carefully worded to avoid reading as an additional requirement.	Replace guidance point with the following:  "G[xx]. Consider the need to design spaces to accommodate home-based tangihanga/funerals and other cultural ceremonies."	G60.	integrate guidance point into G58.		Delete guidance point.			
	<b>Internal storage</b>							<b>Retain heading.</b>							
G130.	Bedrooms should have sufficient wardrobe space to accommodate the room's anticipated capacity.	••		249.66 Remove or appropriately qualify guidance point. Considers guidance point presents as a standard and is inherently subjective.	The guidance point raises a relevant issue that can be left out of higher density development. Providing storage supports residential amenity. However, given that the District Plan already regulates minimum residential unit sizes, the guidance point should be worded as a general consideration rather than a specific requirement. This also enables sufficient design flexibility for designers to address the provision of storage in a manner that is relevant to the type and design of residential unit.	The guidance point is difficult to assess as it is not clear what "sufficient" wardrobe space means. Given the range of matters that may influence internal storage design, this guidance point should be provided for as a general consideration of storage needs, rather than specifying "sufficient storage" be provided.	Standard MRZ-S12 and HRZ-S12 specify minimum net floor areas for residential units in multi-unit housing. These are considered to be sufficient by the Council to provide for reasonable internal amenity.	Replace guidance point with the following:  "G[xx]. Consider the need to provide an appropriate level of interior storage for each residential unit, based on its anticipated occupancy."	G66.	Noted that there was disagreement between the experts as to whether it was relevant to include this matter within the design guides.  Agreed not to change the guidance point.	Agree with retaining the guidance point on the basis that poorly considered storage within the residential unit may lead to effects beyond the unit (including ad-hoc storage on balconies or within other communal areas). We note that this is a consideration guidance point only, and it enables a flexible design response, as it does not create a prescriptive requirement to provide any particular amount of storage.	Retain draft guidance point.	G47.	G47.	
G131.	Residential units should have internal storage spaces in addition to wardrobes that are adequately sized to accommodate household items reasonably expected of occupants, for example, suitcases, entryway items, household cleaning equipment and linen.	••		249.68 Remove or appropriately qualify guidance point. Considers guidance point presents as a standard and is inherently subjective.	While the guidance point raises relevant considerations, these can be generally addressed under G130.	Guidance point could be combined with G130 for efficiency.	Standard MRZ-S12 and HRZ-S12 specify minimum net floor areas for residential units in multi-unit housing. These are considered to be sufficient by the Council to provide for reasonable internal amenity.	Delete guidance point.  Matter is addressed by G131.	-			Delete guidance point.  Matter is addressed elsewhere in the Design Guide.			
	<b>Accessibility</b>							<b>Retain heading.</b>				<b>Retain heading.</b>			

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G132.	Ensure developments are inclusive of people of all ages and abilities, including the ageing population, children and pregnant women or parents with infants and toddlers.	• • •		135.117 Clarify what "are inclusive of" means.  343.33 Amend the guidance point as follows: "Ensure developments are inclusive of people of all ages and abilities - impairments, including the ageing population, children and pregnant women or parents with infants and toddlers, and people who use mobility aids such as wheelchairs and crutches." Considers that the term 'abilities' is regarded as euphemistic by many within the disabled community.	The matters addressed by the guidance point have strong merit, as they support the development of inclusive and accessible living environments.	The guidance point is so broad that it would be difficult to assess. Instead, it would be more appropriate to focus the guidance point on encouraging the provision of residential units that are accessible. An advice note may be able to direct users to a range of accessible design standards/guidelines for accessible residential units.	The guidance point is relevant to the design outcome that seeks inclusivity.  The Building Code excludes housing from accessibility requirements. However, considering opportunities for the provision of accessible units within multi-unit housing does not conflict with any requirements set out under the Building Code.  Could assist to refer users to NZS4121 in an advice note.	<b>Replace guidance point with the following:</b>  "G[xx]: Consider opportunities to incorporate accessible residential units into multi-unit housing developments.  <i>New Zealand Standard NZS4121 Design for Access and Mobility sets out a range of design standards relevant to the provision of accessible housing.</i> "	G61.	Delete reference to "multi-unit" within the guidance point.  Delete the advice note, as this is not the only way to provide for accessible residential units.  Add the following advice note: "Consider future proofing of some units within development, by considering the type and width of access to the unit, sizing of spaces within the unit to facilitate future retrofit for accessibility."  Note that this guidance point does not require development to provide accessible residential units."  The experts noted that if the Council's intention was to create a specific requirement to provide a quantum of residential units as accessible units, then this should be provided for as a rule in the district plan (not within the design guides).	Agree.	<b>Replace guidance point with the following:</b>  "G[xx]: Consider opportunities to incorporate accessible residential units into housing developments.  <i>Consider future proofing of some units within development, by considering the type and width of access to the unit, sizing of spaces within the unit to facilitate future retrofit for accessibility.</i>  Note that this guidance point does not require development to provide accessible residential units."	G44.	G43.
G133.	Where possible, provide ground-level access that is accessible by people using wheelchairs, and design units with reference to NZ standards for access and mobility.	•	Consider things such as: - Lever handles on all doors - Easy to reach window sills, power sockets and light switches - Sufficient space to access storage spaces and wardrobes - Ensuring flush levels between rooms, at entryways, and shower access - Ensuring smoke alarms have both visual and audible alerts - Best practice guidance for accessible kitchen, laundry and bathroom design - Best practice standards for signage legibility and colour contrast	61.15 Amend the guidance point to remove the term "where possible".  135.118 Considers this guidance point is an important aspect of achieving G132, but it is given little weight.  343.21 Amend guidance point to remove "Where possible, provide" and replace with "Ensure".	In relation to ground level access, this matter is relevant but is already addressed through G37.  In relation to the design of residential units to achieve accessibility, these matters are too detailed to be incorporated into urban design guides. Notwithstanding this, it is appropriate for the guidelines to direct users towards relevant design standards (such as NSZ4121) through an advice note.	Designs are unlikely to be developed to a level of detail where this guidance point could be assessed at the time of resource consent.	The entrance component of this guidance point is already addressed under G37.	<b>Delete guidance point.</b>  It requires a level of detail that is inappropriate for a resource consent application. Matter is generally addressed under G37.	-			<b>Delete guidance point.</b>  It requires a level of detail that is inappropriate for a resource consent application.		
	<b>Carbon reduction - buildings</b>							<b>Retain heading.</b>				<b>Replace heading with "adaptive reuse", as this more appropriately describes the guidance point.</b>		
G134.	Where possible, new developments should consider: » Selecting low carbon and carbon banking materials. » Specifying locally sourced/manufactured materials (reducing travel/shipping distances). » Installing insulation over and above minimum requirements.	•		369.18 Retain guidance points that relate to embodied energy.	The matters addressed by the guidance point are technical building design and specification matters, not strongly related to urban design.	Guidance point is difficult to assess without technical engineering expertise.	Energy efficiency requirements (including the specification of insulation) is a matter already regulated under clause H1 of the Building Code.  The Ministry for Business, Innovation and Employment is consulting on changes to the building code that would require consideration of the embodied carbon of building materials. This is a technical matter that would be best addressed through building regulations.	<b>Delete guidance point.</b>  It is difficult to assess without technical engineering expertise, and overlaps with matters most appropriately addressed by the Building Code.	-			<b>Delete guidance point.</b>  It is difficult to assess without technical engineering expertise, and overlaps with matters most appropriately addressed by the Building Code.		
G135.	Consider compact housing typologies that are more energy efficient, such as terraced houses or apartments.	•			This is a valuable guidance point, as it prompts consideration of the use of denser, more energy and space efficient typologies. This will be a particularly useful prompt on larger sites, which might otherwise be developed with larger detached homes.	Readily assessable, as it will be apparent from the application which housing types are proposed.	Developments where the Design Guides are relevant are likely to be terraced housing or apartments. The guidance point relates strongly to the residential zone objectives for the efficient use of land (MRZ-O3, HRZ-O3).	<b>Retain guidance point.</b>	G56.	Guidance point is unnecessary, as the design guide already intends to facilitate this kind of development.	Agree.	<b>Delete guidance point.</b>		
G136.	Consider the adaptive reuse of existing buildings to reduce construction carbon footprint.	•	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.	369.18 Retain guidance points that relate to embodied energy.	Adaptive reuse of existing buildings has been demonstrated to support reduced construction carbon emissions. It also supports retaining existing urban fabric, contributing to local identity and sense of place.	Readily assessable, as it will be clearly apparent whether existing buildings are being re-used as part of a proposal.	Relevant to design outcomes that relate to sustainability.	<b>Retain guidance point.</b>	G57.	Delete reference to carbon footprint in the guidance point and reference to embodied energy in the advice note. This matter is a specific engineering matter, rather than a matter to be addressed by the design guide.  Amend the advice note so that it is clear that adaptive reuse need only be considered where the existing building is of sufficient design value, scale and fit with development intentions.	Agree.	<b>Replace guidance point with the following:</b>  "G[xx]. Consider the adaptive reuse of existing buildings.  <i>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.</i>  <i>Adaptive reuse of existing buildings should only be considered where the existing building is of sufficient design value and scale to be retained, and where it can be well integrated with the development intentions for the site.</i> "	G45.	G40.
	<b>City outcomes contribution</b>							<b>Delete heading.</b>				<b>Delete heading.</b>		

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G137.	<p>The scale of larger commercial, residential, or mixed-use developments has a direct bearing on the quality and level of amenity offered by the city's public environment, and the public's enjoyment of it. To address this, five factors, collectively referred to as City Outcomes Contribution, will be considered in assessing the quality of larger scale development - provision of public space, sustainability, accessibility, provision of assisted housing, and urban design quality. The aim of this assessment is to incentivise "density done well" by giving density-related development concessions in return for publicly beneficial outcomes. The following tables set out the development types that trigger consideration of City Outcomes Contribution, including associated numeric thresholds to be satisfied and the outcomes sought.</p> <p>[City Outcomes Contribution tables follow...]</p>	***	<p>The thresholds defined in the below tables reflect the extent of the impact certain forms of large-scale development can have on the city. For example, the taller or larger the development, the greater its potential impact on public amenity and urban living in the city. Consequently, it is anticipated that larger developments will positively address future challenges confronting the city regarding access to public and green space, sustainability and climate change, accessibility, and assisted housing.</p>	135.64, 274.48, 301.19, 429.42, 476.62 Remove the City Outcomes Contribution from the Design Guide.	The City Outcomes Contribution is not urban design guidance, and should sit outside of the Design Guides.	The City Outcomes Contribution is not urban design guidance, and should sit outside of the Design Guides.	The City Outcomes Contribution is not urban design guidance, and should sit outside of the Design Guides.	<p>Delete guidance point.</p> <p>The City Outcomes Contribution is a separate planning mechanism that should sit outside of the Design Guides.</p>	-			<p>Delete guidance point.</p> <p>The City Outcomes Contribution is a separate planning mechanism that should sit outside of the Design Guides.</p>		

# Appendix 10: Centres and Mixed Use Design Guide review table

### Centres and Mixed Use Design Guide

#	Proposed Design Guide as notified				Submissions			Assessment and recommendations			Draft recommendations		Conferencing		Further analysis		Final recommendations		
	Guidance Point	Points	Advice Notes	Repeat of RDG?	Relevant submission points	Principle A: Guiding the Way	Principle B: Useable	Principle C: Focused	Draft recommendation	Draft #	Outcome of expert conferencing Red text: 25 July conferencing Blue text: 7 August conferencing	Further analysis in light of expert conferencing	Final recommendation	Final #	Equivalent RDG #				
<b>DESIGN OUTCOMES</b>																			
	<b>Responding to the natural environment</b>								<b>Retain heading.</b>		Refer to comments on heading under guidance points below.	Refer to comments on heading under guidance points below.	<b>Replace heading as follows:</b> "Responding to the natural environment in an urban context"						
	<b>Land</b>			Repeat.					<b>Retain heading.</b>		As per Residential Design Guide.	Agree.	<b>Delete heading.</b>						
	Environmental sustainability and resilience outcomes are enhanced by any new development.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	<b>Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide):</b> "O[x]. New development responds to the natural environment in a manner that creates a sustainable and resilient built environment."	O1.	As per Residential Design Guide. Replace the word "landscape" with "vegetation".	Agree.	<b>Replace O1 and O2 with the following:</b> "O[x]. New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment."	O2.	O2.				
	The natural environment is protected through new development that fits with the topography, landscape, waterways and ecosystems of its location and site.			Similar (this outcome refers to "location and site" instead of "site and wider context").		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide. In addition to this, the outcome should be amended to refer to use the phrase "site and wider context" instead of "location and site", to ensure consistency of outcomes between the Residential and Centres/Mixed Use Design Guides.	<b>Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide):</b> "O[x]. New development is shaped by the natural environment and fits with the topography, landscape and ecosystems of the site and wider context."	O2.	As per Residential Design Guide.	Agree.	<b>Delete outcome and incorporate into O1.</b>	-					
	The unique qualities of the whenua are recognised and enhanced to promote a sense of place.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	<b>Retain outcome.</b>	O3.	As per Residential Design Guide.	Agree.	<b>Delete outcome.</b>	-					
	<b>Water</b>			Repeat.					<b>Retain heading.</b>		As per Residential Design Guide.	Agree.	<b>Delete heading.</b>						
	The mauri (including the health and quality) of waiora (water) is maintained or enhanced by any new development.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	<b>Retain outcome.</b>	O4.	As per Residential Design Guide. Amend the outcome as follows: "Methods to maintain or enhance the mauri (including the health and quality-wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment."	Agree.	<b>Replace outcome with the following:</b> "O[x]. Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment."	O3.	O3.				
	<b>People</b>			Repeat.					<b>Delete heading.</b>				<b>Delete heading.</b>						
	Wellbeing, resilience and the enrichment of future generations are the key drivers of any new development.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	<b>Delete outcome.</b>	-			<b>Delete outcome.</b>						
	<b>Effective public-private interface</b>								<b>Retain heading.</b>										
	<b>Urban Structure</b>			Repeat.					<b>Retain heading.</b>		As per Residential Design Guide.	Agree.	<b>Delete heading.</b>						
	The layout of new development (including street blocks, sites and open space) enhances the surrounding neighbourhood.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	<b>Retain outcome.</b>	O6.	As per Residential Design Guide.	Agree with the amended wording. Consider this is most appropriately retained within the "effective public-private interface" section as it relates to the passive surveillance and entrances guidance points.	<b>Replace the outcome with the following:</b> "O[x]. The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood."	O5.	O5.				
	<b>Fronting the street</b>			Repeat.					<b>Retain outcome.</b>		As per Residential Design Guide.	Agree.	<b>Delete heading.</b>						
	The development positively contributes to the safety, amenity and visual qualities of the public realm through passive surveillance, active frontage and other edge conditions that support pedestrian activity.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	<b>Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide):</b> "O[x]. New development contributes positively to the safety of people, and the amenity and visual quality of the street and public spaces."	O8.	As per Residential Design Guide. Amend outcome as follows: "New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, visual quality and safety of adjacent streets and the public realm."	Agree with the amended wording. Consider this is most appropriately retained within the "effective public-private interface" section as it relates to the passive surveillance and entrances guidance points.	<b>Replace outcome with the following:</b> "O[x]. New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm."	O4.	O4.				
	<b>Well-functioning sites</b>								<b>Retain heading.</b>				<b>Retain heading.</b>						
	<b>Movement and Access</b>			Repeat.					<b>Retain heading.</b>		As per Residential Design Guide.	Agree.	<b>Delete heading.</b>						
	The development allows for safe and convenient cycle and pedestrian movement and access.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	<b>Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide):</b> "O[x]. New development provides for safe and convenient cycle and pedestrian movement and access."	O9.	As per Residential Design Guide.	Agree.	<b>Retain draft outcome.</b>	O8.	O8.				
	Vehicle access and car parking do not dominate a person's experience of the streetscape or surrounding buildings.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	<b>Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide):</b> "O[x]. Vehicle access and car parking do not dominate the streetscape."	O10.	As per Residential Design Guide.	Agree.	<b>Replace outcome with the following:</b> "O[x]. Vehicle access, garage doors and car parking do not dominate the streetscape."	O9.	O9.				
	Improved walkability and permeability enhances the formal and informal pedestrian network.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	<b>Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide):</b> "O[x]. New development contributes to improved walkability and permeability by enhancing the formal and informal pedestrian network."	O11.	As per Residential Design Guide.	Agree.	<b>Replace outcome with the following:</b> "O[x]. New development maintains or enhances the walkability and permeability of the pedestrian network."	O7.	O7.				
	The development takes meaningful steps towards achieving carbon reduction.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	<b>Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide):</b> "O[x]. New development supports reductions in transport-related carbon emissions."	O12.	As per Residential Design Guide.	Agree.	<b>Delete outcome, as this matter is addressed through the provisions of the District Plan.</b>						
	<b>The site</b>								<b>Replace heading with "Functionality", to better reflect the content of the amended outcome covered under this section.</b>		As per Residential Design Guide.	Agree.	<b>Delete heading.</b>						

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	The site layout reinforces its existing topography, landscape, micro-climate, neighbouring activities, and access to and within the site, including adjacent streets.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide): "O[xx]. Servicing is provided for in a manner that integrates with the site and the surrounding neighbourhood."	O13.	As per Residential Design Guide.	Agree.	Replace outcome with the following: "O[xx]. Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours."	O11.	O11.
	Existing environmental infrastructure such as culverted streams are acknowledged or enhanced.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Retain outcome, but relocate to the "water" section above.	O5.	As per Residential Design Guide.	Agree.	Delete outcome on the basis that it is already addressed by other outcomes.		
	Mana whenua sites of significance are acknowledged and celebrated.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Retain outcome, and relocate to the "urban structure" section above.	O7.	As per Residential Design Guide. Noted that further analysis of the District Plan Sites or Areas of Significance to Māori (SASMs) provisions identify that they do not provide for development adjacent to sites or areas of significance to Māori.	The District Plan includes objectives, policies, rules and mapping of sites and areas of significance to Māori (SASMs). However, these are only triggered when the mapped site itself is disturbed. Development adjacent to these sites does not trigger any of the SASM provisions. In addition to this, while there is a more restrictive height in relation to boundary rule for development in relation to heritage buildings, heritage areas, or character areas, there is no such provision.  On the basis that the District Plan provisions do not comprehensively address the issue of development adjacent to sites and areas of significance to Māori, it would be appropriate to maintain the outcome.	Retain outcome. Relocate to the "Effective public-private interface" section above (so that it sits with its related guidance point).	O6.	O6.
	<b>Open spaces</b>			Repeat.					Retain heading.		As per Residential Design Guide.	Agree.	Delete heading.		
	Open spaces are carefully designed and appropriately located to provide amenity and are accessible, safe and easily maintained.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide): "O[xx]. Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained."	O14.	As per Residential Design Guide.	Agree.	Retain draft outcome.	O10.	O10.
	<b>Placing the building</b>			Repeat.					Retain heading.		As per Residential Design Guide.	Agree.	Delete heading.		
	The buildings on the site are positioned to create building edges that support pedestrian activity and enhance the visual interest, legibility, safety and comfort of surrounding open spaces and adjoining sites.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide): "O[xx]. Buildings are positioned to support pedestrian activity and enhance the visual interest, legibility, safety and comfort of surrounding open spaces and adjoining sites."	O15.	Replace with the following outcome: "Parts of buildings that rise conspicuously above those around them will demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment."  Move this outcome down into the High Quality Buildings section.	Agree.	Replace outcome with the following: "O[xx]. Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment."  Relocate to "High-quality buildings" section, so that it sits with the guidance points to which it relates.	O14.	O14.
	<b>High quality buildings</b>								Retain heading.				Retain heading.		
	<b>Sustainability</b>			Repeat.					Retain heading.		As per Residential Design Guide.	Agree.	Delete heading.		
	The development process and built outcome takes meaningful steps towards achieving carbon reduction, waste reduction and energy efficiency.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide): "O[xx]. Buildings are designed to support waste reduction, energy efficiency and reduction in building-related carbon emissions."	O16.	Remove reference to waste reduction, as this is already addressed in previous section.	Agree.	Replace outcome with the following: "O[xx]. Buildings are designed to support energy efficiency and reduction in building-related carbon emissions."	O16.	O16.
	<b>Built form</b>			Repeat.					Retain heading.		As per Residential Design Guide.	Agree.	Delete heading.		
	Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time, irrespective of style.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Retain outcome.	O17.	Remove reference to "irrespective of style".	Agree.	Replace outcome with the following: "O[xx]. Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time."	O13.	O13.
	<b>Inclusivity</b>			Repeat.					Retain heading.		As per Residential Design Guide.	Agree.	Delete heading.		
	Universal design is considered in all aspects of planning and development. Buildings are designed in such a way that all people, regardless of any disability, or stage in life, can access, use and enjoy them.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide): "O[xx]. Buildings are designed to enable a range of people to access, use and enjoy them, regardless of any disability or stage in life."	O18.	As written, it is unclear whether the outcome seeks that all buildings are universally accessible. The level of accessibility appropriate or practicable for each development will be specific to the purpose of each development and its context. It would be clearer if the outcome focussed on the urban environment more broadly being accessible to a range of people (and that new development would be designed to contribute to this outcome).  Reword outcome as: "Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life".	Agree.	Replace outcome with the following: "O[xx]. Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life."	O15.	O15.
	<b>External Appearance</b>			Repeat.					Retain heading.		As per Residential Design Guide.	Agree.	Delete heading.		
	The building's external appearance is composed coherently and, as a whole, is appropriate for its use and location.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Replace outcome with the following (to match the recommendation for the same outcome in the Residential Design Guide): "O[xx]. The external appearance of buildings is coherent and appropriate for their use and location."	O19.	Reframe outcome to focus on design integration and coherence. Objective O1.1 in the operative Central Area Design Guide provides a useful reference point for this.	Agree.	Replace outcome with the following: "O[xx]. Buildings are coherently designed, and achieve the relevant design outcomes in an integrated manner."	O12.	O12.
	<b>The internal spaces</b>			Repeat.					Replace heading with "Internal environment", to reflect the focus of the outcome contained under the heading.		As per Residential Design Guide.	Agree.	Delete heading.		

