

# **Wellington City Proposed District Plan**

## **ISPP wrap up and integration hearing**

### **Part 2: Design Guides**

#### **Appendix D - Joint Witness Statement, Urban Design Experts**

IN THE MATTER  
of the Resource Management Act 1991

AND

IN THE MATTER  
of Hearing of Submissions and Further  
Submissions on the Wellington City Proposed  
District Plan – ISPP Wrap Up Hearing – District  
Plan Design Guides Review

## JOINT STATEMENT OF URBAN DESIGN EXPERTS

22 August 2023

### INTRODUCTION

1. This joint witness statement relates to expert conferencing on the Proposed District Plan (PDP) Design Guides Review for the Residential Design Guide (RDG) and the Centres and Mixed-Use Design Guide (CMUDG) as requested by the Panel in Paragraphs 1-5 of Minute 15<sup>1</sup>.
2. Expert participants for Wellington City Council in the conference were:
  - Farzad Zamani.
  - Shayna Curle.
3. Expert participants for submitters in the conferencing were:
  - Nick Rae engaged by Kāinga Ora.
  - Nick Owen engaged by Willis Bond.
  - Rebecca Skidmore engaged by The Retirement Villages Association and Ryman Healthcare Limited.
  - Graeme McIndoe and Andrew Burns of McIndoe Urban Limited.
4. Marc Baily and Andrew Banks of Boffa Miskell engaged by Wellington City Council to undertake the review of the Design Guides, facilitate (alongside Stewart McKenzie) the conferencing process, and incorporate the outcomes of the expert conferencing into the review of the Design Guides.
5. For the avoidance of doubt, Marc Baily and Andrew Banks are not acting in the role as expert witnesses for the Council and will not be making recommendations to the Panel on the Design Guides or presenting expert evidence at the hearing. Ms Skidmore, Mr McIndoe, Mr Rae, and Mr Owen understood that Mr Baily and

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<sup>1</sup> Wellington City Council PDP Hearings – [Independent Hearings Panel Minute 15](#)

Mr Banks were participating as experts, until final drafting of this JWS.

6. Stewart Mckenzie, engaged by Wellington City Council, facilitated the conferencing process except for Day 3.
7. Other Council Officers were in attendance in an observation capacity, and some provided some technical planning advice. These included:
  - Joshua Patterson (Day 1 and Day 3 online)
  - Anna Stevens (Day 2 and 3)
  - Lisa Hayes (Day 3)
  - Michael Duindam (Day 2 and Day 3 online)
  - Hayden Beavis (Day 2 and 3)
  - Stef Christensen (Day 2)
8. Mr Owen stated early in the process that, to avoid any perception of bias due to his active role in development in Wellington, his preference was not to comment on the substantive content within the Design Guides (for example, the design objectives sought). Rather, Mr Owen's participation focused on how the requirements in the Design Guides are framed, described and incorporated in the Plan.
9. The conferencing was held in-person and online at the following dates and location:
  - 21 April 2023 – Wellington City Council's The Terrace Office and online (Microsoft Teams).
  - 25 July 2023 - Wellington City Council's Boulcott Street Office.
  - 7 August 2023 – Boffa Miskell Office (Wellington) and online (Microsoft Teams).
10. The conferencing included the following experts as shown in Table 1. Each expert's attendance for each of the three respective expert conferencing session is recorded below:

Organisation	Urban design expert	Conferencing Day 1 – 21 April 2023	Conferencing Day 2 – 25 July 2023	Conferencing Day 3 – 7 August 2023
Wellington City Council	Dr Farzad Zamani	Yes – in person	Yes – in person.	Yes – online for the first half.
Wellington City Council	Shayna Curle	Yes – in person	No – has since left Council.	No – has since left Council.
McIndoe Urban Limited (Submitter 135)	Graeme McIndoe	Yes – in person	Yes – in person.	Yes – in person.
McIndoe Urban Limited (Submitter 135)	Andrew Burns	Yes – in person	Yes – in person.	No.
Kāinga Ora Homes and Communities (Submitter 391)	Nick Rae	Yes – on-line.	Yes – in person.	Yes – in person.

Organisation	Urban design expert	Conferencing Day 1 – 21 April 2023	Conferencing Day 2 – 25 July 2023	Conferencing Day 3 – 7 August 2023
Ryman and the Retirement Villages Association (Submitters 346 and 351)	Rebecca Skidmore	Yes – on-line.	Yes – in person.	Yes – online for most of the session, was unable to attend the last two hours.
Willis Bond (Submitter 416)	Nick Owen	Yes – in person	Yes – in person.	Yes – online for the first half of the day.

**Table 1: Expert Conferencing**

11. Whilst this process is not before the Environment Court, we confirm that we have read the Environment Court’s Code of Conduct set out in the Environment Court’s Practice Note 2023, particularly section 9, and we have complied with the Code of Conduct in preparing this joint statement. Except as outlined below and where we state that we are relying on the evidence of another person, this evidence is within our area of expertise. We have not omitted to consider material facts known to us that might alter or detract from the opinions expressed in this evidence.
12. We consider it necessary to record that the expert conferencing did not follow a typical procedure where the matters discussed sit within the context of evidence prepared with a clear position on what the experts agree and disagree on. This process has been led by the direction given in the IHP’s Minute 15 and the following record seeks to assist the Panel with the matters they sought.
13. This process has been more fluid than an Environment Court conferencing process with the Council taking the lead in proposing new or revised guidelines. Part way through the process the S42A Report and evidence was presented for HS4 which impacts the consideration on the CMUDG.
14. The process involved Council (via Boffa Miskell) proposing draft documents, which were then reviewed by the experts with written comments provided prior to the issue of the Boffa Miskell Memo (refer Attachment 4) and prior to each of the Day 2 and 3 conferences, where each of the documents were discussed. It is noted that the time period for reviewing the CMUDG was very short and comments by experts were made to the best of their ability at that time. The Council and Boffa Miskell considered the feedback and proposed changes as they considered appropriate and these changes were discussed in Days 2 and 3 of the conferencing.
15. The appendices to this JWS set out outcomes of the conference sessions. At Day 2 and 3 conferencing, each outcome and guideline were debated and text was recorded either as a developed draft, or direction on further actions required. These were then actioned / tidied up by Boffa Miskell and Council following the session. It has not been possible to record agreement or disagreement between the experts on the precise wording of some of the final text. Due to time

constraints the experts for submitters participating in the conferencing have not had the opportunity to review the final documents proposed by the Council.

16. Documents informing the conferencing process include:

- The PDP<sup>2</sup>;
- The PDP RDG<sup>3</sup>;
- The PDP CMUDG<sup>4</sup>;
- The submissions lodged by McIndoe Urban, Kainga Ora, The Retirement Villages Association and Ryman Healthcare Limited, and Willis Bond.
- The Section 42A report for the RDG (Part 6 of Hearing Stream 2 S42A Report)<sup>5</sup> (noting that some experts had not reviewed this and it was not explicitly discussed at conferencing);
- The evidence of Messrs Zamani, McIndoe and Burns, Rae, and Owen for Hearing Stream 2.
- RDG and CMUDG Conferencing Outcomes Tables August 2023; and
- PDP Wellington Design Guides – Review memo, Boffa Miskell on behalf of Wellington City Council, 26 May 2023 (refer Attachment 4).
- The Section 42A reports for the Centres - Hearing Stream 4;
- The Right of reply for Hearing Stream 4 by Ms Stevens and Ms Hayes.