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	Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.			Repeat.		Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Refer assessment of same outcome in the Residential Design Guide.	Retain outcome.	O20.	There was disagreement between the experts as to whether this outcome was relevant to urban design.	We consider that, on balance, it is relevant to retain this outcome, as objectives MRZ-03 and HRZ-03 seek healthy, safe and attractive living environments. There will, however, be limits to what is appropriate to include in the guidance (for example, it would not be appropriate to include guidance that addresses a matter that is already regulated by the New Zealand Building Code).	Retain outcome.	O17.	O17.
	Buildings in Centres and the City Centre zones are designed to facilitate multiple uses and changes in use over time.			Repeat.	476.103. 476.104 Amend design outcome as follows: "Buildings in Centres and the Central area are designed to facilitate multiple uses and changes in use over time while recognising the functional and operational requirements of activities and development."	The centres, mixed use and commercial zones seek to provide for a mixed-use urban environment, and this outcome recognises that the design of buildings necessarily contributes to achieving this objective.	The outcome sought is clear, although it is unnecessary to refer specifically to the "Centres and City Centre Zones", as the Centres and Mixed Use Design Guide will apply in these zones.	The outcome is relevant to District Plan strategic objective CEKP-O1 and UFD-O7.  The outcome is also relevant to centres and mixed use zone objectives CCZ-O1, CCZ-O2, CCZ-O5, MCZ-O1, MCZ-O2, MCZ-O3, MUZ-O1, MUZ-O2, LCZ-O1, LCZ-O2, LCZ-O3, NCZ-P1, NCZ-O2 and NCZ-O3.	Replace the outcome with the following:  "O[xo]: Buildings are designed to facilitate multiple uses and changes in use over time."	O21.	Retain design outcome.	Agree.	Replace the outcome with the following:  "O[xo]: Buildings are designed to facilitate multiple uses and changes in use over time."	O18.	
<b>GUIDANCE POINTS</b>															
	Responding to the Natural Environment			Repeat.							Amend the title of this section to "responding to context".  Provide an upfront guidance point addressing responding positively to context (in all its facets, but urban context in particular).	Agree that there should be an up-front guidance point providing for response to context. In-fact, this appears to be the purpose of the G1 in the design guides as notified (acknowledging submissions on this guidance point considered it to be too inflexibly worded).  However, we consider that this should sit under its own "response to context" heading, so that it is clear that the contextual response is not intended to be limited to natural environment values.  We consider that the "Responding to the natural environment in an urban context" heading still remains valid, as it addresses the range of guidance points under the "topography", "vegetation and planting" and "designing with water" headings.  See further analysis on draft G1 below.	Replace heading as follows: "Responding to the natural environment in an urban context"  Provide for a new heading "Responding to context". Locate this above the "Responding to the natural environment in an urban context" heading.  See further recommendations on draft G1 below.		
	Responding to whakapapa of place		The site's natural form, the history of its development, key environmental attributes and any significant cultural values associated with it play a significant role in successful design outcomes.  The landscape context contributes to a neighbourhood's unique sense of place and identity.	Repeat.	135.17 Amend the heading to "Responding to context".			The heading does not clearly link to outcomes relevant to "Responding to the Natural Environment".	Replace heading with "Responding to natural context".  The heading does not clearly link to outcomes relevant to "Responding to the Natural Environment".				Replace heading with "Responding to natural context".  The heading does not clearly link to outcomes relevant to "Responding to the Natural Environment".		
G1.	Prepare a contextual analysis that depicts how the development proposal positively contributes to the surrounding area. Contextual analysis should include the following: Natural environment Cultural context •Te Ao Māori •Heritage context •Streetscape •Movement •Site characteristics •Built form •Land use •Urban structure •Opportunities and constraints	***	Such analysis needs to contain an assessment of: Block sizes/grain Frontage widths Spaces between buildings (side yards) Connections to parks, reserves and public spaces Alignment of key elevation lines (including roofs, cornices, parapets, verandahs and floor lines) Orientation to the street Landform Local vegetation scale and type Materials, finishes and textures	Repeat of G1.	135.18 Amend as follows: "...should include, where relevant, the following:...". The level of context analysis should suit the scale of the project.  135.19 Integrate with G2.	Refer assessment of G1 in the Residential Design Guide.	Refer assessment of G1 in the Residential Design Guide.	Refer assessment of G1 in the Residential Design Guide.	Delete guidance point (to match the recommendation for G1 in the Residential Design Guide).  Replace with an over-arching method of demonstrating how the design guides have been considered as part of an application (such as a design statement). Information requirements can be articulated in the introduction to the Design Guide.	-			Delete guidance point (to match the recommendation for G1 in the Residential Design Guide).  Replace with an over-arching method of demonstrating how the design guides have been considered as part of an application (such as a design statement). Information requirements can be articulated in the introduction to the Design Guide.		

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G2.	Identify and respond to the natural and cultural landscape heritage within and surrounding the site, including but not limited to: •Māori sites of significance and their traditional uses. •Enhancing identified view shafts to maunga and awa/moana of significance to mana whenua. •Native vegetation and planting. •Scheduled heritage places.	•••		Repeat of G2.	135.19 Integrate with G1.	Refer assessment of G2 in the Residential Design Guide.	Refer assessment of G2 in the Residential Design Guide.	Refer assessment of G2 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendation for G2 in the Residential Design Guide):</b>  "G[x]. Identify the unique characteristics in the natural environment within and surrounding the site, and consider ways in which the development could recognise, reflect or respond to these characteristics.  <i>Unique characteristics in the natural environment will vary depending on the site, and may include:</i> - topography and landform; - established native vegetation; - waterbodies; - views towards significant maunga, awa and moana.  <i>Note that the District Plan also identifies a range of natural environment values that may be applicable to development."</i>	G1.	<b>As per Residential Design Guide draft guidance point G1.</b>  Amend guidance point as follows: "Identify and respond to the unique valued characteristics of the natural environment within the site and the surrounding urban context, and consider ways in which the development could recognise or respond to these characteristics."  In the advice note, replace the term "established native vegetation" with "valued established vegetation".	As set out above, an outcome of the expert conferencing is to provide a "responding to context" section at the beginning of the design guide.  To give effect to this conferencing outcome, we consider that it is necessary to: - amend this guidance point so that it provides more broadly for response to natural, built and cultural environment context (rather than just the natural environment context); - relocate this guidance point to sit underneath the new "responding to context" heading; - provide a complementary design outcome for the guidance point to sit under.  We therefore recommend a new design outcome, and a replacement guidance point, to give effect to this. Our recommended outcome and guidance point adopts, to the extent that this is relevant, the amended text identified by the experts.	<b>Provide for a new design outcome, as follows:</b> "O[x]. New development responds to the unique valued characteristics within the surrounding environment."  <b>Replace guidance point with the following:</b> "G[x]. Identify and respond to the unique valued characteristics of the natural, built, and cultural environment within the site and the surrounding environment.  <i>Unique valued characteristics of the natural environment in an urban context will vary depending on the site and the surrounding context. These characteristics may include:</i> - natural features, including topography, landform, valued established vegetation, and waterbodies; - sunlight and wind; - cultural context, including identified heritage and sites or areas of significance to Māori; - neighbourhood characteristics such as streets, the movement network, and the network of open spaces; - the use of neighbouring sites; - existing and planned patterns of built form."  <b>Relocate guidance point and new outcome to sit under new "responding to context" heading.</b>	O1. G1.	O1. G1.
	<b>Vegetation and planting</b>			Similar (same heading, but explanatory statement has been omitted).					<b>Retain heading.</b>  <b>Add explanatory statement from the Residential Design Guide:</b> "Vegetation, including front yard planting, contributes to the overall greening of our city, ensuring we are resilient into the future, and it offers important visual amenity to both residents and pedestrians."		<b>As per Residential Design Guide.</b>  Remove reference to "front yard planting" from explanatory text and replace with "street edge landscaping" (applies to the CMUDG only).	Agree.	<b>Replace explanatory text with the following:</b>  "Vegetation, including street edge landscaping, contributes to the overall greening of our city, ensuring we are resilient into the future, and it offers important visual amenity in outlook from residential units and along the street edge."		
G3.	Utilise planting in conjunction with site layout and architecture to enhance the amenity and public realm interface of a development.	•••		New guidance point.	135.20 G3 is an essential requirement, yet there will be situations where planting at the interface of the public realm is problematic, for example along the Golden Mile. Considers G3 will place an overemphasis on planting in centres, where it may be inappropriate within the private realm along a retail.	Encouraging the incorporation of planting into development within the City's centres and mixed use zones contributes to achieving strategic objectives that seek that the natural environment is integrated in to urban areas. However, the guidance point should be worded to acknowledge that there will be practical challenges (including space availability and growing conditions) to incorporating planting into development in many of the City's centre zones.	The guidance point is generally assessable subject to explanation from the applicant.  Appropriate flexibility can be provided through the use of a "where" condition. This will ensure that the guidance point can be used in a manner that acknowledges existing spatial constraints on the provision of effective planting in the City's centres and mixed use zones.  "Public spaces" is a defined term in the District Plan, and should be used instead of "public realm", which is not.	The guidance point is generally relevant to achieving design outcomes under the "land" heading, although it is also relevant to achieving outcomes under the "fronting the street" heading.  However, the guidance point omits relevant matters in relation to the selection of planting that are provided for under the Residential Design Guide (see assessment of G3 of the Residential Design Guide). To ensure that the guidance better achieves the outcomes under the "land" heading, as well as relevant strategic objectives in the District Plan (particularly CC-O3 and UFD-P7), the guidance should be amended to incorporate the replacement guidance points recommended for G3 of the Residential Design Guide. For efficiency, this can be achieved through an advice note under the guidance point.  Guidance point would be more integrated with G4 below if it referred to the same conditions as those recommended for G4 (i.e. "where they contribute to streetscape, public realm or on-site amenity, or ecological values of the site") in place of "enhance the amenity and public realm interface". This also ensures that the guidance point has a stronger connection to design outcomes set out under the "land" heading.	G5.	<b>As per Residential Design Guide draft guidance point G5.</b>  Amend guidance point as follows: "When planning for planting as part of new development: 1. Incorporate species that are appropriate to their location and of a suitable mature scale in relation to the scale of surrounding buildings; 2. Locate planting where this would enhance the streetscape; 3. Locate planting to integrate buildings into the planned urban context; 4. Locate planting to provide-for-assist with privacy within the site and on surrounding sites; 5. Select planting to contribute to local biodiversity; 6. Utilise trees to provide summer shade and allow for winter sun; 7. Integrate existing established trees into the planning for planting, where they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcome for the site."  matters-set-out-above."	Agree.	<b>Replace guidance point with the following:</b> "G[x]. When planning for planting as part of new development: - Incorporate species that are appropriate to their location and of a suitable mature scale in relation to the scale of surrounding buildings; - Locate planting where this would enhance the streetscape; - Locate planting to integrate buildings into the planned urban context; - Locate planting to assist with privacy within the site and on surrounding sites; - Select planting to contribute to local biodiversity; - Utilise trees to provide summer shade and allow for winter sun; - Integrate existing established trees into the planning for planting, where they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcome for the site."	G4.	G4.	
G4.	Existing trees that contribute to local streetscape or public realm amenities should be retained and thoughtfully integrated into a new development. When a tree must be removed, the tree should be relocated on the site or a new native tree be planted in its place.	••		Similar to G5 (minor variations in wording).		Refer assessment of G5 in the Residential Design Guide.	Refer assessment of G5 in the Residential Design Guide.	Refer assessment of G5 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendation for G5 in the Residential Design Guide):</b>  "G[x]. Retain, where practicable, established trees where they contribute to streetscape, public realm, or on-site amenity, or the ecological values of the site, and integrate them into the design of the development.  <i>Consider arranging the site to minimise the loss of established trees. Where existing trees are removed, consider the possibility of relocating existing trees to other parts of the site, or planting a new trees to offset the loss.</i>  <i>The Notable Trees chapter of the District Plan sets out rules for the protection of scheduled notable trees."</i>	G6.	<b>As per Residential Design Guide draft guidance point G7.</b>	Agree.	<b>Delete guidance point and integrate into G4.</b>	-	

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G5.	Use planting as a way to mitigate stormwater runoff and flooding effects.	**		Similar to G4 (minor variations in wording).	249.45 Remove guideline. Considers that the guideline appears to introduce requirements additional to the Three Waters chapter.	Refer assessment of G4 in the Residential Design Guide.	Refer assessment of G4 in the Residential Design Guide.	Refer assessment of G4 in the Residential Design Guide.	<b>Replace guidance point with the following, and relocate to sit within the "designing with water" section below (to match the recommendation for G4 in the Residential Design Guide):</b>  "G[x]. Integrate on-site water sensitive design methods and methods for achieving hydraulic neutrality into the design of the development.  The Three Waters chapter of the District Plan sets out the rules for achieving water sensitive design and hydraulic neutrality as part of development. Providing for these methods in a manner that is cohesively integrated into the development ensures that the amenity and functionality of the site are enhanced."	G9.	As per Residential Design Guide draft guidance point G10.  Replace guidance point with the following: "Configure any required on-site water sensitive design methods, methods for achieving hydraulic neutrality, and water conservation methods into the overall design in an integrated manner."  Amend the text in the advice note so that it adopts a non-residential development focus (applies to the CMUDG only).	Agree.  In relation to the advice note, references to "communal or private outdoor living space" and "outdoor space" have been replaced with "open space".	<b>Replace the guidance point with the following:</b>  "G[x]. Configure any required on-site water sensitive design methods, methods for achieving hydraulic neutrality, and water conservation methods into the overall design in an integrated manner.  Where water sensitive design, hydraulic neutrality, and water conservation methods are included in the development, it is important that these are provided for in a manner that is integrated into the overall design, so that the liveability, amenity, and functionality of the site are enhanced.  This includes considering: - designing stormwater management features such as constructed wetlands, detention or retention areas, swales or permeable paving to enhance visual amenity; - locating these features to coordinate with movement networks and the location of open spaces on site; - locating physical devices such as water tanks in areas where they will not detract from the visual amenity and functionality of open space on site."	G5.	G5.
G6.	Where possible, trees that are located adjacent to the development, including overhanging the site or within the street front, need to be considered and retained.	**		Similar to G6 (adds the words "where possible", along with other minor variations in wording).		Refer assessment of G6 in the Residential Design Guide.	Refer assessment of G6 in the Residential Design Guide.	Refer assessment of G6 in the Residential Design Guide.	<b>Delete guidance point (to match the recommendation for G6 in the Residential Design Guide).</b>  Matter is addressed under recommended replacement to G4 above.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G7.	Consider the use of plant species that are appropriate for the conditions and also consider low maintenance species, and/or ensure ongoing maintenance has been considered.	*		New guidance point.		The ability to maintain planting in centres is an important aspect of ensuring that planting can contribute to streetscape and public realm amenity values on an on-going basis.	Guidance point is generally clear, and assessable subject to explanation from the applicant.	The guidance point is generally relevant to achieving design outcomes under the "land" heading, although it is also relevant to achieving outcomes under the "fronting the street" heading.  This guidance point overlaps with G3. It would be more efficient to incorporate the matters under this guidance point through an advice note under G3.	<b>Delete guidance point.</b>  Incorporate these matters into G3.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
<b>Urban Ecology</b>				Repeat.					<b>Delete heading.</b>				<b>Delete heading.</b>		
G8.	Landscaping should contribute to biodiversity and tree canopy areas and minimise the loss of ecosystems or habitats. Retaining and/or enhancing existing mature vegetation, especially native vegetation, efficiently and effectively enhances the ecosystem.	**		Repeat of G7.	249.46 Re-word the guideline to make it achievable in the city centre context. Considers that the guideline, as worded, will be difficult to apply in a city centre context.	Refer assessment of G7 in the Residential Design Guide.	Refer assessment of G7 in the Residential Design Guide.	Refer assessment of G7 in the Residential Design Guide.	<b>Delete guidance point (to match the recommendation for G7 in the Residential Design Guide).</b>  Matter is addressed under recommended replacement to G4 and G5 above.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
<b>Carbon reduction - natural environment</b>				Repeat.					<b>Delete heading.</b>  Retained guidance point G11 is most appropriately located under the "Vegetation and Planting" section.				<b>Delete heading.</b>		
G9.	Orientate buildings to maximise solar access to improve energy efficiency.	**		Repeat of G8.		Refer assessment of G8 in the Residential Design Guide.  In addition to this, maximising solar access is generally not sought after for commercial buildings, where control over solar gain and glare is more sought after for maintaining building efficiency and internal environmental quality.	Refer assessment of G8 in the Residential Design Guide.	Refer assessment of G8 in the Residential Design Guide.	<b>Delete guidance point.</b>  Address this matter under a new guidance point in the "High-quality buildings" section using a "residential activity" guidance point that is the same as recommended for G118 in the Residential Design Guide.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G10.	Consider planting specimen trees to provide shade, as it reduces the overall heat island effect of the city.	**		Repeat of G10.		Refer assessment of G10 in the Residential Design Guide.	Refer assessment of G10 in the Residential Design Guide.	Refer assessment of G10 in the Residential Design Guide.	<b>Replace guidance point with the following, and relocate to the "Vegetation and planting" section (to match the recommendation for G10 in the Residential Design Guide):</b>  "G[x]. Consider planting trees to provide summer shade.  When selecting trees for shade, consider deciduous trees that provide shade in the summer, while minimising the loss of sunlight during winter."	G7.	As per Residential Design Guide draft guidance point G8.	Agree.	<b>Delete guidance point and integrate into G4.</b>		
G11.	Dwellings should have natural cross ventilation by locating windows on opposing or corner sides of the unit.	*		Repeat of G9.	135.22 Considers that G11 is sound in principle, but is already covered by the Residential Design Guide. Considers that there may be challenges in relying on natural ventilation in the central city context unless there are very strict controls on external noise after hours.	Refer assessment of G9 in the Residential Design Guide.	Refer assessment of G9 in the Residential Design Guide.	Refer assessment of G9 in the Residential Design Guide.	<b>Delete guidance point (to match the recommendation for G9 in the Residential Design Guide).</b>  This matter is already regulated under clause G4 of the New Zealand Building Code.	-			<b>Delete guidance point.</b>  This matter is already regulated under clause G4 of the New Zealand Building Code.		

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	<b>Designing with topography</b>		<i>A site-specific response to design that works with the land helps maintain visual amenity and an authentic sense of place.</i>	Repeat.					<b>Retain heading.</b>  Relocate this section above the "vegetation and planting" section to reflect the order of the design outcomes for "Responding to the Natural Environment".		Replace "helps maintain" with "supports".	Agree.	<b>Retain heading.</b>  Replace explanatory text with the following: <i>"A site-specific response to design that works with the land helps maintain visual amenity and an authentic sense of place."</i>		
G12.	Large retaining walls visible from surrounding buildings and public spaces should be avoided. Where this can not be achieved, minimise and mitigate the wall's visibility and ensure a high visual quality outcome.	**		Similar to G11 (stronger focus on avoiding large retaining walls).	135.23 Clarify guidance point. Considers that while G14 can't be disagreed with in principle, it is too vague as a direction.	Refer assessment of G11 in the Residential Design Guide.  However, focus on discouraging retaining walls visible from surrounding public spaces is appropriate in the Centres and Mixed Use zones (compared to the equivalent guidance point in the Residential Design Guide), given that these zones are intended to be the focus for public activity within the City. However, there should be sufficient flexibility incorporated into the guidance point to recognise that this may not be avoidable, in which case attention should turn to the visual quality of the retaining wall.	Refer assessment of G11 in the Residential Design Guide.	Refer assessment of G11 in the Residential Design Guide.  This guidance point would be assisted by an additional guidance point that seeks that new development integrates with the existing land form (identical to that recommended for G13 in the Residential Design Guide). This would also ensure consistency with the Residential Design Guide in relation to integration of new development with the existing landform.	<b>Replace guidance point with the following:</b>  "G[x]. Design new development to integrate with the existing landform and minimise the need for retaining structures.  G[x]. Where practicable, avoid retaining walls or exposed building foundation structures being visible from the street, public space or surrounding buildings. Where this is not practicable, provide a design response that takes into account their visibility and formal composition.  <i>Appropriate design responses may include:</i> - consideration of providing a series of stepped retaining walls, rather than a single retaining wall; - incorporating planting into the design; - consideration of materiality and physical articulation; - methods (such as screening) to reduce the visibility of exposed foundations.  [Relocate image from G13]"	G2. G3.	As per Residential Design Guide draft guidance point G2 and G3.  Replace G2 as follows (applies to the CMUDG only). "Integrate retaining walls into the design in a manner that enables buildings to better address and activate the street."  Remove the first bullet point from the advice note and provide for this as a separate guidance point to replace G2 (applies to the CMUDG only).	Agree.	<b>Replace guidance points with the following:</b>  "G[x]. Integrate retaining walls into the design in a manner that enables buildings to better address and activate the street.  G[x]. Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and composition.  <i>Design considerations for retaining walls include:</i> - designing retaining walls so that they are a cohesive part of the composition of the site, buildings, and the overall development; - considering the material quality and visual articulation of retaining structures where they are visible; - integrating exposed retaining walls into the landform, for example by using stepped retaining walls or incorporating planting."	G2. G3.	G3.
G13.	Tall retaining walls should be avoided where buildings are high above the street level. Preferred designs include landscaped slopes and low stepped retaining walls with landscaping to create a green environment for pedestrians along the public footpath.	**	<b>Image included.</b>	Similar to G14 (minor variation in wording).		Refer assessment of G14 in the Residential Design Guide.	Refer assessment of G14 in the Residential Design Guide.	Refer assessment of G14 in the Residential Design Guide.	<b>Delete guidance point (to match the recommendation for G14 in the Residential Design Guide).</b>  Matter is already addressed through recommendation on G12.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G14.	Site levels should achieve sensitive integration with adjacent sites.	**		Repeat of G15.	135.24 Delete guidance point. Considers that G15 should not be included in the Design Guide as this is covered by Council standards.	Refer assessment of G15 in the Residential Design Guide.	Refer assessment of G15 in the Residential Design Guide.	Refer assessment of G15 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendation for G15 in the Residential Design Guide):</b>  "G[x]. Design site levels to integrate with adjoining sites to minimise the need for retaining walls at the boundary."	G4.	As per Residential Design Guide draft guidance point G4.	Agree.	<b>Delete guidance point.</b>		
G15.	Stormwater runoff should be mitigated when modifying topography and landform of a site.	*		Similar to G12 (minor variations in wording).	135.24 Delete guidance point. Considers that G15 should not be included in the Design Guide as this is covered by Council standards.	Refer assessment of G12 in the Residential Design Guide.	Refer assessment of G12 in the Residential Design Guide.	Refer assessment of G12 in the Residential Design Guide.	<b>Delete guidance point (to match the recommendation for G12 in the Residential Design Guide).</b>  This matter is already addressed by earthworks rules in the District Plan's Earthworks Chapter and rules in the Natural Resources Plan for the Wellington Region.	-			<b>Delete guidance point.</b>  This matter is already addressed by earthworks rules in the District Plan's Earthworks Chapter and rules in the Natural Resources Plan for the Wellington Region.		
	<b>Designing with water</b>		<i>Designing to restore the mauri of our environment ensures our neighbourhoods are resilient for future generations and our city is a healthy place for nature as well as people.</i>	Repeat.	135.25 Considers that the 'Designing with Water' section of the Design Guide contains unnecessary repetition that will lead to multiple assessments and inefficiencies. Matters relating to water are covered in three sections - G5 (vegetation and planting), G15 (designing with topography) and G16/G17 (designing with water).				<b>Retain heading.</b>				<b>Retain heading.</b>		
	<b>Stormwater</b>			Repeat.					<b>Delete subheading.</b>  Provide for these guidance points under the "Designing with water" heading.				<b>Delete subheading.</b>		
G16.	Where possible, new development should improve the quality and reduce the quantity of stormwater runoff. This could be through: » Minimising the area of impervious surfaces. » Providing filtration and attenuation around car parks and other large impervious surfaces. » Providing roof gardens and vegetation on surfaces that would typically be covered by cladding or exterior building materials. » Capturing roof runoff in stormwater detention tanks for management. » Soakage/ground water recharge. » Implementing best practice water sensitive design.	*		Repeat of G16.		Refer assessment of G16 in the Residential Design Guide.	Refer assessment of G16 in the Residential Design Guide.	Refer assessment of G16 in the Residential Design Guide.	<b>Delete guidance point (to match the recommendation for G16 in the Residential Design Guide).</b>  These matters are addressed under rules THW-R4 and THW-R6 in the Three Waters chapter of the District Plan.	-			<b>Delete guidance point.</b>  These matters are addressed under rules THW-R4 and THW-R6 in the Three Waters chapter of the District Plan.		
	<b>Water conservation</b>			Repeat.					<b>Delete subheading.</b>  Provide for these guidance points under the "Designing with water" heading.				<b>Delete subheading.</b>		

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G17.	Water conservation methods and retention are recommended to be integrated into the landscape and building design.	*	<i>This could be through:</i> -Reducing demand on mains by recycling captured stormwater as greywater. -Utilising plant and tree species that do not require regular irrigation.	Repeat of G17.		Refer assessment of G17 and G18 in the Residential Design Guide.	Refer assessment of G17 and G18 in the Residential Design Guide.	Refer assessment of G17 and G18 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendations for G17 and G18 in the Residential Design Guide):</b>  "G[x]: Consider incorporating water conservation methods into the design of the development.  <i>A range of methods can contribute to conserving water use, including:</i> - collection of rainwater; - grey-water re-use; - selection of plant species that do not require regular irrigation.  G[x]: Provide for any methods of water conservation in a manner that is integrated into the landscape and/or building design.  <i>Consider locating water conservation measures such as rain water tanks so that they are not visible from the street or other public spaces, and so that they do not obstruct occupiable communal or private outdoor living space on site."</i>	G10, G11.	As per Residential Design Guide draft guidance points G11 and G12.	Agree.	Delete guidance points and integrate into G5.	-	
<b>Ecology</b>				Repeat.					Delete heading.				Delete heading.		
G18.	Where possible, regenerate waterways and enhance the stream ecology where waterways exist above or below ground.	*		Repeat of G19.		Refer assessment of G19 in the Residential Design Guide.	Refer assessment of G19 in the Residential Design Guide.	Refer assessment of G19 in the Residential Design Guide.	<b>Replace guidance point with the following, and relocate above G16 (to match the recommendations for G19 in the Residential Design Guide):</b>  "G[x]. Consider opportunities to restore or enhance existing water bodies on the site."	G8.	As per Residential Design Guide draft guidance point G9.  Strong opposition to this guidance point as it would lead fragmented or tokenistic design responses that provide little value. Such responses are better addressed in a coordinated and continuous manner in the public realm (rather than on a site by site basis through individual development).	Agree.	Delete guidance point.		
G19.	Where possible, protect and enhance existing native bush and significant trees on-site and in the surrounding area.	*		Repeat of G20.	135.26 Considers that G19 overlaps with G2, G4 and G8.	Refer assessment of G20 in the Residential Design Guide.	Refer assessment of G20 in the Residential Design Guide.	Refer assessment of G20 in the Residential Design Guide.	<b>Delete guidance point (to match the recommendations for G20 in the Residential Design Guide).</b>  This matter does not directly relate to water and is already addressed under G3/G4.	-			Delete guidance point.  This matter does not directly relate to water and is already addressed under G3/G4.		
	<b>Effective public-private interface</b>		<i>Positive and strong visual and physical connections between buildings and the public realm contribute to vibrant and safe centres and business areas.</i>				"Public spaces" is a defined term in the District Plan, and should be used instead of "public realm", which is not.	"Safe centres and business areas" in the explanatory text is not relevant to the residential zones. Recommend changing this to refer to "safe streets and public spaces".	<b>Retain heading.</b>  <b>Replace explanatory text as follows:</b>  <i>"Positive and strong visual and physical connections between buildings and public spaces contribute to vibrant and safe streets and public space."</i>		As per Residential Design Guide.	Agree.	<b>Replace explanatory text with the following:</b>  <i>"Good visual and physical connections between buildings and public spaces contribute to attractive and safe streets and public space."</i>		
	<b>Ground floor interface and frontage</b>			Repeat.					<b>Replace with the following heading:</b>  "Street interface and frontage".				<b>Replace with the following heading:</b>  "Street interface and frontage".		
G20.	Development must be designed to positively contribute to the adjacent street's amenity, vibrancy, and safety.	***		Repeat of G21.	135.27 Clarify guidance point. Considers that while G20 is sound as an objective, this risks being overly broad as a guideline as it can be taken to mean many different things.	Refer assessment of G21 in the Residential Design Guide.	Refer assessment of G21 in the Residential Design Guide.	Refer assessment of G21 in the Residential Design Guide.	<b>Delete guidance point (to match the recommendations for G21 in the Residential Design Guide).</b>  Matter is a broad outcome, rather than a specific guidance point.	-			Delete guidance point.  Matter is a broad outcome, rather than a specific guidance point.		
G21.	Orientate building frontages to the street, especially the occupied parts of buildings, offices, windows, and the main public entrance.	***		New guidance point.		Promoting the activation of streets within centres through the placement of active building frontages adjacent to the street is a commonly accepted principle of good urban design.	The guidance point is generally clear, although interpretation of what constitutes an occupied part of a building could be assisted through the provision of an advice note.	This guidance point is relevant to achieving the design outcomes under the "urban structure" and "fronting the street" headings.  However, the focus of the "fronting the street" design outcome on achieving "active frontages" means that the guidance point should focus on orientating "actively occupied" parts of the building towards the street (rather than just occupied parts of a building). Ancillary spaces such as toilets, storage or parking areas could otherwise be considered as "occupied" parts of a building.	<b>Replace guidance point with the following:</b>  "G[x]. Orientate buildings so that actively occupied parts of the building front the street.  <i>Actively occupied parts of a building include parts of the building that contain activities such as offices, shopfronts, food and beverage outlets, recreational activities, arts, culture and entertainment activities and other commercial activities and community services that are actively used by building occupants or the public."</i>	G13.	As per Residential Design Guide draft guidance point G15.	Refer to draft guidance point G15 (original proposed guidance point G23) in the Residential Design Guide.  The advice note has been amended to adopt the final recommended advice note from the equivalent guidance point in the Residential Design Guide, and incorporate the matters related to actively occupied parts of a building set out under this draft advice note.	<b>Replace guidance point with the following:</b>  "G[x]. Orientate buildings to face the street.  <i>Buildings can be oriented to face the street by:</i> - locating actively occupied parts of a building, including shopfronts, food and beverage outlets, offices, and other commercial, cultural, recreational or entertainment activities so that they face or overlook the street; - locating the principal entrance to the building so that it faces the street; - locating active habitable rooms in residential units, such as kitchens, dining rooms or living rooms, so that they overlook the street.  On corner sites, consider: - relating building frontages to the street network hierarchy by orientating primary frontages towards the primary street, and secondary frontages towards the secondary street; - locating more prominent building forms on corner sites."  Delete images.	G6.	G6.
G22.	Ensure the site layout orientates residential units to face either the public space, the street, or communal open space of the development to avoid side facing buildings.	***	Image provided.	Repeat of G23.	135.28, 135.29 Considers that while G22 is sound the diagrams are questionable.	Refer assessment of G23 in the Residential Design Guide.	Refer assessment of G23 in the Residential Design Guide.	Refer assessment of G23 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendation for G23 in the Residential Design Guide):</b>  "G[x]. Orientate residential units to face the street, public space and central communal outdoor living space.  <i>[Retain existing image]</i>  <b>Identify guidance point as relating to residential activities only.</b>	G17.	As per Residential Design Guide draft guidance point G15.	Agree.	Delete guidance point and integrate into G6.	-	

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G23.	Where the minimum finished floor level is required to be higher than the adjacent street level, ensure the transition between levels: » Does not negatively impact the pedestrian environment of the adjacent public realm. » Does not result in excessive boundary setbacks that take the building frontage from its expected alignment relative to the street and surrounding buildings. » Is designed with consideration of accessibility requirements. » Is designed as a coherent component of the architecture, landscape and ground floor layout.	•••	<i>In some cases, this may mean the level change is encompassed internally within the building, while in others, an external raised threshold condition within site may be appropriate.</i>  Image provided.	New guidance point.		This is a valuable guidance point. Ensuring that the design of any level transition between the ground floor and the street is well considered is a key aspect of providing for an accessible, active street edge. Careful consideration of the design of the level transition also ensures that the transition does not compromise the amenity or accessibility of the street (by projecting into it), or the ability for buildings to "hold" a clearly defined street edge (by setting buildings back to provide for the transition).	The matters covered by the guidance point are assessable. However, the clarity of the guidance point could be improved by: - Amending the wording of the chapeau to focus on providing for the level change where it occurs; - simplifying the points under the chapeau into three points.	This guidance point is relevant to achieving the design outcomes under the "urban structure" and "fronting the street" headings.  The guidance point addresses a common issue with street frontage conditions in existing centres, and this issue may become more common as a result of the District Plan flood hazard provisions (which seek that ground floor levels are constructed above the 1% AEP flood level).	<b>Replace guidance point with the following:</b>  "G[x]. Where the finished floor level is higher than the adjacent street level, provide for the change in level in a manner that: - integrates the means of accommodating the level change with the design of the building, its internal layout, and the adjacent street environment; - does not detract from the quality or accessibility of the adjacent pedestrian environment; - considers the need to provide accessible entry to the building.  <i>In some cases, this may mean that the level change is encompassed within the building, while in other cases, an external raised threshold condition between the building and the street may be appropriate.</i>  [Retain image]"	G14.	Reframe guidance point to focus on integrating of access from the street to the building: "Along active frontages, where the finished floor level is higher than the adjacent street level, design the frontage to provide for the change in level in a manner that..."  Retain the first bullet point.  Reframe the second bullet point to be positive.  Delete the third bullet point.  Preface the advice note with the following text: "Note that this guidance point applies to situations where the ground floor is above the footpath level, or on sloping sites where there is variation between the street level and the ground floor level."  Intent is to facilitate the activation of street edges..."	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Along active frontages, where the finished floor level is higher than the adjacent street level, design the frontage to provide for the change in level in a manner that: - integrates the means of accommodating the level change with the design of the building, its internal layout, and the adjacent street environment; - does not detract from the quality or accessibility of the adjacent pedestrian environment; - considers the need to provide accessible entry to the building.  <i>Note that this guidance point applies to situations where the ground floor is above the footpath level, or on sloping sites where there is variation between the street level and the ground floor level.</i>  <i>The intent of this guidance point is to facilitate the activation of street edges. In some cases, this may mean that the level change is encompassed within the building, while in other cases, an external raised threshold condition between the building and the street may be appropriate.</i>  [Retain image]"	G8.	
G24.	Publicly accessible and relevant private facilities and activities, such as seating for dining, should extend out into public space.	••		Repeat of G27.		The ability for appropriate activities (such as some retail activities, or food and beverage activities) within a building to occupy public space adjacent to the building can contribute to the activation of streets and public spaces within centres.	The guidance point is generally clear and assessable. However it has an inappropriate focus on activities extending into public space (which may not be appropriate for all activities, and which in any case may require separate Council approvals). Instead, the guidance point should be re-worded to focus on facilitation of the extension of activities into public space, through the design of the building.	This guidance point is relevant to achieving the design outcomes under the "urban structure" and "fronting the street" headings.  However, the focus of the guidance point should be on facilitating this outcome, rather than requiring it to be achieved. This is particularly important as there are separate Council processes required in order to approve the use of road reserve or other public spaces as part of accommodating the internal use of the building.	<b>Replace guidance point with the following:</b>  "G[x]. Design the ground floor of buildings where they front a public space to facilitate the extension of public activities within the building into the public space."	G15.	Amend guidance point as follows: "Design the ground floor of buildings where they front a street or publicly accessible open space to facilitate the extension of public activities within the building into the public that adjacent space."  Amend advice note to cover matters to be considered, such as: - windows/doors that open to the street or public open space; - providing for a well-considered physical connection between the ground floor interior and the street or public open space; - where appropriate, enabling activities to occupy clearly defined outdoor spaces between the street and the building (for example, terraces or other outdoor areas).	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Design the ground floor of buildings where they front a street or publicly accessible open space to facilitate the extension of activities within the building into that adjacent space.  <i>This might be done by considering:</i> - windows/doors that open to the street or public open space; - providing for a well-considered physical connection between the ground floor interior and the street or public open space; - where appropriate, enabling activities to occupy clearly defined outdoor spaces between the street and the building (for example, terraces or other outdoor areas)."	G7.	
G25.	Security solutions should be unobtrusive and integrated parts of shop-fronts.	••		New guidance point.		Places need to be made secure, however it is important that this is undertaken in a way that does not detract from the quality of the street frontage or the functionality of the pedestrian environment.	The guidance point is assessable subject to explanation from the applicant.  Minor wording changes can assist the clarity of direction provided by the guidance point.  The term "security solutions" should be replaced by "active security measures", which is a more commonly used term (and the term used by the Ministry of Justice CPTED guidelines). To assist interpretation, an advice note can be used to provide examples of security measures.	This guidance point is relevant to achieving the design outcomes under the "fronting the street" heading.  Guidance is consistent with the Ministry for the Environment's <i>National Guidelines for Crime Prevention through Environmental Design in New Zealand Part 1: Seven Qualities of Safer Places</i> .	<b>Replace guidance point with the following:</b>  "G[x]. Design active security measures to be unobtrusive and integrated parts of shop and building frontages.  <i>Active security measures include measures such as:</i> - bollards; - gates; - security grilles; - roller shutter doors."	G16.	Amend guidance point to emphasise aesthetic integration.  The measures that are the subject of this guidance point are referred to as "target hardening". Either ensure this term is defined in the plan, or amend the guidance point so that its scope is clear without the use of a technical term.	Agree. Propose to amend the guidance point so that its scope is clear without the use of a technical term.  Amend guidance point as follows: "Design active physical security measures such as bollards, gates, security grilles or roller shutter doors to be unobtrusive and aesthetically integrated parts of shop and building frontages."	G10.		
G26.	Canopies and verandahs should be designed with architectural coherence that relates to the building as a whole.	••		Repeat of G30.		Refer assessment of G30 in the Residential Design Guide.	Refer assessment of G30 in the Residential Design Guide.	Refer assessment of G30 in the Residential Design Guide.	<b>Replace guidance point as follows, and relocate guidance point to the "architectural coherence" section (to match the recommendations for G30 in the Residential Design Guide):</b>  "G[x]. Design canopies, verandahs and balconies to be visually integrated with the overall architectural composition of the building.  <i>Consider matters such as:</i> - the material relationship between canopies, verandahs and balconies and the materiality of the building facade; - alignment of canopies, verandahs and balconies with key datums or elements of the building facade and form."	G57.	Delete guidance point and address as an advice note under draft G51.	Agree.	<b>Delete guidance point.</b>		