## **MATTERS COVERED BY THIS STATEMENT**

### **Methodology and conferencing undertaken on the RDG and CMUDG**

#### *Submissions raised on the RDG and CMUDG*

17. The Design Guides within the PDP are statutory design guides located within the PDP as an appendix, which are referred to within District Plan policies and rules. Following public notification of the PDP by the Wellington City Council (the 'Council'), several submissions were received on the proposed Design Guides.
18. 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.
19. The matters raised in the general submission points on the Design Guides include (but are not limited to) the following matters:

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<sup>2</sup> Wellington City Council, [Proposed District Plan](#)

<sup>3</sup> Wellington City Council, Proposed District Plan [Residential Design Guide](#)

<sup>4</sup> Wellington City Council, Proposed District Plan [Centres and Mixed Use Design Guide](#)

<sup>5</sup> Wellington City Council [Hearing Stream 2 S42A Report Part 6](#)

- 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;
  - 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 the 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; and
  - Ensuring alignment between District Plan rules and standards and guidance points within the Design Guides.
20. Several submissions received on the RDG and CMUDG related to specific outcomes and guidelines within these Guides. The broad nature of submissions gives sufficient scope to revise both the structure and guidelines content of the guides.
21. Evidence was provided at HS2 on the RDG by experts on behalf of the submitters listed in paragraph 3 supporting the issues raised in submissions.

*IHP direction for an independent review of the Design Guides*

22. The Independent Hearings Panel (‘IHP’) identified that the structure and content of the Residential Design Guide required further work, and requested that the Council undertake a review of the Design Guides with a principal focus on the RDG, and then the CMUDG as directed through Minute 15<sup>6</sup>.

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<sup>6</sup> Wellington City Council PDP Hearings – [Independent Hearings Panel Minute 15](#)

23. The Council engaged Boffa Miskell to lead an independent 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.
24. The purpose of the review is to identify and recommend changes to the structure and content of the Design Guides considering the matters raised in submissions and evidence on the Design Guides, and the outcome of conferencing between Council's and submitters' urban design experts.
25. The review of the design guides has included three key steps:
- **Step 1:** Determining the principles to underpin the review;
  - **Step 2:** Undertaking a detailed review of the RDG and CMUDG;
  - **Step 3:** Develop revised Design Guidelines.

*Expert Conferencing on the RDG and CMUDG:*

26. Minute 15<sup>7</sup> directed expert conferencing on the review of RDG and CMUDG. IHP directed submitters on the RDG and CMUDG to make expressions of interest to be involved in the expert conferencing sessions. As noted in paragraph 3, Kāinga Ora, Willis Bond, The Retirement Village Association and Ryman Healthcare Ltd and McIndoe Urban requested to be involved, alongside the Council's experts.
27. The overall review process followed the timetable set out in Table 2:

21 April 2023	Initial urban design expert conferencing session on the Design Guides.
May 2023	Boffa Miskell's development of principles to underpin the review considering background research and expert conferencing (Step 1).
26 May 2023	Principles underpinning the review circulated to experts for comment.
June 2023	Detailed review of the RDG and CMUDG (Step 2).
6 July 2023	Draft RDG circulated to experts and feedback provided.
13 July 2023	Experts provided written feedback on the Draft RDG.
25 July 2023	Urban design expert conferencing session on the draft RDG.
28 July 2023	Draft CMUDG circulated to experts and feedback provided.
2 August 2023	Experts provided written feedback on the Draft CMUDG.
7 August 2023	Urban design expert conferencing session on the draft RDG and CMUDG.

<sup>7</sup> Wellington City Council PDP Hearings – [Independent Hearings Panel Minute 15](#)

15 August 2023	Council prepared draft JWS and issued for feedback
18 August 2023	Experts finalised JWS
23 August 2023	Design Guides refined further by Boffa Miskell with direction as a result of conferencing.

**Table 2: Timeframes**

28. The revised design guidelines (produced following the conferencing sessions) have not been reviewed by the experts for submitters due to the timeframe constraints, and it is expected that the revised RDG and CMUDG would be submitted to the Panel and submitters via the Section 42A Report for Wrap up Hearing ISPP, where submitters will have the opportunity to provide further evidence.

*Principles informing the Design Guide review process:*

29. The first conferencing session covered the following aspects:
- A summary of key submission points and evidence;
  - Discussion on common areas for changes needed; and
  - Discussion on process for feedback to changes requested by submitters.
30. The common themes and areas of general agreement from the first expert conferencing session can be found in Appendix 1. These 'recorded observations' were summarised and circulated following the first session. However, they were not formally confirmed by the experts at that point or in the sequence of conference sessions. A number of matters raised formed the basis for the more detailed review of the RDG and CMUDG.
31. Following and informed by the first conferencing session, Boffa Miskell developed a set of principles to provide a clear basis for the detailed review of the guides. These Review Principles are set out in Appendix 2.
32. Boffa Miskell presented a memo where they recommended that the City Outcome Contributions (COC) should not be included in the Design Guides, and this has subsequently been addressed in the Centres Section 42A Report. We assumed that the COC would not be included in the Design Guides.



*Incorporating the outcomes of expert conferencing into the review:*

33. Post establishment of the principles, Boffa Miskell undertook a detailed review of the RDG and CMUDG. Once it had completed a preliminary review, draft versions of the revised RDG and CMUDG were circulated to the experts for comment.
34. The experts provided written comment which was received by WCC/Boffa Miskell prior to the forthcoming conference session, and used to formulate a draft response for discussion in conferencing.
35. It is important to note that a number of experts raised fundamental issues about the Design Guides relating to their role as statutory documents, the structure of the documents and how they are to be applied to specific residential activities such as retirement villages. The Council chose to proceed with amending the Guidelines as previously structured and all experts participated in a constructive manner to provide feedback on the detailed content.
36. During the second and third expert conferencing sessions, line-by-line conferencing on each of the design outcomes and guidance points contained in RDG and CMUDG was undertaken. The outcomes of these conferencing sessions are set out in Appendix 3.

**OUTCOMES OF EXPERT CONFERENCING ON THE DRAFT RDG AND CMUDG**

37. Appendix 3 contains the outcomes of the expert conferencing sessions on the revised draft RDG and CMUDG. As detailed in Appendix 3, a range of changes have been suggested including:
  - Changes to the relationship between different Guides;
  - Combining guidelines;
  - Deleting guidelines;
  - Adding guidelines;
  - Amending outcomes; and
  - Changes to the structure and order of the guides.
38. Key structural and format changes suggested include:
  - Clarity on how the "intent" of the Design Guides is to be fulfilled (as in the residential zones) or "requirements met" (as in the centre zones) as part of a resource consent application process. This is not agreed at this time.
  - That the design outcomes in the RDG and CMUDG be sequentially numbered so that they can be appropriately referenced, and relocated so that they sit at the head of each relevant section of the design guide.

- Splitting the two design guides so that the RDG only applies to development in the residential zones, and the CMUDG only applies to development in the centres, mixed use, commercial and some special purpose zones (being the hospital, tertiary education and waterfront zones).
  - Limiting the application of the Guidelines for Retirement Village activity.
  - Removal of the guidance point rating system from the design guides in favour of a deliberate and consistent approach to use of language.
  - Restructuring the guides such that the sections address the three key aspects of 1. The street or public realm, 2, the neighbouring sites, and 3. The internal site amenity, where the range of design elements can be addressed.
  - Reframing the first theme (responding to the natural environment) so that it is more focussed on responding to context.
  - Consideration of a greater use of drawings or diagrams to explain design principles.
  - Removal of references to other regulatory requirements or guidance (such as other provisions in the PDP, references to bylaws, references to New Zealand Standards or references to the New Zealand Building Code) from the design guides.
39. It is expected that Boffa Miskell / WCC will consider adjust the design guides according to the direction provided in Appendix 3 and the next version will be presented within the Section 42A report for the ISPP Wrap up hearing. Submitters and their experts are expected to review this next version and address any matters in evidence.
40. In addition, due to time constraints, where experts disagree with any of the Conferencing Outcomes as detailed in Appendix 3, it is expected that these matters will be addressed in their evidence for the ISPP Wrap Up hearing following release of the Wrap Up Hearing Section 42A report.
41. This statement includes the following Appendices:
- Appendix 1: Expert Conferencing Session 1 – Topics Addressed and Recorded Observations.
  - Appendix 2: Review Principles.
  - Appendix 3: Conferencing Outcomes – Draft Centres and Mixed Use Design Guide.
  - Appendix 3: Conferencing Outcomes – Draft Residential Design Guide.
  - Appendix 4: Design Guides Review Memorandum.