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G27.	The spaces under verandahs should be adequately lit to create a safe environment after dark.	**		New guidance point.		Providing on-site lighting is an important consideration for ensuring that sites remain safe and accessible throughout the night. However, given the technical nature of lighting design, the design guides should provide for this at a high level only, and leave sufficient flexibility for designers to provide site-specific lighting design, and address the technical details of lighting provision at an appropriate stage in the design process.	Applicability of the guidance point is clear, although for efficiency, this guidance point should be incorporated into G60.	Guidance point is relevant to achieving the "movement and access" design outcomes.  Guidance point is more appropriately located under the "lighting" heading, in the "well-functioning sites" section below.  The Ministry for the Environment's <i>National Guidelines for Crime Prevention through Environmental Design in New Zealand Part 1: Seven Qualities of Safer Places</i> includes good guidance on providing lighting to improve the safety of buildings and surrounding spaces. This could be referred to through an advice note.	<b>Delete guidance point.</b>  Address this matter under G60 (lighting).	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G28.	Consider the scale of adjacent heritage buildings and areas in the design.	*	<i>Adopt street wall heights, upper-level setbacks, and appropriate building separation to respond to the scale of adjacent heritage buildings and contributing buildings to heritage areas.</i>	Repeat of G31.	135.30 Considers that the methods identified under G28 may be unnecessary in some instances or too onerous in others.  412.84 Amend the design guide to include G3.5 and the associated diagrams from the current Central Area Urban Design Guide. Considers that G28 of the Centres and Mixed use design guide lacks practical specificity on how to manage height and scale and that the operative district plan design guidance should be reinstated on this matter.	Refer assessment of G31 in the Residential Design Guide.	Refer assessment of G31 in the Residential Design Guide.	Refer assessment of G31 in the Residential Design Guide.	<b>Replace guidance point as follows, and relocate guidance point to the "architectural context" section (to match the recommendations for G31 in the Residential Design Guide):</b>  "G[x]. Consider the relationship between new buildings or parts of buildings and adjacent heritage buildings.  Consider matters such as: - the alignment between buildings and adjacent heritage buildings; - the relationship between the built form, facade materiality and elevational alignments of new buildings or parts of buildings to the form, materiality and elevational alignments of adjacent heritage buildings; - the design and arrangement of windows and openings in relation to those of adjacent heritage buildings."	G50.	Replace guidance point with the following: "Design buildings to achieve a considered and complementary relationship between new buildings or parts of buildings and adjacent heritage buildings."  Amend advice note as follows: "Consider matters such as: <del>the alignment between buildings and adjacent heritage buildings;</del> <del>the relationship between the built form, facade materiality and elevational alignments of new buildings or parts of buildings to the form, materiality and elevational alignments of adjacent heritage buildings;</del> <del>the design and arrangement of windows and openings in relation to those of adjacent heritage buildings;</del> the relationship between the modelling and composition of built form, facade materiality, material quality, and elevational alignments of new buildings or parts of buildings to the form, materiality and elevational alignments of adjacent heritage buildings; the design proportions and arrangement of windows and openings in relation to those of adjacent heritage buildings; achieving an appropriate level of contrast between new buildings and adjacent heritage buildings."	Agree.	<b>Replace guidance point as follows:</b>  "G[x]. Design buildings to achieve a considered and complementary relationship between new buildings or parts of buildings and adjacent heritage buildings.  Consider matters such as: - the relationship between the modelling and composition of built form, materiality, material quality, and elevational alignments of new buildings or parts of buildings to those of adjacent heritage buildings; - the proportions and arrangement of windows and openings in relation to those of adjacent heritage buildings; - achieving an appropriate level of contrast between new buildings and adjacent heritage buildings."	G34.	G36.
G29.	Consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington's Tiriti o Waitangi partners.	*		Repeat of G32.		Refer assessment of G32 in the Residential Design Guide.	Refer assessment of G32 in the Residential Design Guide.	Refer assessment of G32 in the Residential Design Guide.	<b>Retain guidance point, and locate under a new heading "mana whenua sites of significance".</b>	G12.	<b>As per Residential Design Guide draft guidance point G13.</b>  Noted that further analysis of the District Plan Sites or Areas of Significance to Māori (SASM) provisions identify that they do not provide for development adjacent to sites or areas of significance to Māori.  Amend guidance point as follows: "Adjacent to sites or areas of significance to Māori identified in the District Plan, consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington's Tiriti o Waitangi tangata whenua partners."	Agree. The amendments to the guidance point provide greater certainty to users of the design guides as to the intended scope of application of the guidance point.	<b>Replace guidance point with the following:</b>  "G[x]. Adjacent to sites or areas of significance to Māori identified in the District Plan, consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington's tangata whenua."	G14.	G12.
G30.	Consider the quality of hoardings and use creative approaches to reduce the visual impact of construction sites where appropriate	*		Repeat of G33.		Refer assessment of G33 in the Residential Design Guide.	Refer assessment of G33 in the Residential Design Guide.	Refer assessment of G33 in the Residential Design Guide.	<b>Delete guidance point.</b>  Matter is a temporary construction matter, and not relevant to permanent urban design outcomes.	-			<b>Delete guidance point.</b>  Matter is a temporary construction matter, and not relevant to permanent urban design outcomes.		
<b>Passive Surveillance</b>				Repeat.					<b>Retain heading.</b>				<b>Retain heading.</b>		
G31.	Maintain visual connections between building interiors and the public realm to ensure passive surveillance is achieved.	***		Similar to G34.	135.31 Seeks that guidance point is removed to avoid unnecessary repetition. Considers that passive surveillance is already covered by G21, and then again by G41 and G50.	Refer assessment of G34 in the Residential Design Guide.	Refer assessment of G34 in the Residential Design Guide.	Refer assessment of G34 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendations for G34 in the Residential Design Guide):</b>  "G[x]. Provide for passive surveillance through visual connections between the building interior and adjacent public spaces.  Visual connections to the building interior, which are principally provided for through transparent windows or other openings, enable passive surveillance of the street and other public or communal spaces."	G20.	<b>As per Residential Design Guide draft guidance point G18.</b>  Amend the guidance point as follows: "Provide for passive surveillance through visual connections between the building interior and adjacent public spaces- balconies or active spaces- within the building and adjacent public spaces."  Replace the advice note with a simpler advice note, as follows: "Windows, shopfronts and glazed doors at all levels of the building contribute to passive surveillance of the street."	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Provide for passive surveillance through visual connections between the building interior and adjacent public spaces.  Windows, shopfronts and glazed doors at all levels of the building contribute to passive surveillance of the street."	G11.	G9.
<b>Massing and Scale</b>				New heading.					<b>Delete heading.</b>				<b>Delete heading.</b>		

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G32.	Give a sense of human scale at the publicly occupied edges of buildings by using appropriate materials, detailing and modulation.	***	<i>If a building contains features comparable in size with the human figure, these features are considered to be at a human scale.</i>  Image provided.	Repeat of G22.		Refer assessment of G22 in the Residential Design Guide.	Refer assessment of G22 in the Residential Design Guide.	Refer assessment of G22 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendations for G22 in the Residential Design Guide), and relocate to sit under the "street interface and frontage" heading:</b>  "G[x]. Provide a sense of human scale at the edges of buildings that are next to the street, pedestrian paths, or other public or communal spaces by using appropriate materials, detailing and modulation of built form.  <i>If a building contains features comparable in size with the human figure, these features are considered to be at a human scale.</i>  (Relocate drawing from guidance point G53)"	G23.	<b>As per Residential Design Guide draft guidance point G14.</b>  Add a point in the advice note on transitional volumes and elements (including projections or recessing in the building form). This point should cover proportions, and in particular "transitional elements with dimensions that mediate between the dimensions of the human form and a much larger building".  The second half of the guidance point is clumsily worded and should be refined.	Agree.  To address the wording of the second part of the guidance point, the wording has been amended to refer to "occupiable edges of buildings". The following text has been added to the advice note to clarify what this means: "This guidance point applies to the parts of buildings that are located next to the street, pedestrian paths on site, or other public or communal open spaces."	<b>Replace the guidance point with the following:</b>  "G[x]. Provide a sense of human scale at the occupiable edges of buildings.  <i>This guidance point applies to the parts of buildings that are located next to the street, pedestrian paths on site, or other public or communal open spaces that will be used, accessed or occupied by people.</i>  <i>Consider methods of providing for a transition to a human scale, including:</i> - as part of the design of built form, incorporating transitional built form elements with dimensions that mediate between the dimensions of the human form and a much larger building; - changes in facade materiality, modulation or articulation at the occupied edges of buildings; - incorporating features such as canopies along occupied edges of buildings; - providing for usable outdoor spaces at the edges of buildings; - incorporating landscape planting or constructed landscape elements of a human scale (such as furniture) into the occupied spaces next to buildings."  Delete image.	G9.	G7.
G33.	Provide an appropriate transition within new developments to improve sunlight and daylight into the surrounding open space.	**		New guidance point.	135.32 Clarify guidance point. Considers that G33 is too open and undefined. Queries what is meant by 'an appropriate transition' - i.e. what is the principle to be followed? Considers that the types of open space need to be defined. Considers that if sunlight protection is desirable then that should be a rule.	Open spaces play an important role in providing outdoor amenity for residents who live within the city's centres, and the public who use open spaces within the city's centres on a daily basis. Maintaining reasonable sunlight and daylight access to surrounding open spaces ensures that those spaces contribute to the amenity of increasingly densified urban environments.	While the guidance point is generally clear in the outcome sought (improve sunlight and daylight to surrounding open space), the direction to "improve" suggests that buildings are removed or reduced in size, to reduce existing shading effects. This would be inappropriate in light of the objectives for the centres and mixed use zones (which seek greater levels of development).	The relationship between buildings and adjacent open spaces is already addressed through several District Plan standards. Specifically: - A height in relation to boundary standard is applied to the boundary of sites adjoining the Open Space Zone (see MCZ-S4, MUZ-S3, COMZ-S2, LCZ-S4, NCZ-S4, TEDZ-S2). - In the City Centre Zone and Waterfront Zones, standard CCZ-S6 and WFZ-S2 requires new buildings to be designed to maintain specified amounts of sunlight access to identified parks and open spaces.	<b>Delete guidance point.</b>  This matter is already addressed through standards in the District Plan.	-		<b>Delete guidance point.</b>  This matter is already addressed through standards in the District Plan.			
G34.	Consider the mass and scale of adjacent buildings in the design of new developments.	*		New guidance point.		Consideration of the mass and scale of adjacent buildings as part of new development will contribute to the development of a cohesive built urban form.	The guidance point is generally clear, although assessment will rely on explanation from the applicant.	Massing of buildings is generally addressed through District Plan provisions which set out appropriate heights and densities for new development.	<b>Delete guidance point.</b>  Matter is already addressed through District Plan provisions.	-			<b>Delete guidance point.</b>  Matter is already addressed through District Plan provisions.		
<b>Entrances</b>				Repeat.					<b>Retain heading.</b>				<b>Retain heading.</b>		
G35.	Provide safe and convenient pedestrian access from footpaths to the entry of buildings. Especially on street edges where footpaths do not currently exist, design as if a footpath will be extended across the frontage of the development	***		New guidance point.	135.33 Considers that G35 is contrary to design in context and could lead to arbitrary outcomes.	The physical relationship between building entrances and the street is a principle driver of the legibility of the street environment and the accessibility of buildings.	The first sentence of the guidance point is clear. However the second sentence is difficult to interpret. This could be addressed by replacing the term "footpath" with "street" in the first sentence, and deleting the second sentence. This would mean that, in instances where there are no footpaths, the first sentence will still apply.	The guidance point relates to achieving the "fronting the street" design outcomes, as well as the "movement and access" design outcomes.	<b>Replace guidance point with the following:</b>  "G[x]. Provide safe and convenient pedestrian access from the street to the building entrance."	G24.	<b>As per Residential Design Guide draft guidance point G20.</b>  Replace guidance point with the following: "Locate and design main building entrances to be visible from the street and incorporate shelter."  Amend the advice note as follows: -replace "legibility" with "visibility"; -remove reference to "communal outdoor living space" from the first bullet point; -replace the third bullet point with "lighting"; -delete the final bullet point within the first group of bullet points; -replace the first sentence of the advice note on shelter with the following: "Shelter will provide a transitional arrival space prior to entering the building."	Agree.  Visibility of entrances can be supported by: - orientation of the entrance towards the street or pedestrian paths; - designing the entrance so that it is visually distinguishable from other parts of the building; - lighting.  Shelter will provide a transitional arrival space prior to entering the building. Forms of shelter at building entrances may include: - locating a canopy or verandah over the building entrance; - recessing the entrance into the facade."	G12.	G10.	
G36.	Provide transitional spaces between the public street and building interiors. These should signal the location of entrances, enhance the sense of arrival and provide shelter.	***		New guidance point.		Physical queues, such as canopies or set-backs in the building façade around building entries can assist with both the legibility and functionality of the building entry, and achieve a "sense of arrival".	It appears that the guidance point is focussed on structuring an entry to support the legibility and functionality of the entry, rather than to provide "transitional spaces" (which is a difficult term to interpret).  The role that shelter plays in contributing to a legible and functional building entrance can be articulated through an advice note.  The outcome sought by this guidance point is similar to G40 of the Residential Design Guide. For consistency, it would be appropriate to adopt similar wording.	The guidance point relates to achieving the "fronting the street" design outcomes, as well as the "movement and access" design outcomes.  Legibility and accessibility of the building entry are already generally covered under G35 and G39. The principal structural aspect of a building entry mentioned in this guidance point, but not covered by guidance points G35 and G39 is the use of shelter incorporated into entrance design. The guidance point should be re-worded to focus on this aspect of building entrance design. This would ensure that G35, G36 and G39 work as a package to set out the key aspects of entrance design - accessibility, visibility and shelter.  Shelter can assist with the legibility, functionality and sense of arrival provided by a building entrance. Forms of shelter at building entrances may include: - locating a canopy or verandah over the building entrance; - recessing the entrance into the facade."	<b>Replace the guidance point with the following (similar to the recommendations for G40 in the Residential Design Guide):</b>  "G[x]. Incorporate shelter into the design of the building entrance.  <i>Shelter can assist with the legibility, functionality and sense of arrival provided by a building entrance. Forms of shelter at building entrances may include:</i> - locating a canopy or verandah over the building entrance; - recessing the entrance into the facade."	G26.	<b>As per Residential Design Guide draft guidance point G22.</b>	Agree.	<b>Delete guidance point. Matter is addressed under G12 above.</b>		

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G37.	Design the fronts of buildings to minimise or eliminate places that may offer the opportunity for concealment and entrapment.	***		Similar to G26 (minor alterations to wording).		Refer assessment of G26 in the Residential Design Guide.	Refer assessment of G26 in the Residential Design Guide.	Refer assessment of G26 in the Residential Design Guide.	Delete guidance point. Matter is already addressed under G51.	-			Delete guidance point. Matter is addressed elsewhere in the Design Guide.		
G38.	Access control should be provided to areas where there is unobserved access to buildings and facilities if possible.	**		New guidance point.		While access control contributes to the safety of building entries, this is a matter of design detail. It would be likely that buildings are designed to incorporate access control into entry design, without the need for the Design Guides to prompt them to do so.	While the guidance point is generally clear, assessment would require specification of access control as part of the resource consent application. This seeks an inappropriate level of detail.	While guidance point relates to achieving the "fronting the street" design outcomes, access control is a matter of detailed building design.	Delete guidance point. Seeks an inappropriate level of design detail for resource consent.	-			Delete guidance point. Seeks an inappropriate level of design detail for resource consent.		
G39.	Where possible, create visual connections between lift lobbies and streets to optimise legibility and safety.	*		Similar to G36 (guidance point is worded in more broad terms).		The visual relationship between building entrances and the street is a principle driver of the legibility of the street environment and the accessibility of buildings. It ensures that there is clarity to building users and the public how a building is to be approached from the street.  The reference to "where possible" reduces the clarity of the guidance point. Given that providing a visual connection between the entrance and the street is a key contributor to legibility of the street environment in centres, this statement should be removed (in any case, where this is not possible, applicants have the ability to explain how they have addressed entry legibility as part of their application).	The guidance point is generally clear and assessable. However, for consistency, the guidance point should be worded in a similar manner to the equivalent guidance point in the Residential Design Guide (see recommendations for G36 of the Residential Design Guide).	The guidance point is relevant to achieving the "fronting the street" design outcomes.  The guidance point should be located below G35, to reflect its role as a principal consideration when designing building entrances.  The advice note can be adjusted to acknowledge the consideration of distinguishing between entrances for different building uses, where appropriate. This incorporates that matter currently provided for by G40.	Replace guidance point with the following two guidance points (similar to the recommendations for G36 in the Residential Design Guide):  "G[x]. Locate and design main building entrances and lobby spaces so that they are visible from the street.  Legibility of entrances can be supported by: - orientation of the entrance towards the street; - designing the entrance so that it is visually distinguishable from other parts of the building; - providing shelter outside the entrance in the form of a canopy or alcove; - distinguishing between entrances for different building uses where appropriate; - appropriate lighting of the entrance; - ensuring that the area around the entrance is not cluttered by services such as waste storage areas, washing lines or air conditioning outdoor units.	G25.	As per Residential Design Guide draft guidance point G20.	Agree.	Delete guidance point. Matter is addressed under G12 above.		
G40.	Where possible, clearly differentiate between entrances for commercial, retail or residential uses at street level.	*		New guidance point.		Differentiation of entries to different building uses at street level assists with the legibility of the building's street frontage. The guidance point is not onerous, so the term "where possible" is unnecessary.	This is a clear and assessable guidance point.	The guidance point is relevant to achieving the "fronting the street" design outcomes.  However, as this matter is principally related to the legibility of building entrances, it would be more efficient to provide for it as a matter for consideration as part of G39 above.	Delete guidance point. incorporate matter into the advice note for G39 above.	-			Delete guidance point. Matter is addressed elsewhere in the Design Guide.		
	<b>Façades</b>		Quality architecture contributes to a sense of place and visual amenity.	Similar (explanatory text is new).					Delete heading, and relocate guidance points to the "architectural coherence" heading of the "High quality buildings" section.				Delete heading, and relocate guidance points to the "Design coherence and integration" heading of the "High quality buildings" section.		
G41.	Design façades, balconies, bay windows, and corner windows in a way that articulates the external appearance of the building and increases surveillance of the street.	***		New guidance point.		The methods through which façades are given articulation (including through windows, openings, curtain wall systems balconies) will be specific to the purpose of the building, its internal arrangement, and external factors such as orientation and existing surrounding development.  The principal issue is whether a facade has been articulated in a manner that takes into account its visibility. This is addressed through G42 and G43 below.	The guidance point is vague. Apart from passive surveillance of the street, the guidance point seeks articulation of the facade generally, which is a matter already covered by G42 and G43.	The guidance point is more relevant to achieving the "external appearance" design outcomes, so would be more appropriately located in the "High-quality buildings" section.  The matters set out under the guidance point are really methods to be considered when addressing guidance point G43. It would be more efficient to address these matters as an advice note under G43.  Passive surveillance of the street is already addressed through G31.	Delete guidance point. Matter is already addressed under G42 and G43. Methods of facade articulation can be incorporated as an advice note into G43.	-			Delete guidance point. Matter is addressed elsewhere in the Design Guide.		
G42.	Where buildings are experienced at close range by the public, they should feature appropriately scaled texture, openings or other forms of façade articulation to ensure they contribute positively to the amenity and human scale of the public realm.	**		New guidance point.		The level of detail incorporated into a building elevation can contribute to the visual amenity and sense of human scale in adjacent public spaces. This is particularly important for taller buildings, as it breaks down the vertical mass and leads to a base/street level condition that pedestrians and building users can relate to. Compositionally, this helps identify the parts of the building that people are intended to interact with (the street frontage, and frontages with other public spaces).  However, the matter covered by this guidance point is already addressed under guidance point G32.	The guidance point is assessable subject to explanation from the applicant.  However, the matter covered by this guidance point is already addressed under guidance point G32.	The guidance point is more relevant to achieving the "external appearance" design outcomes, so would be more appropriately located in the "High-quality buildings" section.  However, the matter covered by this guidance point is already addressed under guidance point G32.	Delete guidance point. This matter is already addressed under guidance point G32.	-			Delete guidance point. Matter is addressed elsewhere in the Design Guide.		