PARTICIPANTS TO JOINT WITNESS STATEMENT

We confirm that we agree that the outcome(s) of the expert conferencing are as recorded in this statement.

22 August 2023



Nick Rae  
for Kāinga Ora



Nick Owen  
for Willis Bond



Rebecca Skidmore  
for Retirement Villages Association and  
Ryman Healthcare Ltd



Graeme McIndoe  
for McIndoe Urban



Andrew Burns  
for McIndoe Urban



Farzad Zamani  
for Wellington City Council

Appendix 1 Expert Conferencing Session One's topics addressed and recorded observations.

Topic	Recorded observations
<b>Relationship of DGs to DP objectives and policies</b>	<ul style="list-style-type: none"> <li>• The parties AGREE a clear link is needed from the DGs to the outcomes sought by objectives and policies in the DP.</li> <li>• The submitters AGREE that the DG's should not repeat the objectives and policies.</li> </ul>
<b>Should DGs be in the DP, or should they be non-statutory?</b>	<ul style="list-style-type: none"> <li>• The parties expressed VARIOUS points of view as to whether the DGs should be in the DP - some were agnostic.</li> <li>• The parties AGREE that if the DG's are to go in the DP as a statutory matter then they need to be clearer and to the point.</li> </ul>
<b>Duplication and overlap of DGs</b>	<ul style="list-style-type: none"> <li>• The parties AGREE that the DG's can be significantly streamlined by removing duplication, deleting details and targeting the DGs to the principal issues being sought to be addressed.</li> <li>• The parties AGREE that the overlaps between the zones and also the Heritage DG's need to be addressed to reduce the risk of conflicting or unclear application of DGs.</li> </ul>
<b>Internal and external focus of DGs</b>	<ul style="list-style-type: none"> <li>• The parties AGREE that the DGs should enable consideration of different residential typologies and their varied provision on site to cater for the differing needs of residents.</li> <li>• The parties AGREE that the urban context within which developments sit is still appropriately responded to.</li> <li>• The parties AGREE a potential solution could be a reflection on internal and external matters so DGs can apply to different uses and typologies in different ways, but with the same quality outcomes.</li> </ul>
<b>Context analysis</b>	<ul style="list-style-type: none"> <li>• The parties AGREE that requiring a context analysis as proposed is unnecessary</li> </ul>
<b>Certainty</b>	<ul style="list-style-type: none"> <li>• The parties AGREE that the DGs need to assist in providing certainty of design expectations for designers as well as for decision makers.</li> </ul>
<b>City Outcomes Contributions</b>	<ul style="list-style-type: none"> <li>• The parties AGREE that the current COC incentives approach needs to be reviewed to address its relationship to amenity outcomes.</li> <li>• The parties AGREE that there is the potential for positive design outcomes being incentivised through the DGs (particularly through the COC), however outcomes could be compromised by rules or standards elsewhere in the DP.</li> </ul>
<b>Language, terminology, and priorities</b>	<ul style="list-style-type: none"> <li>• The parties AGREE that the guidelines should use consistent language and terminology, and clearly state the imperative of the guideline e.g., things that must be delivered on versus things that are nice to have.</li> <li>• The parties AGREE that the review should look at the structure of the guidelines to the effect of the above point i.e., to what's in the DP as a 'statutory consideration' and must be addressed and provided for, versus what could be a nice to have, which could sit outside the DP.</li> </ul>
<b>Design Panel</b>	<ul style="list-style-type: none"> <li>• The parties AGREE there is merit in a design panel, but any references to this in the DG is problematic if it's not yet set up.</li> </ul>
<b>Unintended consequences</b>	<ul style="list-style-type: none"> <li>• The parties AGREE that the DGs need to better enable intensification beyond 3 x 3 dwellings per site, and there is a need to incentivise development projects to provide more and better intensification.</li> </ul>

## Appendix 2 - Review Principles

Principle	Description
<b>A</b>	<b>Guiding the way</b>
A1	<p><b>The Design Guides must help achieve a well-functioning urban environment and the strategic objectives of the Plan.</b></p> <p>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.</p>
A2	<p><b>The Design Guides must help users to understand the outcome sought by the guidance points.</b></p> <p>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.</p>
A3	<p><b>The Design Guides must enable creative design solutions.</b></p> <p>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.</p>
A4	<p><b>The guidance and guidance points must be different from rules.</b></p> <p>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.</p>
<b>B</b>	<b>Useable</b>
B1	<p><b>The Design Guides must be relevant.</b></p> <p>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.</p>
B2	<p><b>The Design Guides must be assessable.</b></p> <p>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.</p>
B3	<p><b>The Design Guides must be seen together with the other methods of the District Plan.</b></p> <p>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.</p>
B4	<p><b>Guidance points must clearly articulate their point.</b></p> <p>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.</p>
B5	<p><b>Guidance points must use clear verbs.</b></p> <p>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.</p>
B6	<p><b>The Design Guides must be functional.</b></p> <p>The Design Guides should facilitate an efficient and consistent assessment</p>

	process by setting out how a proposal will be assessed, and what information is to be provided by applicants.
<b>C</b>	<b>Focussed</b>
C1	<b>The Design Guides must have a clear scope.</b> 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.
C2	<b>The Design Guides must be consistent.</b> Guidance points must be consistent with each other, or between set of Guides and avoid overlaps or saying the same thing twice.
C3	<b>The Design Guides must avoid overlapping with other regulatory requirements.</b> 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).
C4	<b>The Design Guides must be focussed on the key and permanent shaping elements of good urban environments.</b> 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.
C5	<b>The spatial application of guidance or guidance points must be clear and relevant to shaping good urban environments.</b> 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.
C6	<b>The Design Guidelines must do the job of guiding design.</b> The Guides are not a catch-all for other tools or methods for generating good urban environments – these other tools should sit elsewhere.
C7	<b>The Design Guides must be relevant to and work in an integrated way with the District Plan provisions.</b> 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.

## Appendix 3 - Proposed Wellington City District Plan

### **CONFERENCING OUTCOMES – Draft Centres and Mixed Use Design Guide (28.07.2023)**

#### Notes:

	Outcomes/guidance points shown in blue cells are unique to the Centres and Mixed Use Design Guide (and do not appear in the Residential Design Guide).
[R]	Guidance points shown with an [R] apply only where a residential activity is proposed as part of the development.

<b>Draft Centres and Mixed Use Design Guide (28.07.2023)</b>		<b>Agreed Conferencing outcome</b> Red text: 25 July conferencing session Blue text: 7 August conferencing session
<b>Responding to the natural environment in an urban context</b>		
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.		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).
Design outcomes		
O1.	New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, landscape and ecosystems of the site and its surroundings, within the context of the planned urban environment.	Replace “landscape” with “vegetation”.
O2.	Methods to maintain or enhance the mauri (including the health and quality) of waiora (water) are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.	Amend as follows: “Methods to maintain or enhance the mauri (including the health and <del>quality</del> -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		
<i>Responding to natural context</i>		
G1.	Identify 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.  <i>Unique characteristics of the natural environment in an urban context will vary depending on the site and the level of urban development that has occurred on and around it. These characteristics could include:</i> <ul style="list-style-type: none"> <li>• <i>topography and landform;</i></li> <li>• <i>established native vegetation;</i></li> <li>• <i>waterbodies.</i></li> </ul>	Amend guidance point as follows: “Identify <u>and respond to the</u> unique valued characteristics of the natural <del>environment</del> <u>features</u> within the site and the surrounding urban context, <del>and consider ways in which the development could recognise or respond to these characteristics.</del> ”  In the advice note, replace the term “established native vegetation” with “valued established vegetation”.
	<i>Designing with topography</i>  <i>A site-specific response to design that works with the land helps maintain visual amenity and an authentic sense of place.</i>	Replace “helps maintain” with “supports”.

Draft Centres and Mixed Use Design Guide (28.07.2023)		Agreed Conferencing outcome Red text: 25 July conferencing session Blue text: 7 August conferencing session
G2.	Design new development to integrate with the existing landform and minimise the need for large, highly visible retaining walls.	Replace G2 with the first bullet point in the advice note under G3 (applies to the CMUDG only).
G3.	<p>Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and composition.</p> <p><i>Design considerations for retaining walls include:</i></p> <ul style="list-style-type: none"> <li>• <i>integrating retaining walls into the design in a manner that enables buildings to better address and activate the street;</i></li> <li>• <i>designing retaining walls so that they are a cohesive part of the composition of the site, buildings, and the overall development;</i></li> <li>• <i>considering the material quality and visual articulation of retaining structures where they are visible;</i></li> <li>• <i>integrating exposed retaining walls into the landform, for example by using stepped retaining walls or incorporating planting.</i></li> </ul> <p><b>FIGURE 1</b></p>	Remove the first bullet point from the advice not and provide for this as a separate guidance point to replace G2 (applies to the CMUDG only).
	<p><i>Vegetation and planting</i></p> <p><i>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.</i></p>	Remove reference to “front yard planting” from explanatory text and replace with “street edge landscaping” (applies to the CMUDG only).
G4.	<p>When planning for planting as part of new development:</p> <ol style="list-style-type: none"> <li>1. incorporate species that are appropriate to their location and of a suitable mature scale in relation to the scale of surrounding buildings;</li> <li>2. locate planting where this would enhance the streetscape;</li> <li>3. locate planting to integrate buildings into the planned urban context;</li> <li>4. locate planting to provide for privacy within the site and on surrounding sites;</li> <li>5. select planting to contribute to local biodiversity;</li> <li>6. utilise trees to provide summer shade and allow for winter sun;</li> <li>7. integrate existing established trees into the planning for planting, where they will contribute to achieving the matters set out above.</li> </ol>	<p>Amend guidance point as follows:</p> <p>“When planning for planting as part of new development:</p> <ol style="list-style-type: none"> <li>1. incorporate species that are appropriate to their location and of a suitable mature scale in relation to the scale of surrounding buildings;</li> <li>2. locate planting where this would enhance the streetscape;</li> <li>3. locate planting to integrate buildings into the planned urban context;</li> <li>4. locate planting to <u>provide for assist with</u> privacy within the site and on surrounding sites;</li> <li>5. select planting to contribute to local biodiversity;</li> <li>6. utilise trees to provide summer shade and allow for winter sun;</li> <li>7. integrate existing established trees into the planning for planting, where <u>they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development</u></li> </ol>



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		<u>outcome for the site</u> <del>the matters set out above.</del>
<i>Designing with water</i>		
G5.	Consider opportunities to acknowledge the presence of existing culverted streams in the design of the development.	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).
G6.	<p>Integrate on-site water sensitive design methods, methods for achieving hydraulic neutrality, and water conservation methods into the overall design of the development.</p> <p><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></p> <p><i>This includes considering:</i></p> <ul style="list-style-type: none"> <li><i>designing stormwater management features such as constructed wetlands, detention or retention areas, swales or permeable paving to enhance visual amenity;</i></li> <li><i>locating these features to coordinate with movement networks and the location of communal or private outdoor living space on site;</i></li> <li><i>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.</i></li> </ul>	<p>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.”</p> <p>Amend the text in the advice note so that it adopts a non-residential development focus (applies to the CMUDG only).</p>
<b>Effective public-private interface</b>		
Good visual and physical connections between buildings and public spaces contribute to attractive and safe streets and public space.		
Design outcomes		
O3.	New development is configured and designed to contribute to positively to the amenity, visual quality and safety of adjacent streets and the public realm.	Amend outcome as follows: “New development is configured and designed to contribute to positively to the <u>visual quality, spatial definition, amenity, visual quality</u> and safety of adjacent streets and the public realm.”
O4.	Mana whenua sites of significance are acknowledged and celebrated.	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.
Design guidance		
<i>Street interface and frontage</i>		
G7.	Orientate buildings to face the street.	As per Residential Design Guide draft guidance point G15.

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	<p><i>Buildings can be oriented to face the street by:</i></p> <ul style="list-style-type: none"> <li>• <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;</i></li> <li>• <i>locating the principal entrance to the building so that it faces the street;</i></li> <li>• <i>locating active habitable rooms in residential units, such as kitchens, dining rooms or living rooms, so that they overlook the street.</i></li> </ul> <p><i>On corner sites, consider:</i></p> <ul style="list-style-type: none"> <li>• <i>relating building frontages to the street network hierarchy by orientating primary frontages towards the primary street, and secondary frontages towards the secondary street;</i></li> <li>• <i>locating more prominent building forms on corner sites.</i></li> </ul>	
G8.	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.	<p>Amend guidance point as follows:  “Design the ground floor of buildings where they front a <u>street</u> or <u>publicly accessible open space</u> to facilitate the extension of <u>public</u> activities within the building into <u>the public that adjacent</u> space.”</p> <p>Amend advice note to cover matters to be considered, such as:</p> <ul style="list-style-type: none"> <li>- windows/doors that open to the street or public open space;</li> <li>- providing for a well-considered physical connection between the ground floor interior and the street or public open space;</li> <li>- where appropriate, enabling activities to occupy clearly defined outdoor spaces between the street and the building (for example, terraces or other outdoor areas).</li> </ul>
G9.	<p>Where the finished floor level is higher than the adjacent street level, provide for the change in level in a manner that:</p> <ol style="list-style-type: none"> <li>1. integrates the means of accommodating the level change with the design of the building, its internal layout, and the adjacent street environment;</li> <li>2. does not detract from the quality or accessibility of the adjacent pedestrian environment;</li> <li>3. considers the need to provide accessible entry to the building.</li> </ol>	<p>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...”</p> <p>Retain the first bullet point.</p> <p>Reframe the second bullet point to be positive.</p> <p>Delete the third bullet point.</p>