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G43.	All visible building façades should feature architectural detail of a scale appropriate for the distance they can be viewed from to contribute positively to the broader townscape.	**		New guidance point.		This guidance point addresses a key matter, being that the articulation of a building elevation should respond to its visibility from a variety of public places, not just the street. This recognises that buildings contribute to a broader townscape, and well-considered building elevations contribute to cohesive urban built form.  On the other hand, there can be little value in investing in the articulation of building elevations where these are not visible from public places, and this is recognised in the guidance point.	The guidance point is assessable subject to explanation from the applicant, however amendments to wording  The reference to "all visible building façades" is overly broad, as all building elevations will be visible from somewhere. Because the guidance point is focussed on the townscape, it would be more appropriate to specify that the guidance point applies to elevations that are visible from public spaces.  The term "façade" may be interpreted as applying to the building cladding only, whereas the guidance point is concerned more broadly concerned with the composition of the external elevation. On this basis, it would be clearer to refer to "building elevations" rather than "façades".  The reference to "contribute positively to the townscape" is more of a general outcome statement, that would be more appropriately provided as an advice note to assist with understanding the focus of the guidance point.	The guidance point is more relevant to achieving the "external appearance" design outcomes, so would be more appropriately located in the "High-quality buildings" section.  The guidance point overlaps with matters in G41 and G44. The guidance can be made more efficient by incorporating these matters into this guidance point through an advice note.	<b>Replace guidance point with the following, and relocate to sit under the "architectural coherence" heading:</b>  "G[x]. Where building elevations are visible from public spaces, provide a level of articulation to the elevation that considers the locations and distances from which they are visible.  <i>The more visible a building is, the more it contributes to the visual appearance of the streetscape and broader townscape. Consider the visibility of a building from surrounding public spaces, including at a distance. In particular, consider side and rear building elevations where development is taller than surrounding buildings.</i>  <i>Methods of articulation can include:</i> - modulation of windows or curtain wall design; - placement and frequency of openings; - frequency, alignment and design of balconies; - considered use of facade materials."	G52.	Replace guidance point with the following: "Design elevations to provide visual interest and display articulation of form in a way that responds to the locations and distances from which they are visible."  Add guidance point to the Residential Design Guide.	Agree.	<b>Replace guidance point with the following, and relocate to sit under the "Design coherence and integration" heading:</b>  "G[x]. Design elevations to provide visual interest and display articulation of form in a way that responds to the locations and distances from which they are visible.  <i>The more visible a building is, the more it contributes to the visual appearance of the streetscape and broader townscape. Consider the visibility of a building from surrounding public spaces, including at a distance. In particular, consider side and rear building elevations where development is taller than surrounding buildings.</i>  <i>Methods of articulation can include:</i> - modulation of windows or curtain wall design; - placement and frequency of openings; - frequency, alignment and design of balconies; - considered use of facade materials."	G35.	G38.
G44.	The design of rear façades is important when they are highly visible. When the development is taller than surrounding buildings, the building should be visually attractive from all sides.	**		New guidance point.		This is a valuable point, and a reminder that for most buildings, the street elevation is not the only visible elevation. Side elevations, where they are visible, also contribute to the perception of built urban form from the street, and therefore contribute to the quality of the street environment.	The term "visually attractive" is vague. It would be better for this matter to be addressed as part of assessment under guidance point G43.	While this is a relevant matter, it is essentially a more detailed consideration under G43. It would be more efficient for this to be addressed as part of G43. An advice note under G43 can be used to raise awareness of the matter, and prompt its consideration.	<b>Delete guidance point.</b>  Incorporate as an advice note into G43.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
	<b>Roofscape</b>			New heading.					<b>Delete heading, and relocate guidance points to the "architectural coherence" heading of the "High quality buildings" section.</b>				<b>Delete heading, and relocate guidance points to the "Design coherence and integration" heading of the "High quality buildings" section.</b>		
G45.	Create visual interest in roofscapes viewed from elevated sites or are otherwise prominent.	***	<i>This can be achieved through:</i> - Modulation - Colour - Materials	New guidance point.	135.35 Considers that the methods identified in the advice note are undefined and open the opportunity of use of ineffective methods.	The tops of buildings are an important feature of the overall composition of a building. They play a significant role in defining the townscape, particularly in centres where buildings are likely to be taller and more visible.  The top of a building includes not just the roof, but also the floor or floors below it. These should be considered together as part of achieving an overall building composition that has coherence, and contributes positively to the broader townscape.  The direction to create visual interest in the roofscapes may be ineffective or counterproductive in certain circumstances. The point is not to draw attention to the roof (through visual interest), rather it is to ensure that it is well considered in relation to the overall composition of the building. The guidance point should be amended to reflect this.  Considering these matters, a guidance point similar to G5.7 in the operative Central Area Urban Design Guide would be an appropriate alternative to G45.	The term "roofscape" is a portmanteau. It would be clearer to refer to the "top of the building".  The advice note is vague, and should be updated to provide a clearer list of matters that could be considered in the design of the top of the building.	The guidance point is more relevant to achieving the "external appearance" design outcomes, so would be more appropriately located in the "High-quality buildings" section.  This guidance point should be amended to integrate matters under G46 and G47	<b>Replace guidance point with the following and relocate to sit under the "architectural coherence" heading:</b>  "G[x]. Integrate the top of the building as a coherent part of the overall building composition.  <i>Consider matters such as:</i> - integration of the upper stories of a building into the overall design of the top of the building; - modulation of the roof form in a manner that relates to the overall building composition; - sensitive integration of building plant, services, railings and other fixtures into the overall composition of the top of the building.  <i>Give particular consideration to the visual appearance of the top of the building where it is prominent in views across the neighbourhood or city."</i>	G53.	Amend the following matters within the advice note: -Amend the first bullet point as follows: "integration of the upper stories- <del>stories</del> of a building into the overall design of the top of the building." -Add an additional bullet point: "contribution to the skyline of the centre".  Add guidance point to the Residential Design Guide.	Agree.	<b>Replace guidance point with the following and relocate to sit under the "Design coherence and integration" heading:</b>  "G[x]. Integrate the top of the building as a coherent part of the overall building composition.  <i>Consider matters such as:</i> - integration of the upper stories of a building into the overall design of the building; - modulation of the roof form in a manner that relates to the overall building composition; - sensitive integration of building plant, services, railings and other fixtures into the overall composition of the top of the building; - contribution to the skyline of the centre.  <i>Give particular consideration to the visual appearance of the top of the building where it is prominent in views across the neighbourhood or city."</i>	G36.	G39.
G46.	Place particular emphasis on the design and appearance of building tops which are prominent in views across the neighbourhood/city.	***		New guidance point.	135.36 Seeks that G45, G46 and G47 are integrated. Considers that G46 repeats G45.	Clearly, particular consideration should be given to the tops of buildings where these are visually prominent. It would be appropriate to prompt this through an advice note under G45.	The matter reads more like a supplementary consideration than a stand-alone guidance point. It would be more efficient to incorporate this matter as an advice note to G45.	There is a high degree of overlap between this guidance point and G45.	<b>Delete guidance point.</b>  Address matter through an advice note under G45.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G47.	Design and modulate parapets and the rooflines to create an attractive and contextually sensitive built form.	***		New guidance point.	135.37 Seeks that G45, G46 and G47 are integrated. Considers that G47 repeats G45 / G46.	Modulation of roof form may be relevant in circumstances, particularly for buildings with large floor plates, or where the modulation of building form leads to a logical modulation of the roof form. However, modulation of the roof form may not be appropriate in all circumstances.  It would be more appropriate to include this matter as a suggestion through an advice note under G45, rather than a stand-alone guidance point.	It would be more appropriate to incorporate this matter as a potential consideration under G45, through an advice note.	There is a high degree of overlap between this guidance point and G45.	<b>Delete guidance point.</b>  Matter is already generally addressed under G45.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
	<b>Alignment</b>			New heading.					<b>Delete heading.</b>				<b>Delete heading.</b>		

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G48.	Locate and align building form to reinforce the local patterns of streets and public open spaces. Alignment should generally be to the street edge and continued around corners.	**		New guidance point.		Location of buildings on site to reinforce the broader street and public space network is assists within integrating new development into the existing urban environment and developing a cohesive urban form. It also assists with broader urban accessibility, by reinforcing existing movement networks.  However, alignment of new buildings with existing patterns may not always contribute positively to the development of the street environment, particularly where there are poor existing patterns of development, or existing patterns of development are ill-defined.  The guidance points under the "ground floor interface and frontage" heading of the "effective public private interface" more effectively address the relationship between new development and adjacent streets and public spaces. On balance, this guidance point is not necessary.	The guidance point is clear and assessable, subject to explanation from the applicant.	The guidance point is relevant to achieving the "urban structure" design outcomes.  However, the guidance points under the "ground floor interface and frontage" heading of the "effective public private interface" more effectively address the relationship between new development and adjacent streets and public spaces. On balance, this guidance point is not necessary.  This matter is also addressed through District Plan standards which require buildings to be built to the boundary with the street, where located on streets with an "active frontage control".	<b>Delete guidance point.</b>  The relationship between new development and the street/public spaces is already addressed under the "effective public-private interface" section of the Design Guide. Alignment is addressed through District Plan standards related to streets with an "active frontage control".	-			<b>Delete guidance point.</b>  The relationship between new development and the street/public spaces is already addressed under the "effective public-private interface" section of the Design Guide. Alignment is addressed through District Plan standards related to streets with an "active frontage control".		
	<b>Well-functioning sites</b>								<b>Retain heading.</b>				<b>Retain heading.</b>		
	<b>Connections for people</b>		<i>Prioritising the pedestrian experience is important in ensuring safe neighbourhoods and healthy communities.</i>	Similar (explanatory text is new).					<b>Retain heading.</b>				<b>Retain heading.</b>		
G49.	Retain and enhance existing publicly accessible pedestrian links through sites.	***		New guidance point.	135.39 Seeks that the five guidelines under 'Connections for People' are compressed into fewer guidelines.	The guidance point acknowledges that existing on-site pedestrian networks are likely to have become an established part of the broader movement network. However, the direction to retain and enhance existing pedestrian links may be overly rigid, and not allow sufficient flexibility for existing networks to be modified to respond to the unique demands of new development.  To provide sufficient design flexibility, the guidance point should be amended to focus on integrating existing links into new development, rather than specifically retaining and enhancing them.	The guidance point is clear and assessable.  District Plan refers to "pedestrian path", rather than "pedestrian link", so it would be appropriate to use this term.	This guidance point is relevant to achieving the "movement and access" design outcomes.	<b>Replace guidance point as follows:</b>  "G[x]. Where existing public pedestrian paths pass through a site, integrate them into the design of new development."	G29.	<i>Delete guidance point and integrate into draft G28 below (by adding the text noted in draft G28 to the advice note).</i>	Agree.	<b>Delete guidance point, and integrate into G15 as an advice note.</b>		
G50.	Place windows from occupied spaces to overlook pedestrian routes to ensure passive surveillance is achieved. This is especially important where movement can be predicted, such as pathways to parking lots or garages.	***		Similar to G46 (G46 adds the words "while maintaining visual privacy" to the guidance point).	135.39 Seeks that the five guidelines under 'Connections for People' are compressed into fewer guidelines.	Refer assessment of G46 in the Residential Design Guide.	Refer assessment of G46 in the Residential Design Guide.	Refer assessment of G46 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendations for G46 in the Residential Design Guide):</b>  "G[x]. Provide safe pedestrian access through and within the site by: - ensuring that pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas are overlooked; - providing pedestrian paths that are direct and maintain clear sightlines; - where practicable, providing alternative pedestrian paths through the site; - where practicable, providing for multiple pedestrian exit points from communal vehicle access and parking areas; - minimising the creation of entrapment spaces."  <i>Refer to the Ministry of Justice National Guidelines for Crime Prevention through Environmental Design for further guidance on how to design safer places."</i>	G30.	<i>As per Residential Design Guide draft guidance point G25.</i>	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Design pedestrian access through and within the site to be safe, by: - providing for pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas to be overlooked; - providing pedestrian paths that are direct and maintain clear sightlines; - providing for pedestrian pathways to be well lit; - where practicable, providing alternative pedestrian paths through the site and multiple exit points from communal spaces within the site; - minimising the creation of hiding places and entrapment spaces."	G16.	G14.
G51.	Avoid entrapments and minimise blind corners along routes by providing good sightlines and alternative routes.	***		Repeat of G47.	135.39 Seeks that the five guidelines under 'Connections for People' are compressed into fewer guidelines.  135.41 Amend guidance point as follows: <b>Avoid entrapments opportunity</b> for entrapment and minimise blind corners along routes by providing good sightlines and alternative routes	Refer assessment of G47 in the Residential Design Guide.	Refer assessment of G47 in the Residential Design Guide.	Refer assessment of G47 in the Residential Design Guide.	<b>Delete guidance point.</b>  Incorporate this guidance point into G50 above.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		
G52.	Provide multiple exit points from any park, playground or otherwise enclosed area in which people might be trapped.	***		Repeat of G48.	135.39 Seeks that the five guidelines under 'Connections for People' are compressed into fewer guidelines.	Refer assessment of G48 in the Residential Design Guide.	Refer assessment of G48 in the Residential Design Guide.	Refer assessment of G48 in the Residential Design Guide.	<b>Delete guidance point.</b>  Incorporate this guidance point into G50 above.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.		

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G53.	Create new publicly accessible links through a site as part of the site redevelopment where a link would enhance local pedestrian connectivity.	***	Image provided. <i>Ensure connections are of high quality, and include:</i> – Clear, straight sightlines to the spaces beyond them – Viewshfts to maunga and awa of importance to local iwi where possible – Wide footpaths – Quality landscape treatment – Lighting – At least one active frontage – Public artwork	Similar to G45.	135.39 Seeks that the five guidelines under 'Connections for People' are compressed into fewer guidelines.  135.44 Seeks that G49 and G53 are integrated.  135.45 Considers that lighting should be covered later. To give certainty, this should better identify the situations where pedestrian connectivity is enhanced.	Refer assessment of G45 in the Residential Design Guide.	Refer assessment of G45 in the Residential Design Guide.	Refer assessment of G45 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendations for G45 in the Residential Design Guide):</b>  "G[x]. Create new publicly accessible pedestrian paths through a site where this will enhance local pedestrian connectivity.  When providing publicly accessible pedestrian paths, consider matter such as: – providing paths that are clear, direct and legible for the public; – aligning paths with views towards significant maunga, awa and moana where practicable; – creating connections that facilitate access to nearby public transport stops; – providing a path width, surface treatment and lighting that reflects its intended public use."	G28.	As per Residential Design Guide draft guidance point G24.  Add the following text to the advice note: "Where there is an existing well used public path through the site, consider retaining this and integrating it into the design of the development."	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Create pedestrian paths through larger sites where this is safe and will enhance local pedestrian connectivity.  Where several existing streets or other formed public pedestrian paths are located around a site, providing for connections between these can enhance local pedestrian connectivity.  Where there is an existing well used public path through the site, consider retaining this and integrating it into the design of the development."	G15.	G13.
	<b>Carparking and service vehicles</b>			New heading.					<b>Replace heading with "Vehicle access and parking" for consistency with the Residential Design Guide.</b>				<b>Replace heading with "Vehicle access and parking" for consistency with the Residential Design Guide.</b>		
G54.	Locate car parking, loading areas, storage yards and servicing to be convenient while not compromising the quality of the street edge or the status of the main entrance to the building.	***		Similar to G51.		This is an important guidance point for ensuring that parking areas do not dominate the street edge. Street frontages dominated by parking tend to be less overlooked, have less activity and have a reduced level of pedestrian amenity.	The guidance point is generally clear and assessable.  To reduce complexity, the phrase "while not compromising... the status of the main entrance to the building" could be shortened to "while not compromising... the main entrance to the building".	Guidance point is relevant to achieving the "movement and access" and "fronting the street" design outcomes.	<b>Replace guidance point as follows:</b>  "G[x]. Locate car parking, loading areas, storage yards and servicing to be convenient while not compromising the quality of the street edge or the main entrance to the building."	G31.	As per Residential Design Guide draft guidance point G27.	Agree, except that in relation to the CMUDG: – reference to loading areas is added (as these will generally be required in the centres and mixed use zones). – second paragraph of the advice note (under G27 of the Residential Design Guide) is not relevant in centres and mixed use zones, because of rules which restrict car parking against the street edge.	<b>Replace guidance point with the following:</b>  "G[x]. Locate and design on-site car parking and loading areas so that they are not visually dominant elements at the street edge.  This can be achieved by locating on-site outdoor car parking (including any undercroft parking) and loading areas away from the street edge, preferably to the side or rear of buildings.  Where parking within buildings fronts the street, screen the parking in a manner that is integrated with the composition of the building elevation."	G17.	G15.
G55.	Car parking must not be located at the street front.	***		Similar to G58 (G58 in the Residential Design Guide is a combination of G54 and G55).	135.46 Amend G55 to allow for parking in some instances. Considers that while G55 is sound in principle, there may be instances in a centre or mixed use area 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.	There may be instances where it is appropriate to locate car parking at the street front (for example, accessible parking).  This guidance point also does not recognise that it may be appropriate to locate car parking in the levels above ground level at the street frontage.	Guidance point is clear, but it is worded like a rule or standard (and is in fact addressed as such in the centres zone chapters).	This matter is already addressed through the District Plan centres zone rules for carparking activities (see rules CCZ-R14, MCZ-R15, LCZ-R13 and NCZ-R13).	<b>Delete guidance point.</b>  Matter is already addressed through the District Plan rules.	-			<b>Delete guidance point.</b>  Matter is already addressed through the District Plan rules.		
G56.	Ensure legibility and safety in parking areas by providing separated pedestrian routes that are convenient, with easily understood circulation for both pedestrians and motorists.	***		Similar to G55 and G59.		Refer assessment of G55 and G59 in the Residential Design Guide.	Refer assessment of G55 and G59 in the Residential Design Guide.	Refer assessment of G55 and G59 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendations for G55 in the Residential Design Guide):</b>  "G[x]. Ensure that pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.  Ways of distinguishing pedestrian access include: – change in surface treatment; – grade separation of pedestrian paths; – physically separating pedestrian paths through soft or hard landscape elements."	G32.	As per Residential Design Guide draft guidance point G30.	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Ensure that dedicated pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.  Ways of distinguishing pedestrian access include: – change in surface treatment; – grade separation of pedestrian paths; – physically separating pedestrian paths through soft or hard landscape elements."	G18.	G19.
G57.	Use landscaping to break large expanses of open/at grade carparking into smaller groupings to provide visual relief from car-dominated spaces.	***		New guidance point.		Landscaping and planting are an effective means of reducing the visual dominance of vehicle parking areas.	The guidance point is generally clear and assessable.	Guidance point is relevant to achieving the "movement and access" design outcomes.	<b>Retain guidance point.</b>	G33.	Amend guidance point as follows: "Use landscaping-Plant trees to break large expanses areas of open/at grade carparking into smaller groupings to provide visual relief from car-dominated spaces."  Add the following advice note: "Note that the application of this guidance point is limited to circumstances where carparking areas are visible from the street."  When planning for trees within carparking areas, provide suitable planting conditions and growing medium."	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Plant trees to break areas of open/at grade carparking into smaller groupings to provide visual relief from car-dominated spaces.  Note that the application of this guidance point is limited to circumstances where carparking areas are visible from the street.  When planning for trees within carparking areas, provide suitable planting conditions and growing medium."	G19.	
G58.	Ground-level carparking within a building should be behind a layer of active frontage to ensure it does not interrupt the amenity or passive surveillance of the street	***	Image provided	New guidance point.		This is a useful guidance point, although it is already addressed through District Plan rules and standards.  The illustration provides a useful example of how parking can be conveniently located without compromising the quality of the street edge, and would merit being relocated to G54 (which addresses this matter).	The guidance point is generally clear and assessable, assisted by the image provided.	This matter is already addressed through the District Plan centres zone rules (see rules CCZ-R14, MCZ-R15, LCZ-R13 and NCZ-R13).  In addition to this, the District Plan already specifies where active frontages are to be achieved in the centres zones (see standards CCZ-S8, MCZ-S6, LCZ-S6 and NCZ-S6).  The image is relevant to the matters raised under G54, and should be relocated to that guidance point.	<b>Delete guidance point, and relocate image to guidance point G54.</b>  Matter is already addressed through the District Plan rules.	-		<b>Delete guidance point.</b>  Matter is already addressed through the District Plan rules.			

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	Guidance Point	Points	Advice Notes	Repeat of RDG?	Relevant submission points	Principle A: Guiding the Way	Principle B: Useable	Principle C: Focussed	Draft recommendation	Draft #	Outcome of expert conferencing Red text: 25 July conferencing Blue text: 7 August conferencing	Further analysis in light of expert conferencing	Final recommendation	Final #	Equivalent RDG #	
G59.	Where parking levels within a building are naturally ventilated, their external appearance should be an integrated component of the architecture of the overall building.	**		New guidance point.		This is a useful guidance point, particularly given that the District Plan rules promote the development of car parking above ground in the centres zones. The guidance is clear, and would assist with achieving overall architectural coherence, while also supporting well-located car parking.	The guidance point is clear, and assessable subject to explanation provided by the application.  The guidance point seeks a similar outcome to G61 (new G35) of the Residential Design Guide. On this basis, it should adopt the same wording.	Guidance point is relevant to achieving the "movement and access" and "external appearance" design outcomes.	<b>Replace guidance point with the following (to match that proposed for new G35 of the Residential Design Guide):</b>  "G[x]. Where upper level parking fronts the street, screen the parking in a manner that is integrated with the composition of the building elevation."	G34.	As per Residential Design Guide draft guidance point G30.	Agree.	<b>Delete guidance points and provide for this matter as an advice note under G17.</b>			
	Lighting			Repeat heading.					Retain heading.				Retain heading.			
G60.	Provide lighting at night for wayfinding to ensure personal safety and security.	***	Areas where lighting would aid wayfinding and safety, include but are not limited to: - Front doors - Areas of group carparking - Rear access lanes - Communal outdoor spaces - Verandahs	Repeat of G63.		Refer assessment of G63 in the Residential Design Guide.	Refer assessment of G63 in the Residential Design Guide.	Refer assessment of G63 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendations for G63 in the Residential Design Guide):</b>  "G[x]. Provide appropriate lighting for safety and wayfinding to building entrances, pedestrian paths, communal open spaces and communal outdoor living spaces, bicycle and micromobility parking, waste storage and collection areas, service areas, on-site vehicle access routes and car parking areas.  Refer to the Light chapter of the District Plan for rules related to light spill, glare, effects on road users, sky glow and externally illuminated surfaces.  Refer to the Ministry of Justice National Guidelines for Crime Prevention through Environmental Design for further guidance on how to improve the safety of buildings and surrounding spaces through lighting design."	G44.	Agree that the advice note should be deleted.  Noted that the District Plan's Light chapter principally addresses the adverse effects of light, not the provision of light.	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Provide appropriate lighting for safety and wayfinding to building entrances, pedestrian paths, communal open spaces and communal outdoor living spaces, bicycle and micromobility parking, waste storage and collection areas, service areas, on-site vehicle access routes and car parking areas."	G28.	G29.	
G61.	Prioritise lighting for safety and security on pedestrian pathways rather than roads.	***		Repeat of G65.		Refer assessment of G65 in the Residential Design Guide.	Refer assessment of G65 in the Residential Design Guide.	Refer assessment of G65 in the Residential Design Guide.	<b>Delete guidance point.</b>  Matter is generally addressed by G60.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.			
G62.	Illuminate potential night-time concealment and entrapment spaces.	***		Repeat of G66.	135.48 Seeks that G62 and G63 are combined. Considers that G62 and G63 cover the same matter and should be combined.	Refer assessment of G66 in the Residential Design Guide.	Refer assessment of G66 in the Residential Design Guide.	Refer assessment of G66 in the Residential Design Guide.	<b>Delete guidance point.</b>  Matter is generally addressed by G60.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.			
G63.	Lighting must be consistent to avoid creating areas of shadow/ darkness that could result in concealment.	***		Repeat of G67.	135.48 Seeks that G62 and G63 are combined. Considers that G62 and G63 cover the same matter and should be combined.	Refer assessment of G67 in the Residential Design Guide.	Refer assessment of G67 in the Residential Design Guide.	Refer assessment of G67 in the Residential Design Guide.	<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.	-			<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.			
G64.	Do not light paths or spaces not intended for night-time use to avoid misleading people about their security or use.	***		Repeat of G68.		Refer assessment of G68 in the Residential Design Guide.	Refer assessment of G68 in the Residential Design Guide.	Refer assessment of G68 in the Residential Design Guide.	<b>Delete guidance point.</b>  Matter is generally addressed by G60.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.			
G65.	Lighting should be directed away from windows in neighbouring buildings. Locate light fittings so that landscaping or other impediments will not obscure them.	***		Repeat of G69.		Refer assessment of G69 in the Residential Design Guide.	Refer assessment of G69 in the Residential Design Guide.	Refer assessment of G69 in the Residential Design Guide.	<b>Delete guidance point.</b>  Matter is addressed by the rules in the Light chapter of the District Plan.	-			<b>Delete guidance point.</b>  Matter is addressed by the rules in the Light chapter of the District Plan.			
G66.	Light fittings should integrate into the architecture of buildings and the design of open spaces.	**		Repeat of G70.		Refer assessment of G70 in the Residential Design Guide.	Refer assessment of G70 in the Residential Design Guide.	Refer assessment of G70 in the Residential Design Guide.	<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.	-			<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.			
G67.	The design of lighting should consider: » lux levels » colour temperature and tone » even spacing of lights » type of fixtures (poles, wall-mounted luminaires and bollards) » maintenance	**		Repeat of G71.		Refer assessment of G71 in the Residential Design Guide.	Refer assessment of G71 in the Residential Design Guide.	Refer assessment of G71 in the Residential Design Guide.	<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.	-			<b>Delete guidance point.</b>  Matter seeks inappropriate level of detail for resource consent stage.			
G68.	Where possible, design the lighting within facilities so that the surrounding public space is well lit. Avoid over-lighting and glare.	*		Repeat of G72.		Refer assessment of G72 in the Residential Design Guide.	Refer assessment of G72 in the Residential Design Guide.	Refer assessment of G72 in the Residential Design Guide.	<b>Delete guidance point.</b>  Matter is generally addressed by G60.	-			<b>Delete guidance point.</b>  Matter is addressed elsewhere in the Design Guide.			
	Carbon reduction - site			Repeat heading.					<b>Replace heading with "Cycle parking", and relocate to sit below the "Vehicle access and parking" section.</b>  This more accurately describes the matter covered by the guidance point.				<b>Replace heading with "Cycle parking", and relocate to sit below the "Vehicle access and parking" section.</b>  This more accurately describes the matter covered by the guidance point.			
G69.	Developments should provide for a range of sustainable travel modes by: » Provide charging capability for electric cars if carparking is proposed. » Designing spaces to facilitate easy access to and from nearby public transport stops or mass transit stops. » Providing parking areas and facilities for transport options other than private cars that are large enough to service the type and scale of the development. » Providing end of journey facilities and bike storage in developments.	**	When designing for these transport modes, carefully consider: - Space/area requirements - Security - Accessibility - Adequate end of trip facilities such as changing rooms, showers, lockers etc.	Repeat of G73.	249.47 Seeks that appropriate qualification is ensured in the guidance point. Opposes the guideline (G69) in relation to the bike storage in respect of the Transport chapter.	Refer assessment of G72 and G73 in the Residential Design Guide.  However, in relation to end-of-trip facilities, this is a relevant matter to consider for development in the centres and mixed use zones. End-of-trip facilities such as changing rooms, showers and lockers support the use of active modes of transport.	Refer assessment of G72 and G73 in the Residential Design Guide.	Refer assessment of G72 and G73 in the Residential Design Guide.  The matters set out under the guidance point are generally already addressed either under the rules of the Transport chapter, or under guidance point G53. The remaining matters to be addressed relate to cycle parking and end of trip facilities, so the guidance point should be re-focussed to address these matters.	<b>Replace guidance point with the following (similar to that recommended for G74 in the Residential Design Guide, but with additional consideration for end of trip facilities):</b>  "G[x]. When providing cycle parking, consider: - the needs of different sizes and types of bicycle, including e-bikes and cargo bikes; - incorporating charging facilities for e-bikes; - providing adequate end of trip facilities such as changing rooms, showers and lockers.  Wall-hung bicycle parks may be inappropriate for heavier bicycle types, such as e-bikes."	G38.	Add bullet point about access and security.  Delete reference to charging facilities.  In addition to this, retain the third bullet point (relating to end-of-trip facilities).	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. When providing cycle parking, consider: - the needs of different sizes and types of bicycle, including e-bikes and cargo bikes; - security and access control; - providing adequate end of trip facilities such as changing rooms, showers and lockers.  Wall-hung bicycle parks may be inappropriate for heavier bicycle types, such as e-bikes."	G22.	G22.	

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	Open and communal space			Similar to "Communal open space" heading in the Residential Design Guide.					Rename heading as "Communal open space and communal outdoor living space" for consistency with the Residential Design Guide.				Rename heading as "Communal open space and communal outdoor living space" for consistency with the Residential Design Guide.		
G70.	Where a publicly accessible open space or a private communal space is included on-site, it should: » Ensure shared/public spaces offer a sense of manaakitanga (are safe and inviting). » Be complementary to other spaces within the street system and the site. » Be of an appropriate proportion and defined by the built form. » Include landscape elements that are of an appropriate scale and are complementary to the streetscape. » Be located and oriented to receive sun and shelter at times of highest use.	**		Similar to G76 (G76 focusses more on communal open space needs for residential units).	135.49 Seeks that the matters under G71 and G73 be included in the list under G70. Considers that G70 identified a list of five matters that need to be considered, and that G71 and G73 are matters of the same order and should be included in that list.	Refer assessment of G76 in the Residential Design Guide.	Refer assessment of G76 in the Residential Design Guide.  For consistency, the recommended guidance points are similar to those recommended for G76 of the Residential Design Guide. Matters relevant to residential activities only are separated out into a separate guidance point, to enable the guidance point to be identified as relevant only where a development includes residential activities.	Refer assessment of G76 in the Residential Design Guide.	Replace guidance point with the following two guidance points (similar to the recommendations for G76 in the Residential Design Guide):  G[xx]. Where communal open space is provided: - locate and orientate the space to benefit from available sunlight; - maximise the amount of flat open space, and where level changes are required, integrate these into the design of the open space; - design the space so that it is accessible to people with disabilities; - provide safe communal open space that is overlooked by surrounding buildings and has multiple exits; - incorporate trees and/or planting into the design of the space; - consider incorporating shelter and shading into the design of the space; - consider incorporating features that facilitate social interaction.  G[xx]. In addition to the above, where communal outdoor living space is provided for residential activities: - size the space so that it is proportionate to the number of residential units that it serves; - locate the space so that it is conveniently accessible to the residential units on site; - in developments with apartments where children are likely to live, consider incorporating play facilities into the space. <i>[Applies to residential activities only]</i> "	G39. G40.	As per Residential Design Guide draft guidance point G36.	Agree, except that for the CMUDG, the split between advice for communal outdoor living space for residential activities should be retained.	Replace guidance point with the following:  G[xx]. Where communal open space is provided: - locate and orientate the space to benefit from available sunlight; - provide flat open space, or where level changes are required, integrate these into the design of the open space; - design the space so that it is accessible to people with disabilities; - ensure that it is overlooked by surrounding buildings and has multiple exits; - incorporate trees and/or planting into the design of the space; - incorporate shelter and shading into the design of the space; - incorporate features that facilitate social interaction and also allow for private occupation.  G[xx]. In addition to the above, where communal outdoor living space is provided for residential activities: - size the space so that it is proportionate to the number of residential units that it serves; - locate the space so that it is conveniently accessible to the residential units on site; - in developments with apartments where children are likely to live, incorporate opportunities for play into the space."	G23. G24.	G23.
G71.	The design of communal areas should maximise their use and enhance their safety and accessibility	**		New guidance point.	135.49 Seeks that the matters under G71 and G73 be included in the list under G70. Considers that G70 identified a list of five matters that need to be considered, and that G71 and G73 are matters of the same order and should be included in that list.	The safety and accessibility of communal open spaces will support their use.	The guidance point may be difficult to assess as it lacks specificity. The matters covered in the recommendations for G70 above address the use, safety and accessibility of communal open space.	The matters covered by this guidance point are relevant to the "open spaces" design outcome. However the guidance is overly broad, and more appropriately addressed through the recommendation on G70 above.	Delete guidance point.  Matter is generally provided for by the recommendations for G70 above.	-			Delete guidance point.  Matter is addressed elsewhere in the Design Guide.		
G72.	Where possible, provide communal spaces for social interaction and outdoor activities. Especially in more significant developments or where private outdoor living spaces are insufficient for people to meet their everyday needs.	*		Repeat of G78.	135.50 Seeks that the content of G72 be amended to allow consideration of shared communal facilities. Consider that the focus of G72 only on outdoor space omits consideration of the shared communal facilities that are a useful feature of build to rent and other emerging apartment developments and the content should be modified to recognise that.	Refer assessment of G78 in the Residential Design Guide.	Refer assessment of G78 in the Residential Design Guide.	Refer assessment of G78 in the Residential Design Guide.	Delete guidance point.  Matter is generally provided for by the recommendations for G70 above.	-			Delete guidance point.  Matter is addressed elsewhere in the Design Guide.		
G73.	Consider the design of communal spaces to enhance a sense of place.	*		New guidance point.	135.49 Seeks that the matters under G71 and G73 be included in the list under G70. Considers that G70 identified a list of five matters that need to be considered, and that G71 and G73 are matters of the same order and should be included in that list.	This is a broad, but desirable, outcome for communal open space. However, it is likely to be achieved through consideration of the design and arrangement of communal open space under the recommended guidance points to replace G70 above.	The guidance point may be difficult to assess as it lacks specificity. The matters covered in the recommendations for G70 above address the use, safety and accessibility of communal open space.	The matters covered by this guidance point are relevant to the "open spaces" design outcome. However the guidance is overly broad, and more appropriately addressed through the recommendation on G70 above.	Delete guidance point.  Matter is generally provided for by the recommendations for G70 above.	-			Delete guidance point.  Matter is addressed elsewhere in the Design Guide.		
	Waste Storage			Repeat heading.					Replace heading with "Waste storage and collection" for consistency with the Residential Design Guide.  Add the following advice note: "Under the Council's Solid Waste Management Bylaw 2020, multi-unit developments with 10 or more residential units are required to comply with an approved Waste Management and Minimisation Plan. The design of a development must be consistent with this plan."		Remove references to the Council's Solid Waste Management Bylaw and Waste Management and Minimisation Plans.  Delete explanatory text.	Agree. The Council's Solid Waste Management Bylaw is a separate regulatory requirement, so it is not necessary to refer to this in the Design Guides.	Replace heading with "Waste storage and collection" and group all guidance points under a single heading.  Delete advice note.		