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	<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> <b>FIGURE 2</b>	Preface the advice note with the following text: <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>Intent is to facilitate the activation of street edges...”</i>
G10.	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.  <i>Consider methods of providing for a transition to a human scale, including:</i> <ul style="list-style-type: none"> <li><i>changes in facade materiality, modulation or articulation at the occupied edges of buildings;</i></li> <li><i>incorporating features such as canopies along occupied edges of buildings;</i></li> <li><i>providing for usable outdoor spaces at the edges of buildings;</i></li> <li><i>incorporating landscape planting or constructed landscape elements of a human scale (such as furniture) into the occupied spaces next to buildings.</i></li> </ul>	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.
G11.	Design active security measures to be unobtrusive and integrated parts of shop and building frontages.  <i>Active security measures include measures such as:</i> <ul style="list-style-type: none"> <li><i>bollards;</i></li> <li><i>gates;</i></li> <li><i>security grilles;</i></li> <li><i>roller shutter doors.</i></li> </ul>	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.
	<i>Passive surveillance</i>	
G12.	Provide for passive surveillance through visual connections between balconies or active spaces within the building and adjacent public spaces.  <i>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.</i>	Amend the guidance point as follows: “Provide for passive surveillance through visual connections <u>between the building interior and adjacent public spaces</u> <del>balconies or active spaces within the building and adjacent public spaces.</del> ”  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.” (applies to the CMUDG only).
	<i>Entrances</i>	
G13.	Locate and design main building entrances to: <ol style="list-style-type: none"> <li>1. face the street; and</li> <li>2. incorporate shelter.</li> </ol>	Replace guidance point with the following:

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	<p><i>Legibility of entrances can be supported by:</i></p> <ul style="list-style-type: none"> <li>• orientation of the entrance towards the street, communal outdoor living space or pedestrian paths;</li> <li>• designing the entrance so that it is visually distinguishable from other parts of the building;</li> <li>• appropriate lighting of the entrance;</li> <li>• ensuring that the area around the entrance is not cluttered by services such as waste storage areas, washing lines or air conditioning outdoor units.</li> </ul> <p><i>Shelter can also assist with the legibility, functionality and sense of arrival provided by a building entrance. Forms of shelter at building entrances may include:</i></p> <ul style="list-style-type: none"> <li>• locating a canopy or verandah over the building entrance;</li> <li>• recessing the entrance into the facade.</li> </ul>	<p>“Locate and design main building entrances to be visible from the street and incorporate shelter.”</p> <p>Amend the advice note as follows:</p> <ul style="list-style-type: none"> <li>- replace “legibility” with “visibility”;</li> <li>- remove reference to “communal outdoor living space” from the first bullet point;</li> <li>- replace the third bullet point with “lighting”;</li> <li>- delete the final bullet point within the first group of bullet points;</li> <li>- 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.”</li> </ul>
G14.	<p>When designing entrances consider access for a range of different building users.</p> <p><i>Relevant matters when considering access will be based on the intended use of the building and may include:</i></p> <ul style="list-style-type: none"> <li>• the width of entrances and lobbies to accommodate wheelchair movements and turning;</li> <li>• providing for step-free entry where this is practicable or required;</li> <li>• for residential activities, accommodating the space requirements of cultural practices (such as the moving of tūpāpaku);</li> <li>• designing entrances so that they can accommodate large items of furniture and appliances.</li> </ul>	<p>Amend guidance point so that it applies to communal circulation spaces within the building (not just entrances).</p> <p>Amend guidance point so that it only applies to residential development.</p>
<i>Sites of significance to mana whenua</i>		
G15.	<p>Consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington’s Tiriti o Waitangi partners.</p>	<p>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.</p> <p>Amend guidance point as follows: “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 Tiriti o Waitangi tangata whenua partners.”</p>
<b>Well-functioning sites</b>		
Design outcomes		

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O5.	The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.	
O6.	New development provides for safe and convenient cycle and pedestrian movement and access.	
O7.	Vehicle access, garage doors and car parking do not dominate the streetscape.	
O8.	New development maintains or enhances the walkability and permeability of the pedestrian network.	
O9.	Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.	
O10.	Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.	
O11.	Buildings are positioned to sensitively manage the interface between new development and neighbouring sites.	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.
Design guidance		
	<i>Connections for people</i>  <i>Prioritising the pedestrian experience is important in ensuring safe neighbourhoods and healthy communities.</i>	
G16.	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>	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."
G17.	Where existing public pedestrian paths pass through a site, integrate them into the design of new development.	Delete guidance point and integrate into G16 (by adding the text noted above to the advice note).
G18.	Design pedestrian access through and within the site to be safe, by: <ol style="list-style-type: none"> <li>1. providing for pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas to be overlooked;</li> <li>2. providing pedestrian paths that are direct and maintain clear sightlines;</li> <li>3. providing for pedestrian pathways to be well lit;</li> <li>4. where practicable, providing alternative pedestrian paths through</li> </ol>	

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	<p>the site and multiple exit points from communal spaces within the site;</p> <p>5. minimising the creation of hiding places and entrapment spaces.</p>	
<i>Vehicle access and parking</i>		
G19.	<p>Locate and design on-site car parking and loading areas so that they are not visually dominant elements at the street edge.</p> <p><i>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.</i></p> <p><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></p> <p><b>FIGURE 3</b></p>	
G20.	<p>Ensure that dedicated pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.</p> <p><i>Ways of distinguishing pedestrian access include:</i></p> <ul style="list-style-type: none"> <li>• <i>change in surface treatment;</i></li> <li>• <i>grade separation of pedestrian paths;</i></li> <li>• <i>physically separating pedestrian paths through soft or hard landscape elements.</i></li> </ul>	
G21.	<p>Use landscaping to break large expanses of open/at grade carparking into smaller groupings to provide visual relief from car-dominated spaces.</p>	<p>Amend guidance point as follows:  <i>“Use landscaping <u>Plant trees</u> to break large expanses <u>areas</u> of open/at grade carparking into smaller groupings to provide visual relief from car-dominated spaces.”</i></p> <p>Add the following advice note:  <i>“Note that the application of this guidance point is limited to circumstances where carparking areas are visible from the street.</i></p> <p><i>When planning for trees within carparking areas, provide suitable planting conditions and growing medium.”</i></p>
G22.	<p>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.</p> <p><i>Ways of minimising effects include:</i></p> <ul style="list-style-type: none"> <li>• <i>locating parking areas away from private outdoor living spaces, living rooms and bedrooms;</i></li> <li>• <i>using planting or fences to provide visual screening;</i></li> </ul>	<p>Add advice note to emphasise that this applies particularly to local and neighbourhood centres (but not CCZ, MCZ or MUZ) (applies to the CMUDG only).</p>

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	<ul style="list-style-type: none"> <li>arranging parking areas so that vehicle lights do not shine into bedrooms or living areas.</li> </ul>	
	<i>Communal open space and communal outdoor living space</i>	
G23.	<p>Where communal open space is provided:</p> <ol style="list-style-type: none"> <li>locate and orientate the space to benefit from available sunlight;</li> <li>provide flat open space, or where level changes are required, integrate these into the design of the open space;</li> <li>design the space so that it is accessible to people with disabilities;</li> <li>ensure that it is overlooked by surrounding buildings and has multiple exits;</li> <li>incorporate trees and/or planting into the design of the space;</li> <li>incorporate shelter and shading into the design of the space;</li> <li>incorporate features that facilitate social interaction and also allow for private occupation.</li> </ol>	
G24. [R]	<p>In addition to the above, where communal outdoor living space is provided for residential activities:</p> <ol style="list-style-type: none"> <li>size the space so that it is proportionate to the number of residential units that it serves;</li> <li>locate the space so that it is conveniently accessible to the residential units on site;</li> <li>in developments with apartments where children are likely to live, incorporate opportunities for play into the space.</li> </ol>	
	<p><i>Private outdoor living space</i></p> <p><i>Well-designed private outdoor living space contributes to the overall liveability of the development and the well-being of residents.</i></p>	
G25. [R]	<p>Locate private outdoor living space to optimise access to available sunlight.</p> <p><i>Outdoor living space is more likely to receive sunlight where it is located on the north, west or east of a building.</i></p>	As per Residential Design Guide conferencing outcome (G37).
G26. [R]	<p>Where outdoor living space is provided in the form of a balcony, consider:</p> <ol style="list-style-type: none"> <li>designing and locating balconies to be sheltered from the wind and rain;</li> <li>designing balconies to provide for privacy between residential units;</li> <li>locate and design balconies to overlook streets, public open spaces, or communal outdoor living spaces.</li> </ol>	As per Residential Design Guide conferencing outcome (G40).

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G27. [R]	<p>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.</p> <p><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></p>	As per Residential Design Guide conferencing outcome (G41).
<i>Cycle parking</i>		
G28.	<p>When providing cycle parking, consider:</p> <ol style="list-style-type: none"> <li>1. the needs of different sizes and types of bicycle, including e-bikes and cargo bikes;</li> <li>2. incorporating charging facilities for e-bikes;</li> <li>3. providing adequate end of trip facilities such as changing rooms, showers and lockers.</li> </ol> <p><i>Wall-hung bicycle parks may be inappropriate for heavier bicycle types, such as e-bikes.</i></p>	<p>As per Residential Design Guide conferencing outcome (G41).</p> <p>In addition to this, retain the third bullet point (relating to end-of-trip facilities) (applies to the CMUDG only).</p>
<i>Lighting</i>		
G29.	<p>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.</p> <p><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></p>	As per Residential Design Guide conferencing outcome (G43).
<i>Waste storage and collection</i>		
<p><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></p>		As per Residential Design Guide conferencing outcomes for Waste Storage and Collection.
G30.	<p>Where waste storage areas are provided, consider:</p> <ol style="list-style-type: none"> <li>1. the size of space necessary to service the number, type and size of receptacles;</li> <li>2. arranging the area to facilitate the separation of waste, recycling and organic material, including by people with disabilities;</li> <li>3. locating the area so that it is conveniently accessible to the</li> </ol>	As per Residential Design Guide conferencing outcome (G45).



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	<p>residential units or other building uses that it serves;</p> <ol style="list-style-type: none"> <li>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;</li> <li>5. locating and/or screening the area so that it is visually unobtrusive;</li> <li>6. locating and/or ventilating the area to avoid odours adversely impacting on other building uses;</li> <li>7. lighting, security, maintenance and washdown requirements;</li> <li>8. 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.</li> </ol> <p><i>Waste storage areas must be consistent with the Waste Management and Minimisation Plan for the development.</i></p>	
G31.	<p>Facilitate the safe and efficient collection of waste, recycling and organic waste material by:</p> <ol style="list-style-type: none"> <li>1. designing and locating areas for waste collection so that they can be conveniently accessed by those undertaking waste collection;</li> <li>2. designing and locating areas for waste collection so that they do not obstruct pedestrian paths and vehicle accessways;</li> <li>3. locating areas for waste collection close to waste storage areas.</li> </ol> <p><i>Waste collection areas must be consistent with the Waste Management and Minimisation Plan for the development.</i></p>	As per Residential Design Guide conferencing outcome (G46).
	<i>Service elements</i>	
G32.	<p>Integrate external service elements into the design of the development so that:</p> <ol style="list-style-type: none"> <li>1. they are discretely located or screened where they may be visible from a public space;</li> <li>2. they do not dominate site or building entrances;</li> <li>3. they do not compromise the usable area of communal or private outdoor living spaces.</li> </ol> <p><i>External service elements may include services such as:</i></p> <ul style="list-style-type: none"> <li>• <i>transformers;</i></li> </ul>	As per Residential Design Guide conferencing outcome (G47).

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	<ul style="list-style-type: none"> <li>• <i>heat pump/air conditioning outdoor units;</i></li> <li>• <i>water heating units;</i></li> <li>• <i>gas bottles;</i></li> <li>• <i>water tanks;</i></li> <li>• <i>other external service elements.</i></li> </ul>	
G33.	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.	<p>Add depth to the guidance point through an advice note that covers the following matters.</p> <ul style="list-style-type: none"> <li>- Locating loading areas within the building or site, rather than at the street edge</li> <li>- Screening of open loading areas from the street</li> <li>- Designing garage doors for servicing and loading areas to be visually integrated with the design of the building.</li> <li>- Locating loading areas (and access to them) away from the principal street frontage, where practicable.</li> </ul> <p>Relocate guidance point to public private interface section.</p>
<b>High-quality buildings</b>		
Design outcomes		
O12.	Buildings are designed to support waste reduction, energy efficiency and reduction in building-related carbon emissions.	As per Residential Design Guide conferencing outcome (O16).
O13.	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.	As per Residential Design Guide conferencing outcome (O17).
O14.	Buildings are designed to enable a range of people to access, use and enjoy them, regardless of any disability or stage in life.	As per Residential Design Guide conferencing outcome (O18).
O15.	The external appearance of buildings is coherently composed and appropriate for their use and location.	As per Residential Design Guide conferencing outcome (O19).
O16.	Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.	As per Residential Design Guide conferencing outcome (O20).
O17.	Buildings are designed to facilitate multiple uses and changes in use over time.	Retain design outcome.
Design guidance		
	<i>Architectural context</i>	Heading is superfluous and can be deleted.
	<i>The context and characteristics of the built environment contribute to a neighbourhoods' unique sense of place and identity.</i>	
G34.	<p>Design new buildings to respond to defining patterns within the local built environment.</p> <p><i>Consider the relationship between new buildings and local patterns of:</i></p> <ul style="list-style-type: none"> <li>• <i>architectural composition and roof form;</i></li> <li>• <i>alignment of elevational features;</i></li> <li>• <i>proportions of built form and openings;</i></li> </ul>	As per Residential Design Guide conferencing outcome (G50).

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	<ul style="list-style-type: none"> <li><i>visual rhythm of frontage widths and openings;</i></li> <li><i>floor-to-floor heights;</i></li> <li><i>materials, finishes and textures.</i></li> </ul>
G35.	<p>Consider the relationship between new buildings or parts of buildings and adjacent heritage buildings.</p> <p><i>Consider matters such as:</i></p> <ul style="list-style-type: none"> <li><i>the alignment between buildings and adjacent heritage buildings;</i></li> <li><i>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;</i></li> <li><i>the design and arrangement of windows and openings in relation to those of adjacent heritage buildings.</i></li> </ul>
	<p><i>Architectural coherence</i></p> <p><i>Quality architecture contributes to a neighbourhood's sense of place and visual amenity.</i></p>
G36.	<p>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.</p> <p><i>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.</i></p>
G37.	<p>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.</p> <p><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></p> <p><i>Methods of articulation can include:</i></p> <ul style="list-style-type: none"> <li><i>modulation of windows or curtain wall design;</i></li> </ul>
	<p>Replace heading with “design coherence and integration”.</p> <p>The explanatory note adds little value and can be deleted.</p> <p>As per Residential Design Guide conferencing outcome (G51).</p> <p>As per Residential Design Guide conferencing outcome (G52).</p> <p>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.”</p> <p>Add guidance point to the Residential Design Guide.</p>