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G74.	Locate bulk solid waste storage away from interfaces with the public realm or private outdoor space within site. Where this is not possible, provide high-quality screening that is complementary to the architectural aesthetic of the development.	***		Similar matters to G91 and G93 of the Residential Design Guide.		The guidance point recognises that there are a range of design issues that need to be considered in order to ensure that waste storage and collection areas are functional, but also do not adversely impact on the quality of the street, public spaces, communal open spaces and private outdoor living spaces.	While the guidance point is clear and assessable as written, for consistency the guidance point should be the same as that recommended for the design of waste storage and collection areas in the Residential Design Guide (see G91).	The guidance point is relevant to the recommended design outcome under the "functionality" heading.  The Solid Waste Management and Minimisation Bylaw 2020 applies to residential development containing 10 or more residential units. It does not specify specific spatial requirements, but rather requires these to be addressed through a development specific Waste Management and Minimisation Plans (where the specific requirements, including space requirements, are worked-out on a development-specific basis). The guidance point should recognise the need to comply with these development specific plans.	<b>Replace with the following guidance point (similar to the recommendation for G91 in the Residential Design Guide):</b>  "G[x]. Where waste storage areas are provided, consider: - the size of space necessary to service the number, type and size of receptacles; - arranging the area to facilitate the separation of waste, recycling and organic material, including by people with disabilities; - locating the area so that it is conveniently accessible to the residential units or other building uses that it serves; - locating and/or screening the area so that it does not adversely impact on the functionality and amenity of the street, public spaces, communal outdoor living spaces and private outdoor living spaces; - locating and/or screening the area so that it is visually unobtrusive; - locating and/or ventilating the area to avoid odours adversely impacting on other building uses; - lighting, security, maintenance and washdown requirements; - any matters necessary to comply with the Waste Management and Minimisation Plan required for the development under the Council's Solid Waste Management and Minimisation Bylaw 2020.  <i>Where a development requires a Waste Management and Minimisation Plan, the design of waste storage areas must be consistent with that plan.</i> "	G45.	Amend the chapeau of the guidance point as follows (to ensure that the guidance point addresses both individual and communal waste storage areas): "Where communal waste storage areas are provided, when designing waste storage areas, consider..."  Delete final bullet point.  Delete the advice note.	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. When designing waste storage areas, consider: - the size of space necessary to service the number, type and size of receptacles; - arranging the area to facilitate the separation of waste, recycling and organic material, including by people with disabilities; - locating the area so that it is conveniently accessible to the residential units that it serves; - locating and/or screening the area so that it does not adversely impact on the functionality and amenity of the street, public spaces, communal outdoor living spaces and private outdoor living spaces; - locating and/or screening the area so that it is visually unobtrusive; - locating and/or ventilating the area to avoid odours adversely impacting on residential units; - lighting, security, maintenance and washdown requirements."	G29.	G30.
G75.	Ensure storage areas are located separate from open space and are covered, positioned and ventilated to avoid smell nuisance and facilitate easy access and cleaning.	***	Accommodate the Council's regulatory guidance on the Solid Waste Management and Minimisation Bylaw relating to waste storage and services in the design of all developments. This multi-unit dwelling Waste Management and Minimisation Plan will need to take into account the regulatory requirements associated with waste storage and servicing as detailed in the Solid Waste Management and Minimisation Bylaw (2020).	Similar matters to G91 and G93 of the Residential Design Guide.		The guidance point recognises that there are a range of design issues that need to be considered in order to ensure that waste storage and collection areas are functional, but also do not adversely impact on the quality of the street, public spaces, communal open spaces and private outdoor living spaces.	While the guidance point is clear and assessable as written, for consistency the guidance point should be the same as that recommended for the design of waste storage and collection areas in the Residential Design Guide (see G93).	The guidance point is relevant to the recommended design outcome under the "functionality" heading.  The Solid Waste Management and Minimisation Bylaw 2020 applies to residential development containing 10 or more residential units. It does not specify specific spatial requirements, but rather requires these to be addressed through a development specific Waste Management and Minimisation Plans (where the specific requirements, including space requirements, are worked-out on a development-specific basis). The guidance point should recognise the need to comply with these development specific plans.	<b>Replace guidance point with the following (similar to the recommendation for G93 in the Residential Design Guide):</b>  "G[x]. Facilitate the safe and efficient collection of waste, recycling and organic waste material by: - designing and locating areas for waste collection so that they can be conveniently accessed by those undertaking waste collection; - designing and locating areas for waste collection so that they do not obstruct pedestrian paths and vehicle accessways; - locating areas for waste collection close to waste storage areas.  <i>Where a development requires a Waste Management and Minimisation Plan, the design of waste collection areas must be consistent with that plan.</i> "	G46.	Delete the third bullet point, as it covers a similar matter to the first bullet point.  Delete the advice note.	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Facilitate the safe and efficient collection of waste, recycling and organic waste material by: - designing and locating areas for waste collection so that they can be conveniently accessed by those undertaking waste collection; - designing and locating areas for waste collection so that they do not obstruct pedestrian paths and vehicle accessways."	G30.	G31.
	Servicing			Similar to "Service elements" heading.					<b>Replace heading with "Service elements" for consistency with the Residential Design Guide.</b>				<b>Replace heading with "Service elements" for consistency with the Residential Design Guide.</b>		
G76.	Ensure the visual impact of external (including roofmounted) plant fixtures and services is reduced through careful siting, screening, or integration with the site's architecture.	***		Similar to G95 and G97 of the Residential Design Guide.		Refer assessment of G95 and G97 in the Residential Design Guide.	Refer assessment of G95 and G97 in the Residential Design Guide.	Refer assessment of G95 and G97 in the Residential Design Guide.  Note that these recommendations ensure that guidance for service elements are consistent with the Residential Design Guide. Specifically: - recommendations for G95 of the Residential Design Guide relate to integration of services into the building design, and should therefore be located under the "architectural coherence" section below; - recommendations for G97 of the Residential Design Guide relate to integration of services into the overall site design and layout, and should therefore remain under this section of the Centres and Mixed Use Design Guide.	<b>Replace guidance point with the following (to match the recommendation for G97 in the Residential Design Guide):</b>  "G[x]. Integrate external service elements into the design of the site so that: - they are discreetly located or screened where they may be visible from a public space; - they do not dominate site or building entrances; - they do not compromise the usable area of communal outdoor living spaces or private outdoor living spaces.  <i>External service elements can include services such as:</i> - Transformers; - Heat pump/air conditioning outdoor units; - Water heating units; - Gas bottles; - Water tanks; - Other external service elements."  <b>Add the following guidance point to the "architectural coherence" section (to match the recommendation for G95 in the Residential Design Guide):</b>  "G[x]. Where building service elements will be visible from public spaces, integrate them as coherent parts of the overall architectural composition.  <i>Building service elements can include fixtures such as:</i> - Transformers; - Air conditioning units, condensers and cooling towers; - Ventilation louvres and cowls; - Heat pump/air conditioning outdoor units; - Fire alarm panels and inlets; - Other external service elements."  <b>Delete guidance point.</b>	G47. G57.	Amend the first bullet point of draft G47 as follows: "they are discreetly located or screened where they may otherwise be visible from a public space."  Incorporate visual integration building service elements (lift overruns, rooftop plant, external drainage) into the guidance point and advice note (and delete new guidance point).  Delete new guidance point as this largely repeats draft G47, but incorporate specific reference to rooftop plant in the advice note for draft G47.	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Integrate external service elements into the design of the site so that: - they are discreetly located or screened where they may be visible from a public space; - they do not dominate site or building entrances; - they do not compromise the usable area of communal or private outdoor living spaces - building services elements are a visually integrated of the architectural composition.  <i>External and building service elements may include services such as:</i> - transformers; - heat pump/air conditioning outdoor units; - water heating units; - gas bottles; - water tanks; - rooftop plant; - lift over-runs; - exterior downpipes and drainage; - ventilation cowls, openings or louvres; - other external service elements."	G31.	G32.
G77.	Carpark ventilation must not be directed onto the street, where it may negatively affect the quality of the pedestrian environment	***		New guidance point.	135.51 Considers that the wording of G77 is ambiguous and that precluding any ventilation from to/from the street is unnecessarily restrictive.	While this may be a generally desirable outcome, it is not very practical, as car parks are typically ventilated through open screening located above street level.	The guidance point is worded like a rule or standard, rather than guidance. It is also inconsistent with District Plan rules that enable car parking to be located above street level, and guidance point G59.	Car park ventilation is already regulated under the New Zealand Building Code clause G4, and Australian Standard AS1668.2 (which is referred to under clause G4 of the New Zealand Building Code).	<b>Delete guidance point.</b>  The guidance point is impractical and car park ventilation is already regulated under the New Zealand Building Code.			<b>Delete guidance point.</b>  The guidance point is impractical and car park ventilation is already regulated under the New Zealand Building Code.			

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G78.	Where possible and where required, include loading bays and drop-off points for supplies and deliveries on site whilst addressing any potential negative impact on the streetscape.	**		New guidance point.	135.51 Considers that using the words 'where possible' in G78 could result in negative effects on the site use and particularly on small narrow lots in centres and mixed use zones. Considers that the guideline should instead focus on how such facilities are 'required' in order to avoid adverse effects on the street environment, rather than encouraging on site vehicle access of the type.	Under the District Plan rules, much new development in centres and mixed use zones is likely to require an on-site loading area (and associated circulation and manoeuvring areas). This guidance point prompts consideration of how this requirement can be provided for in a manner that manages potential adverse impacts (including visual amenity impacts, or pedestrian accessibility issues) on the street. It is difficult to provide specific direction on this through a guidance point, as the design of loading spaces and their relationship to the street will be very site specific. Assessment will therefore rely on the applicants explanation of how the guidance point has been met.	The guidance point would be generally assessable subject to explanation from the applicant.  The term "where possible and where required" adds unnecessary complexity to the guidance point, and should be removed.	The guidance point is relevant to the recommended design outcome under the "functionality" heading.  Rules in the Transport chapter require on-site loading spaces for buildings with a footprint of 450m2 or more, so the guidance point should focus on integration of loading spaces required by the rules into the design, rather than whether or not these spaces should be included.	<b>Replace guidance point with the following:</b>  "G[x]. Integrate on-site loading areas (and associated circulation and manoeuvring areas) into the design of the development in a manner that mitigates potential adverse impacts on the functionality and amenity of the street."	G48.	Add depth to the guidance point through an advice note that covers the following matters: - Locating loading areas within the building or site, rather than at the street edge - Screening of open loading areas from the street - Designing garage doors for servicing and loading areas to be visually integrated with the design of the building. - Locating loading areas (and access to them) away from the principal street frontage, where practicable.  Relocate guidance point to public private interface section.	Agree.	<b>Replace guidance point with the following, and relocate to sit within the "Street interface and frontage" section:</b>  "G[x]. Integrate on-site loading areas (and associated circulation and manoeuvring areas) into the design of the development in a manner that mitigates potential adverse impacts on the functionality and amenity of the street.  Consider matters such as: - locating loading areas within the building or site, rather than at the street edge; - screening open loading areas so that they are not visible from the street; - designing garage doors for servicing and loading areas so that they are visually integrated with the design of the building; - where practicable, locating loading areas (and vehicle access to them) away from the principal street frontage."	G21.	
G79.	It is recommended to provide charging points for electric vehicles and e-bikes to future proof development.	*		New guidance point.		While it is important to futureproof development for electric vehicle and bike charging, these matters are already addressed through the District Plan rules and guidance point G69.	The guidance point is clear, although these matters are already addressed through the District Plan rules and guidance point G69.	The District Plan rules already require on-site vehicle parking for residential activities to be "electric vehicle charging ready". Charging of e-bikes can be addressed under G69.	<b>Delete guidance point.</b>  Matter is already addressed through the District Plan rules or under G69.	-			<b>Delete guidance point.</b>  Matter is already addressed through the District Plan rules or elsewhere in the Design Guide.		
<b>High-quality buildings</b>									<b>Retain heading.</b>				<b>Retain heading.</b>		
	<b>Built form context</b>		<i>The context and characteristics of the built environment contribute to a neighbourhood's unique sense of place and identity</i>	Similar to "Architectural context" heading.					<b>Rename heading as "architectural context", for consistency with the Residential Design Guide.</b>		Heading is superfluous and can be deleted.	Agree.	<b>Delete heading.</b>		
G80.	Ensure new development fits well within the local context. Where they are determining features of local context, identify and positively contribute to patterns of: » Architectural composition and roof form » Alignment of key elevational lines including roof, parapet, verandah, windows, balconies and doors » Proportions of forms and openings » The visual rhythm of frontage widths and openings » Floor-to-floor heights » Materials, finishes and textures	***		Repeat of G106.		Refer assessment of G106 in the Residential Design Guide.	Refer assessment of G106 in the Residential Design Guide.	Refer assessment of G106 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendation for G106 in the Residential Design Guide):</b>  "G[x]. Design new buildings to respond to defining patterns within the local built environment.  Consider the relationship between new buildings and local patterns of: - architectural composition and roof form; - alignment of elevational features; - proportions of built form and openings; - visual rhythm of frontage widths and openings; - floor-to-floor heights; - materials, finishes and textures."	G49.	Replace "defining patterns" with "valued patterns".  Amend the advice note: "Replace the chapeau with "Consider matters such as..." "Identify that the guidance point seeks to provide for reference to and sympathy with existing valued patterns, not replication of existing architecture." "Acknowledge the future planned environment in response to context." "Identify that the matters already set out in the advice note are matters that could be considered (where appropriate to the context)."	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Design new buildings to respond to valued patterns within the local built environment.  Responding to valued patterns means referencing or acknowledging them as part of a design, not replicating existing architecture. It also means acknowledging the planned built environment, not just the existing built environment.  Consider matters such as: - architectural composition and roof form; - alignments of elevational features; - proportions of built form; - visual rhythm of frontage widths; - floor-to-floor heights; - materials, finishes and textures."	G32.	G34.
	<b>Wind Effects on the Public</b>			New heading.					<b>Delete heading, and relocate guidance point to the "architectural coherence" section below.</b>				<b>Delete heading.</b>		
G81.	Provide appropriate solutions to mitigate any impacts of the development on wind or micro-climate within and beyond the site that are functional and do not compromise the coherence and compositional integrity of the building. Refer to the Wind Chapter Best Practice Guidance document in Appendix 14 of the District Plan.	***		New guidance point.	135.53 Considers that G82 is an important guideline and is essential to achieving outcomes that are more than an assemblage of uncoordinated response to a range of guidelines; but that the wording is currently too vague. Amend G82 to include the following underlined wording (taken from G81): "Provide appropriate solutions to mitigate any impacts of the development on wind or micro-climate within and beyond the site that are functional and do not compromise the coherence and compositional integrity of the building."	Larger development in Wellington's centres is likely to require some form of wind mitigation. Where this is provided, it is important that it is provided as a considered and integrated part of the architectural composition, rather than an additional element that may detract from the overall composition.	The focus of the guidance point on providing solutions to mitigate wind effects is not appropriate, as this would require expert assessment, outside of the expertise of an urban designer. Instead, the focus should be on how the design of these features is integrated into the architectural composition (which is a matter that can be assessed by an urban designer).	The provision of solutions to mitigate are addressed through the rules in the Wind chapter of the District Plan. The focus of this guidance point should be on integrating these solutions into the overall architectural composition of the building.	<b>Replace guidance point with the following (and relocate to sit under the "architectural coherence" section after G82):</b>  "G[x]. Integrate any measures required to mitigate the effects of wind in a manner that does not compromise the coherence and compositional integrity of the building.  Refer to the Wind chapter of the District Plan and the Wind Chapter Best Practice Guidance document in Appendix 14 of the District Plan for specific requirements relating to the mitigation of wind effects."	G54.	Replace guidance point with the following: "Integrate any required measures to manage wind effects as coherent parts of the overall building form and composition."  Delete advice note.  Add guidance point to the Residential Design Guide.	Agree.	<b>Replace guidance point with the following (and relocate to sit under the "Design coherence and integration" section):</b>  "G[x]. Integrate any required measures to manage wind effects as coherent parts of the overall building form and composition."	G37.	G40.
	<b>Architectural coherence</b>		<i>Quality architecture contributes to a neighbourhood's sense of place and visual amenity</i>	Repeat heading.					<b>Retain heading.</b>		Replace heading with "design coherence and integration".  The explanatory note adds little value and can be deleted.	Agree.	<b>Replace heading with "Design coherence and integration". Delete explanatory text.</b>		

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G82.	Establish a coherent composition through integration with: » Materials and detailing » Setbacks » Form and volume » Façades	•••		Similar to G108 (G108 of the Residential Design Guide does not include the list set out under this guidance point).		Refer assessment of G108 in the Residential Design Guide.	Refer assessment of G108 in the Residential Design Guide.	Refer assessment of G108 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendation for G108 in the Residential Design Guide):</b>  "G[x]. Design buildings to achieve a coherent composition of external form, appearance and materials, having regard to their visibility from the street, public spaces and adjacent sites.  All buildings will have a unique architectural composition based on the range of site and development-specific factors that influence their form and materiality. Coherent architectural compositions are those that integrate the purpose of the building, the arrangement of spaces within it, and its relationship with the site, street and wider context with the external form and materiality of the building in a considered manner."	G51.	Replace guidance point with the following: "Design and compose buildings to achieve an overall coherence that integrates all the relevant design guidance in a coordinated way. Design coherence comes from the consistency and cohesion that are provided by a definable integrating design concept. Integration requires that the planning, formal composition, and visual qualities of a building are considered as a whole, as well as separately."  Incorporate the matters covered by draft G53 through an advice note. This would cover: -consistency of quality; -alignment with key datums or elements of the building façade and form; -relationship between new canopies and existing adjacent canopies (and any transition between the two).	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Design and compose buildings to achieve an overall coherence that integrates all the relevant design guidance in a coordinated way.  Design coherence comes from the consistency and cohesion that are provided by a definable integrating design concept. Integration requires that the planning, formal composition, and visual qualities of a building are considered as a whole, as well as separately.  As part of achieving design coherence and integration, carefully consider the ways in which elements such as canopies, verandas, balconies and building services elements are visually integrated into the overall architectural composition of the building. This includes considering the consistency of their quality with the quality of the overall building, alignment with key datums. Where existing adjacent buildings include canopies at the street edge, consider the relationship between new canopies and existing neighbouring ones."	G33.	G35.
	<b>Materials</b>			New heading.					Delete heading.				Delete heading.		
G83.	Consider using physically robust, readily maintained materials and details in areas anticipated to have high wear, damage or vandalism.	•		New guidance point.		The ability for materials to age well ensures that buildings continue to make a positive contribution to the streetscape and surrounding public spaces well after they have been constructed.	Guidance point is clear, and assessable subject to explanation from the applicant.	The guidance point is relevant to achieving the "built for" design outcome.	<b>Retain guidance point.</b>	G57.	Amend guidance point as follows: "Consider using Use physically robust, readily maintained materials and details in areas anticipated to have high wear, damage or vandalism."	Agree.	<b>Replace guidance point with the following:</b>  "G[x]. Use physically robust, readily maintained materials and details in areas anticipated to have high wear, damage or vandalism."	G38.	
G84.	Position and design windows so it does not compromise the privacy of neighbouring dwellings. In particular, the privacy of the primary internal living areas both within the development or on adjacent sites.	•		Repeat of G111.		Refer assessment of G111 in the Residential Design Guide.	Refer assessment of G111 in the Residential Design Guide.	Refer assessment of G111 in the Residential Design Guide.	<b>Replace guidance point with the following (to match the recommendation for G111 in the Residential Design Guide), and locate under a new "Visual privacy" heading:</b>  "G[x]. Locate and design windows, and plan outdoor living spaces, so that they do not unreasonably compromise the privacy of adjacent residential units.  Consider the location of windows and outdoor living spaces in relation to the primary internal living areas and outdoor living spaces of other residential units on the site and surrounding sites."	G60.	Amend guidance point as follows: "Locate and design windows and landscaping adjacent to public or communal areas to provide for reasonable internal privacy to the residential unit and neighbouring units."  Amend advice note to include the following matters: -orientation and offset of windows, -recognise the role of internal window treatments in addition to good design.	Agree. Additional minor re-wording required for clarity.	<b>Replace guidance point with the following:</b>  "G[x]. Locate and design windows and landscaping to provide for reasonable internal privacy to residential units on site and neighbouring residential units.  Reasonable internal privacy can also be supported by: - orientation and offset of windows between residential units; - the design of landscaping outside the residential unit, including the placement of planting, fencing and screens; - where screens are used to provide privacy, consider the impact that this may have on the loss of sunlight or daylight; - in addition to good building and landscape design, recognise the role of internal window treatments to support internal privacy."	G42.	G41.
G85.	Consider using locally and sustainably sourced materials that do not adversely affect the environment where appropriate.	•		New guidance point.	401.95 Add an additional guidance point (after G84) as follows: "Consider the use of timber as a structural basis for high rise buildings" or words to like effect. Considers that this guidance should extend to the encouragement of the use of timber as a structural material in high rise buildings to reduce the use of concrete which has a very high carbon cost.	Locally and sustainably sourced building materials can support the mitigation of building-based carbon emissions. However, the sourcing and procurement of materials is typically a matter of detail addressed as part of the detailed design of a building, prior to building consent.	The guidance point may be difficult to assess as it would require information on the sourcing and procurement of materials. This information may not be available at the time of resource consent, as it is typically addressed at the time of building consent.	While sound in principle, it is unlikely to be practical to address procurement and sourcing of materials at the time of resource consent. On this basis, the guidance point is not appropriate to incorporate this matter into the design guides.  Amending the guidance point to more specifically require consideration of timber structures would stray into structural design territory already, which is a matter covered by the New Zealand Building Code, and which may require technical engineering expertise in order to assess. On this basis it would not be appropriate to amend the guidance point to provide for specific consideration of timber structures for high-rise buildings. This is a matter most appropriately left to the judgement of building designers.	<b>Delete guidance point.</b>  Not appropriate to address this matter through the Design Guides.	-			<b>Delete guidance point.</b>  Not appropriate to address this matter through the Design Guides.		
G86.	Consider the maintenance requirements for the development in the design so maintenance can be efficiently and safely carried out.	•		New guidance point.		While maintenance and maintainability of materials is an important contributor to the ongoing external appearance of buildings, the methods of undertaking maintenance are a specialist matter most appropriately addressed by building designers, rather than the design guides.  Designing buildings so that they can be safely maintained is already regulated under other frameworks.	The guidance point may require some expertise in "safety in design" risk assessment, and this may be beyond the area of expertise of urban designers.	This matter is already regulated under the Health and Safety in Employment Act 2015. Building designers already have "safety in design" obligations under this Act to design buildings so that maintenance can be carried out in a safe manner.	<b>Delete guidance point.</b>  Matter is already regulated under the Health and Safety in Employment Act 2015.	-			<b>Delete guidance point.</b>  Matter is already regulated under the Health and Safety in Employment Act 2015.		
	<b>Seismic bracing/strengthening</b>			New heading.					Delete heading.				Delete heading.		