Draft Centres and Mixed Use Design Guide (28.07.2023)		Agreed Conferencing outcome Red text: 25 July conferencing session Blue text: 7 August conferencing session
	<ul style="list-style-type: none"> <li>• <i>placement and frequency of openings;</i></li> <li>• <i>frequency, alignment and design of balconies;</i></li> <li>• <i>considered use of facade materials.</i></li> </ul>	
G38.	<p>Integrate the top of the building as a coherent part of the overall building composition.</p> <p><i>Consider matters such as:</i></p> <ul style="list-style-type: none"> <li>• <i>integration of the upper stories of a building into the overall design of the top of the building;</i></li> <li>• <i>modulation of the roof form in a manner that relates to the overall building composition;</i></li> <li>• <i>sensitive integration of building plant, services, railings and other fixtures into the overall composition of the top of the building.</i></li> </ul> <p><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></p>	<p>Amend the following matters within the advice note:</p> <ul style="list-style-type: none"> <li>- Amend the first bullet point as follows: <i>“integration of the upper <del>stories</del>storeys of a building into the overall design of <del>the top of the building;</del>”</i></li> <li>- Add an additional bullet point: <i>“contribution to the skyline of the centre”.</i></li> </ul> <p>Add guidance point to the Residential Design Guide.</p>
G39.	<p>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.</p> <p><i>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.</i></p>	<p>Replace guidance point with the following: <i>“Integrate any required measures to manage wind effects as coherent parts of the overall building form and composition.”</i></p> <p>Delete advice note.</p> <p>Add guidance point to the Residential Design Guide.</p>
G40.	<p>Design canopies, verandas and balconies to be visually integrated with the overall architectural composition of the building.</p> <p><i>Consider matters such as:</i></p> <ul style="list-style-type: none"> <li>• <i>the material relationship between canopies, verandas and balconies and the materiality of the building facade;</i></li> <li>• <i>alignment of canopies, verandas and balconies with key datums or elements of the building facade and form.</i></li> </ul>	<p>As per Residential Design Guide conferencing outcome (G54).</p>
G41.	<p>Where building service elements will be visible from public spaces, integrate them as coherent parts of the overall architectural composition.</p> <p><i>Plant fixtures can include fixtures such as:</i></p> <ul style="list-style-type: none"> <li>• <i>transformers;</i></li> <li>• <i>air conditioning units, condensers and cooling towers;</i></li> <li>• <i>ventilation louvres and cowls;</i></li> <li>• <i>heat pump/air conditioning outdoor units;</i></li> <li>• <i>fire alarm panels and inlets;</i></li> <li>• <i>other types of plant fixtures.</i></li> </ul>	<p>As per Residential Design Guide conferencing outcome (G55).</p>

<b>Draft Centres and Mixed Use Design Guide (28.07.2023)</b>		<b>Agreed Conferencing outcome</b> <b>Red text:</b> 25 July conferencing session <b>Blue text:</b> 7 August conferencing session
G42.	Consider using physically robust, readily maintained materials and details in areas anticipated to have high wear, damage or vandalism.	Amend guidance point as follows: “ <del>Consider using</del> <u>Use</u> physically robust, readily maintained materials and details in areas anticipated to have high wear, damage or vandalism.”
	<i>Adaptability</i>	
G43.	Design the building to facilitate adaptation to new uses in the future.  <i>Consider matter such as:</i> <ul style="list-style-type: none"> <li>• <i>floor to floor heights that facilitate a variety of different uses;</i></li> <li>• <i>structural layouts that are adaptable and facilitate a range of building uses;</i></li> <li>• <i>vertical transportation (such as goods lifts) that facilitates changes in use to different parts of a building;</i></li> <li>• <i>building services arrangements that can adapt to future changes in use.</i></li> </ul>	Amend guidance point as follows: “Design <del>the new</del> <u>buildings</u> to facilitate adaptation to new uses in the future.”  Amend the second bullet point in the advice note as follows: “ <del>structural layouts that are adaptable and</del> <u>facilitate flexible arrangement of the interior a range of building uses</u> ”
	<i>Compatibility of uses</i>	
G44.	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.	Replace guidance point with one that provides for consideration of the following matters, where mixed-use development includes a residential activity: <ul style="list-style-type: none"> <li>- Separate or clearly defined access for residential and non-residential uses</li> <li>- 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)</li> <li>- Separation of residential uses from potential sources of odour</li> <li>- Clearly defined servicing arrangements for residential and non-residential uses</li> </ul> <p>This guidance point would only apply to mixed-use development that includes residential activities.</p>
G45. [R]	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>	As per Residential Design Guide conferencing outcome (G62).
	<i>Carbon reduction</i>	

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G46.	<p>Consider the adaptive reuse of existing buildings to reduce construction carbon footprint.</p> <p><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></p>	As per Residential Design Guide conferencing outcome (G57).
G47. [R]	<p>Consider compact housing typologies that are more energy efficient, such as apartments.</p> <p><i>Accessibility</i></p>	As per Residential Design Guide conferencing outcome (G56).
G48. [R]	<p>Consider opportunities to incorporate accessible residential units into multi-unit housing developments.</p> <p><i>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.</i></p>	As per Residential Design Guide conferencing outcome (G61).
<i>Residential internal amenity</i>		
G49. [R]	<p>Locate and design living areas within residential units to optimise exposure to available winter sunlight.</p> <p><i>Living areas are more likely to receive sunlight where they are located with a northern, western or eastern aspect.</i></p>	As per Residential Design Guide conferencing outcome (G64).
G50. [R]	<p>Where practicable, avoid single-aspect south-facing residential units.</p> <p><i>Where a development includes single-aspect south-facing residential units, consider:</i></p> <ul style="list-style-type: none"> <li>• <i>reducing the depth of the unit so that spaces within the unit have greater access to natural light;</i></li> <li>• <i>increasing window size and arrangement to optimise daylight and outlook;</i></li> <li>• <i>providing communal indoor or outdoor spaces as part of the development in an area that has access to sunlight.</i></li> </ul>	As per Residential Design Guide conferencing outcome (G65).
G51. [R]	<p>For multi-unit apartment developments, consider providing:</p> <ol style="list-style-type: none"> <li>1. internal communal facilities, such as communal laundry or drying facilities;</li> <li>2. a multi-purpose interior communal space for social gatherings.</li> </ol> <p><i>Note that the District Plan has separate rules for the provision of community facilities.</i></p>	As per Residential Design Guide conferencing outcome (G58).
G52. [R]	<p>Consider designing interior communal areas, such as entrance lobbies, lift lobbies,</p>	As per Residential Design Guide conferencing outcome (G59).

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	communal corridors and interior communal facilities, to facilitate social interaction.  <i>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.</i>	
G53. [R]	Consider the need to design spaces to accommodate home-based tangihanga/funerals and other cultural ceremonies.	As per Residential Design Guide conferencing outcome (G60).
G54. [R]	Consider the need to provide an appropriate level of interior storage for each residential unit, based on its anticipated occupancy.	As per Residential Design Guide conferencing outcome (G66).

## Appendix 3 - Proposed Wellington City District Plan

### CONFRENCING OUTCOMES – Draft Residential Design Guide (30.06.2023)

Draft Residential Design Guide (30.06.2023)		Agreed Conferencing outcome Red text: 25 July conferencing session Blue text: 7 August conferencing session
Responding to the natural environment		
<p>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.</p> <p>The landscape context contributes to a neighbourhood’s unique sense of place and identity.</p>		<p>This section should focus on responding to the urban context.</p> <p>Amend the title of this section to “responding to context”.</p> <p>Provide an upfront guidance point addressing responding positively to context (in all its facets, but urban context in particular).</p>
Design Outcomes		
Land		Outcome headings provide limited interpretive value and can be deleted.
O1.	New development responds to the natural environment in a manner that creates a sustainable and resilient built environment.	
O2.	New development is shaped by the natural environment and fits with the topography, landscape and ecosystems of the site and wider context.	<p>Replace O1 and O2 with the following:</p> <p>“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, surroundings, and the planned urban environment.”</p> <p>Replace “landscape” with “vegetation”.</p>
O3.	The unique qualities of the whenua are recognised and enhanced to promote a sense of place.	Outcome can be deleted as it is already addressed by O2.
Water		Noted that the Three Waters chapter addresses the provision of reticulated services, hydraulic neutrality and water sensitive design. However, it does not address how these matters are integrated into the design of development.
O4.	The mauri (including the health and quality) of waiora (water) is maintained or enhanced by any new development.	<p>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.</p> <p>Amend 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</p>