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G87.	Integrate seismic bracing/strengthening with the architectural composition of the existing building and, where possible, avoid having seismic bracing visible through windows on elevations facing the public realm.	-		New guidance point.	135.55 Considers that G87 is unsound and precludes the diagrid buildings that are a feature of innovative contemporary structural and architectural design in Wellington. Further, in an earthquake prone city, expression of strength of a building can be structurally efficient, psychologically comforting and architecturally viable.	Strategic direction in the District Plan seeks that Wellington's built environments are robust and physically resilient through good design (CC-O3.2). Seismic strengthening of existing buildings is an important part of achieving this objective.  The Centres and Mixed Use Design Guide should not create additional barriers to achieving seismic strengthening of the general building stock, and there is a risk that these guidance points could do this by limiting options available to building owners, or making those options more difficult to consent.  In relation to heritage buildings, it is appropriate to consider the relationship between seismic strengthening and built heritage, on the basis that District Plan strategic direction seeks that built heritage is resilient while ensuring that heritage and cultural values are recognised and maintained (see HHSASM-O2). The seismic strengthening of heritage buildings is appropriately addressed under the Heritage Design Guide.	While the guidance point is relatively clear and assessable, but for the reasons stated it is not appropriate to include this matter in the Design Guide.	Consideration of overall architectural coherence (which would include consideration of the relationship between seismic strengthening and building form) is already provided for through consideration under G80.	Delete guidance point.  Not appropriate to address this matter through the Design Guides.	-			Delete guidance point.  Not appropriate to address this matter through the Design Guides.		
G88.	The installation of exoskeletons, external columns, and external bracing elements for existing buildings is discouraged, particularly where these would: » Be located in the airspace or on land that is beyond the site boundaries. » Be visually dominant in relation to the existing building's scale, form, proportions, or materials. » Restrict access for cleaning and maintenance.	-		New guidance point.	135.56 Seeks that G88 is amended to identify the qualities that are required, should this approach be taken. Considers that exoskeletons, external columns and external bracing elements should not be precluded as these may be the only way of saving existing unsound buildings, and can be successfully achieved.	Strategic direction in the District Plan seeks that Wellington's built environments are robust and physically resilient through good design (CC-O3.2). Seismic strengthening of existing buildings is an important part of achieving this objective.  The Centres and Mixed Use Design Guide should not create additional barriers to achieving seismic strengthening of the general building stock, and there is a risk that these guidance points could do this by limiting options available to building owners, or making those options more difficult to consent.  In relation to heritage buildings, it is appropriate to consider the relationship between seismic strengthening and built heritage, on the basis that District Plan strategic direction seeks that built heritage is resilient while ensuring that heritage and cultural values are recognised and maintained (see HHSASM-O2). The seismic strengthening of heritage buildings is appropriately addressed under the Heritage Design Guide.	While the guidance point is relatively clear and assessable, but for the reasons stated it is not appropriate to include this matter in the Design Guide.	Consideration of overall architectural coherence (which would include consideration of the relationship between seismic strengthening and building form) is already provided for through consideration under G80.	Delete guidance point.  Not appropriate to address this matter through the Design Guides.	-			Delete guidance point.  Not appropriate to address this matter through the Design Guides.		
	<b>Adaptability</b>			New heading.					Retain heading.				Retain heading.		
G89.	It is recommended that the façade, structure, and spatial design of a building should allow for conversion to other uses over time. Consider the following enablers of adaptability over the life of the building: » Floor to ceiling height » Street frontage » Servicing » Dedicated goods lifts	-		New guidance point.		Facilitating adaptation of building to new uses in future enables buildings to contribute to the vibrancy, vitality and future viability of the City's centres zones.	Re-wording the guidance point to focus on facilitation would be more appropriate that the direction to "allow for conversion", as it provides sufficient flexibility for building designers to consider relevant opportunities for adaptability based on the purpose of the building.  Assessment of the guidance point would rely on explanation from the applicant.	This guidance point is relevant to the "interior environment" design outcome that seeks that buildings are designed to facilitate multiple uses and changes in use over time.	Replace guidance point with the following: "G[x]. Design the building to facilitate adaptation to new uses in the future.  Consider matter such as: - floor to floor heights that facilitate a variety of different uses; - structural layouts that are adaptable and facilitate a range of building uses; - vertical transportation (such as goods lifts) that facilitates changes in use to different parts of a building; - building services arrangements that can adapt to future changes in use."	G59.	Amend guidance point as follows: "Design the <u>new</u> buildings to facilitate adaptation to new uses in the future."  Amend the second bullet point in the advice note as follows: "structural layouts that are adaptable and facilitate flexible arrangement of the interior a range of building uses"	Agree.	Replace guidance point with the following: "G[x]. Design new buildings to facilitate adaptation to new uses in the future.  Consider matters such as: - floor to floor heights that facilitate a variety of different uses; - structural layouts that facilitate flexible arrangement of the interior; - vertical transportation (such as goods lifts) that facilitates changes in use to different parts of a building; - building services arrangements that can adapt to future changes in use."	G39.	
	<b>Compatibility of uses (Mixed Use)</b>			New heading.				The term "Mixed Use" should be removed from the title. Some people may interpret this as meaning that the guidance point only applies in the Mixed Use Zone.	Rename heading as "Compatibility of uses".				Rename heading as "Compatibility of uses".		

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G90.	Mixed-use developments should consider the compatibility of uses and be designed to: » Address and balance the specific needs of each user group (residents, workers, visitors), including operating times and spatial allocation to each use. » Arrange the development clearly and legibly, so it is safe and comfortable for everyone at any time. » Provide each use within a building with its own entrance, making public and private entrances separate and distinguishable.	**		New guidance point.	135.58 Considers that while G90 is sound in principle, the second bullet point is vague and undefined.	Consideration of the way in which different uses are accommodated through the design of development is However, the specifics of how this will be achieved will be unique to the design of each development and the mixture of uses accommodated by it. Because of this, the guidance point should be worded as a high-level consideration to enable sufficient flexibility for applicants to respond in a manner that is appropriate to the development.	Because of the high-level nature of the guidance point, assessment will rely on explanation from the applicant as to how the needs of different user groups have been considered through the building design.  To improve clarity, the guidance point should be restructured to focus on the first bullet point because: - The second bullet point is vague, and will be able to be generally provided for through consideration under the first bullet point. - The third bullet point is already addressed under G40.	This guidance point is relevant to the "interior environment" design outcome that seeks that buildings are designed to facilitate multiple uses and changes in use over time.	<b>Replace guidance point with the following:</b> "G[x]. Design mixed-use developments to balance the specific needs of each user group (residents, workers and visitors) taking into consideration the operating times and spatial allocations of different uses."	G59.	Replace guidance point with one that provides for consideration of the following matters, where mixed-use development includes a residential activity: - Separate or clearly defined access for residential and non-residential uses - Separation of residential uses from potential sources of noise (recognising that residential activities within centres should expect to be subject to greater levels of noise) - Separation of residential uses from potential sources of odour - Clearly defined servicing arrangements for residential and non-residential uses  This guidance point would only apply to mixed-use development that includes residential activities.	Agree.	<b>Replace guidance point with the following:</b> "G[x]. Where mixed-use development includes residential activities, consider: - Separate or clearly defined access for residential and non-residential uses; - Separation of residential uses from potential sources of noise (recognising that residential activities within centres should expect to be subject to greater levels of noise); - Separation of residential uses from potential sources of odour; - Clearly defined servicing arrangements for residential and non-residential uses."	G41.	
	<b>Accessibility</b>			Repeat heading.					Retain heading, but add the following advice note:  "Refer to clause D1 of the New Zealand Building Code for building accessibility requirements."				Retain heading, but delete advice note.		
G91.	For developments that are likely to be occupied by people with limited mobility, where possible, provide ground level access that is accessible by people using wheelchairs, and design units with reference to New Zealand standards for access and mobility.	**	Consider things such as: - Lever handles on all doors - Easy to reach window sills, power sockets and light switches - Sufficient space to access storage spaces including wardrobes - Ensuring flush levels between rooms, at entryways, and shower access - Ensuring smoke alarms have both visual and audible alerts - Best practice guidance for accessible kitchen, laundry and bathroom design - Best practice standards for signage legibility and colour contrast	Similar to G132 and G133 in the Residential Design Guide).	61.5 Amend guidance point as follows: "For developments that are likely to be occupied by people with limited mobility, where possible, provide ground level access..."  135.59 Considers that the italicised bullet points address a level of detail that is not provided and should not be necessary at the time of resource consent. These should be deleted.  343.14 Amend advice note to replace "Consider" with "Ensure". Considers that inserting the term 'ensure' rather than 'consider' provides greater emphasis on the need to meet standards.	The accessibility of buildings is relevant to ensuring that the City's centres and mixed use zones are accessible and inclusive. However, for non-residential activities, accessibility is already required under the New Zealand Building Code.  In relation to the matters set out in the advice note, these matters are too detailed to be incorporated into urban design guides. Notwithstanding this, it is appropriate for the guidelines to direct users towards relevant design standards (such as NSZ4121) through an advice note.	Designs are unlikely to be developed to a level of detail where this guidance point could be assessed at the time of resource consent. It would be more appropriate for the guidance point to focus on identification of opportunities for accessibility, rather than design detail.	The guidance point is relevant to the design outcome that seeks inclusivity.  The Building Code already requires buildings used for non-residential purposes to be accessible, and clause D1 specifies how this must be achieved. It would not be appropriate to duplicate this requirement through the Design Guides.  However, the Building Code excludes housing from accessibility requirements. Notwithstanding this, considering opportunities for the provision of accessible units within development does not conflict with any requirements set out under the Building Code. This would be appropriate, given that District Plan strategic direction seeks inclusive outcomes in relation to the built environment (see CC-O3.4 and UFD-O7.4). On this basis, it would be appropriate to include a guidance point (similar to the Residential Design Guide) that prompts applicants to consider opportunities to incorporate accessible residential units into the design of multi-unit housing developments where these occur.	<b>Replace guidance point with the following (to match the recommendation for G132 and G133 of the Residential Design Guide):</b>  "G[x]. Consider opportunities to incorporate accessible residential units into multi-unit housing developments.  New Zealand Standard NZS4121:2001 Design for Access and Mobility: buildings and associated facilities sets out a range of design standards relevant to the provision of accessible housing. [Applies to residential activities only]"	G63.	Delete reference to "multi-unit" within the guidance point.  Delete the advice note, as this is not the only way to provide for accessible residential units.  Add the following advice note: "Consider future proofing of some units within development, by considering the type and width of access to the unit, sizing of spaces within the unit to facilitate future retrofit for accessibility.  Note that this guidance point does not require development to provide accessible residential units."  The experts noted that if the Council's intention was to create a specific requirement to provide a quantum of residential units as accessible units, then this should be provided for as a rule in the district plan (not within the design guides).	Agree.	<b>Replace guidance point with the following:</b> "G[x]. Consider opportunities to incorporate accessible residential units into housing developments.  Consider future proofing of some units within development, by considering the type and width of access to the unit, sizing of spaces within the unit to facilitate future retrofit for accessibility.  Note that this guidance point does not require development to provide accessible residential units."	G43.	G44.
	<b>Carbon reduction - buildings</b>			Repeat heading.	301.14 Clarify the Centres and Mixed Use Design Guide to provide greater analysis of the construction carbon footprint. Considers that the Centres and Mixed Use Design Guide is too vague and should be amended to push for greater analysis of the construction carbon footprint.			In relation to analysis of carbon construction footprints, this matter is being considered by MBIE for inclusion in the New Zealand Building Code. It would also be inappropriate to address this matter under the Design Guides, as it would require detailed assessment that is likely to be beyond the scope and expertise of an urban design assessment.	Retain heading.				Amend heading to "Adaptive reuse" as this more appropriately describes the content of the guidance point.		
G92.	Where possible, new developments should consider: » Selecting low carbon and carbon banking materials. » Specifying locally sourced/manufactured materials (reducing travel/shipping distances). » Installing insulation over and above minimum requirements.	*		Repeat of G134.	135.60 Considers that G92 requires a level of detail that is unlikely to be known or assessed at the time of resource consent.	Refer assessment of G134 in the Residential Design Guide.	Refer assessment of G134 in the Residential Design Guide.	Refer assessment of G134 in the Residential Design Guide.	Delete guidance point.  It is difficult to assess without technical engineering expertise, and overlaps with matters most appropriately addressed by the Building Code.	-			Delete guidance point.  It is difficult to assess without technical engineering expertise, and overlaps with matters most appropriately addressed by the Building Code.		
G93.	Consider compact housing typologies that are more energy efficient, such as terraced houses or apartments.	*		Repeat of G135.		Refer assessment of G135 in the Residential Design Guide.  However, the reference to terraced housing in the guidance point sits uncomfortably alongside the higher density development outcomes sought for the centres zones in particular. While the guidance point is relevant to the centres and mixed use zones, it should focus principally on apartment development (and omit reference to terrace housing).	Refer assessment of G135 in the Residential Design Guide.	Refer assessment of G135 in the Residential Design Guide.  The guidance point should be noted as only being relevant to developments that include residential activities.	<b>Replace guidance point with the following:</b> "G[x]. Consider compact housing typologies that are more energy efficient, such as apartments."	G62.	Guidance point is unnecessary, as the design guide already intends to facilitate this kind of development.	Agree.	Delete guidance point.		

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G94.	Consider the adaptive reuse of existing buildings to reduce construction carbon footprint.	-	<i>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.</i>	Repeat of G136.		Refer assessment of G136 in the Residential Design Guide.	Refer assessment of G136 in the Residential Design Guide.	Refer assessment of G136 in the Residential Design Guide.	Retain guidance point.	G61.	Delete reference to carbon footprint in the guidance point and reference to embodied energy in the advice note. This matter is a specific engineering matter, rather than a matter to be addressed by the design guide.  Amend the advice note so that it is clear that adaptive reuse need only be considered where the existing building is of sufficient design value, scale and fit with development intentions.	Agree.	Replace guidance point with the following:  "G[x]. Consider the adaptive reuse of existing buildings.  <i>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.</i>  <i>Adaptive reuse of existing buildings should only be considered where the existing building is of sufficient design value and scale to be retained, and where it can be well integrated with the development intentions for the site.</i> "	G40.	G45.
	<b>Waste reduction</b>			New heading.					Delete heading.				Delete heading.		
G95.	Consider re-use of recycled materials for new developments.	-		New guidance point.	135.61 Seeks that G95 is deleted. Considers that G95 and G96 are sound in principle but relating to matters of specification and construction methodology and are more properly addressed at the time of building consent.	The use of recycled building can support the mitigation of building-based carbon emissions. However, there would also be a range of technical design matters associated with the use of recycled materials that would typically be addressed as part of the detailed design of a building, prior to building consent.	Guidance point is relatively clear and assessable, subject to explanation from the applicant.	While sound in principle, the specification of recycled building materials introduces technical complexities into the design, specification and Building Code compliance that are usually addressed as part of the building consent process. On this basis, the guidance point is not appropriate to incorporate this matter into the design guides.	Delete guidance point.  Not appropriate to address this matter through the Design Guides.	-			Delete guidance point.  Not appropriate to address this matter through the Design Guides.		
G96.	Consider the end of life processes for proposed materials and how they can be recycled/reused.	-		New guidance point.	135.62 Seeks that G95 is deleted. Considers that G95 and G96 are sound in principle but relating to matters of specification and construction methodology and are more properly addressed at the time of building consent.	While end of life processes can contribute to building-related carbon emissions, this matter is more of a technical building design and construction/de-construction issue. It does not really relate to urban design or the shaping of urban fabric.	Buildings involve numerous materials and systems, and demonstrating how the end of life processes of each had been considered could be onerous both for the applicant, and the Council in undertaking its assessment.  The guidance point also invites speculation, as it is asking designers to consider how building materials may be reused or recycled many years into the future.	While sound in principle, this is principally a technical matter, and not appropriate to include in the Design Guides.	Delete guidance point.  Not appropriate to address this matter through the Design Guides.	-			Delete guidance point.  Not appropriate to address this matter through the Design Guides.		
	<b>City outcomes contribution</b>			Repeat heading.					Delete heading.				Delete heading.		
G97.	The scale of larger commercial, residential, or mixed-use developments has a direct bearing on the quality and level of amenity offered by the city's public environment, and the public's enjoyment of it. To address this, five factors, collectively referred to as City Outcomes Contribution, will be considered in assessing the quality of larger scale development - provision of public space, sustainability, accessibility, provision of assisted housing, and urban design quality. The aim of this assessment is to incentivise "density done well" by giving density-related development concessions in return for publicly beneficial outcomes. The following tables set out the development types that trigger consideration of City Outcomes Contribution, including associated numeric thresholds to be satisfied and the outcomes sought.  [City Outcomes Contribution tables follow...]	***	<i>The thresholds defined in the below tables reflect the extent of the impact certain forms of large-scale development can have on the city. For example, the taller or larger the development, the greater its potential impact on public amenity and urban living in the city. Consequently, it is anticipated that larger developments will positively address future challenges confronting the city regarding access to public and green space, sustainability and climate change, accessibility, and assisted housing.</i>	Repeat of G137.	135.13, 135.63, 274.76, 383.124, 405.142, 416.207, 429.41, 470.68, 476.61 Remove the City Outcomes Contribution from the Design Guide.  416.206, 416.209, 425.110, 470.69 If City Outcomes Contribution is retained, then it should be amended to increase certainty.  416.208 Amend City Outcomes Contribution to use floor area ratios instead of height standards.  470.70 If City Outcomes Contribution is retained, amend to enable credits to be applied to later stages of development.	The City Outcomes Contribution is not urban design guidance, and should sit outside of the Design Guides.	The City Outcomes Contribution is not urban design guidance, and should sit outside of the Design Guides.	The City Outcomes Contribution is not urban design guidance, and should sit outside of the Design Guides.	Delete guidance point.  The City Outcomes Contribution is a separate planning mechanism that should sit outside of the Design Guides.	-			Delete guidance point.  The City Outcomes Contribution is a separate planning mechanism that should sit outside of the Design Guides.		

#### **About Boffa Miskell**

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Whangarei, Auckland, Hamilton, Tauranga, Wellington, Nelson, Christchurch, Dunedin, and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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