Draft Residential Design Guide (30.06.2023)		Agreed Conferencing outcome Red text: 25 July conferencing session Blue text: 7 August conferencing session
		that provides for the amenity of the living environment.”
O5.	Existing environmental infrastructure such as culverted streams are acknowledged or enhanced.	Outcome can be deleted as it is already addressed by O4.
Design Guidance		
	<i>Responding to natural context</i>	
G1.	<p>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.</p> <p><i>Unique characteristics in the natural environment will vary depending on the site, and may include:</i></p> <ul style="list-style-type: none"> <li>• <i>topography and landform;</i></li> <li>• <i>established native vegetation;</i></li> <li>• <i>waterbodies;</i></li> <li>• <i>views towards significant maunga, awa and moana.</i></li> </ul> <p><i>Note that the District Plan also identifies a range of natural environment values that may be applicable to development.</i></p>	<p>Amend to reflect the updated text of O1/O2.</p> <p>Amend to refer to “valued” characteristics.</p> <p>Remove reference to views from the advice note, on the basis that permitted development can obstruct views in any case.</p> <p>Remove the word “reflect” from the guidance point.</p> <p>Remove back-references to the District Plan for all guidance points (although not all experts were in agreement on this matter).</p> <p>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.”</p> <p>In the advice note, replace the term “established native vegetation” with “valued established vegetation”.</p>
	<p><i>Designing with topography</i></p> <p><i>A site-specific response to design that works with the land helps maintain visual amenity and an authentic sense of place.</i></p>	Replace “helps maintain” with “supports”.
G2.	Design new development to integrate with the existing landform and minimise the need for retaining structures.	<p>Amend guidance point as follows:</p> <p>“Design new development to integrate with the existing landform and minimise the need for <u>large, highly visible retaining walls-structures.</u>”</p>
G3.	<p>Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and formal composition.</p> <p><i>Appropriate design responses may include:</i></p> <ul style="list-style-type: none"> <li>• <del><i>consideration of providing a series of stepped retaining walls, rather than a single retaining wall (see Figure 1);</i></del></li> </ul>	<p>Remove the reference to “formal”.</p> <p>Amend advice notes to provide detail on the principles of applying the guidance point.</p> <p>One of these principles could include enabling retaining walls where this enables buildings to address the street.</p>

Draft Residential Design Guide (30.06.2023)		Agreed Conferencing outcome Red text: 25 July conferencing session Blue text: 7 August conferencing session
	<ul style="list-style-type: none"> <li>incorporating planting into the design;</li> <li>consideration of materiality and physical articulation;</li> <li>methods (such as screening) to reduce the visibility of exposed foundations.</li> </ul> <p><b>FIGURE 1</b></p>	Images would be helpful to illustrate.
G4.	Design site levels to integrate with adjoining sites to minimise the need for retaining walls at the boundary.	Guidance point can be deleted as it is already addressed by G2.
	<p><i>Vegetation and planting</i></p> <p><i>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.</i></p>	<p>Amend explanatory text as follows:</p> <p><i>“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 <del>to both residents and pedestrians.</del> <u>in outlook from dwellings and along the street edge.</u>”</i></p>
G5.	<p>Provide planting as part of new development that is:</p> <ul style="list-style-type: none"> <li>suitable for the site conditions (including wind, sun and soil conditions);</li> <li>is of an appropriate mature scale when fully grown;</li> <li>located to enhance on-site and off-site amenity.</li> </ul>	<p>Guidance points G5, G6, G7 and G8 should be consolidated into a single guidance point related to planting.</p> <p>Generally consider the following text would be appropriate: "When planning for planting as part of new development:</p> <ul style="list-style-type: none"> <li>- Incorporate species that are appropriate to their location and of a suitable mature scale in relation to the scale of surrounding buildings;</li> <li>- Locate planting where this would enhance the streetscape;</li> <li>- Locate planting to integrate buildings into the planned urban context;</li> <li>- Locate planting to <del>provide for</del> <u>assist with</u> privacy within the site and on surrounding sites;</li> <li>- Select planting to contribute to local biodiversity;</li> <li>- Utilise trees to provide summer shade and allow for winter sun;</li> <li>- Integrate existing established trees into the planning for planting, where they <u>are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcome for the site</u><del>the matters set out above.</del>"</li> </ul> <p>There was disagreement amongst the experts about whether existing established trees should be mentioned in the guidance point, given that unless the tree is scheduled, it can be removed as a permitted activity.</p>
G6.	When selecting new planting, consider the use of indigenous planting species appropriate to their location.	Integrate into G5.

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	<i>The Greater Wellington Regional Council Native Plant Guide provides guidance on selecting species appropriate to different environments in Wellington.</i>	
G7.	<p>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.</p> <p><i>Consider arranging the site to minimise the loss of established trees and vegetation. 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></p> <p><i>The Notable Trees chapter of the District Plan sets out rules for the protection of scheduled notable trees.</i></p>	Integrate into G5 (noting that there was disagreement amongst the experts about whether existing established trees should be mentioned in the guidance point).
G8.	<p>Consider planting trees to provide summer shade.</p> <p><i>When selecting trees for shade, consider deciduous trees that provide shade in the summer, while minimising the loss of sunlight during winter.</i></p>	Integrate into G5.
	<i>Designing with water</i>	Noted that the Three Waters chapter addresses the provision of reticulated services, hydraulic neutrality and water sensitive design. However, it does not address how these matters are integrated into the design of development.
G9.	Consider opportunities to restore or enhance existing water bodies on the site.	<p>Delete guidance point as it repeats the relevant outcome and is already provided for through District Plan rules.</p> <p>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).</p>
G10.	<p>Integrate on-site water sensitive design methods and methods for achieving hydraulic neutrality into the design of the development.</p> <p><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></p>	<p>Integrate G10, G11 and G12 into a single guidance point by incorporating reference to “methods of water conservation” into the guidance point.</p> <p>Delete the existing advice note and replace with an advice note that sets out considerations for enhancing liveability, amenity, and functionality of outdoor space.</p> <p>Amend to include water conservation methods.</p>

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		<p><b>Remove reference to the Three Waters chapter of the District Plan.</b></p> <p><b>Replace guidance point with the following:</b>  “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.”</p>
G11.	<p>Consider incorporating water conservation methods into the design of the development.</p> <p><i>A range of methods can contribute to conserving water use, including:  collection of rainwater;  grey-water re-use;  selection of plant species that do not require regular irrigation.</i></p>	<b>Integrate into G10.</b>
G12.	<p>Provide for any methods of water conservation in a manner that is integrated into the landscape and/or building design.</p> <p><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></p>	<b>Integrate into G10.</b>
<b>Effective public-private interface</b>		
Positive and strong visual and physical connections between buildings and public spaces contribute to vibrant and safe streets and public space.		<p><b>Amend explanatory text as follows:</b></p> <p><b>“<del>Positive and strong</del> <u>Good</u> visual and physical connections between buildings and public spaces contribute to <del>vibrant</del> <u>attractive</u> and safe streets and public space.”</b></p>
<b>Design Outcomes</b>		
<b>Urban structure</b>		
O6.	The layout of new development (including street blocks, sites and open space) enhances the surrounding neighbourhood.	<p><b>Amend wording as follows:</b>  “<del>The layout of new development (including blocks, streets and open space) <u>enhances</u></del> <u>integrates with</u> the surrounding neighbourhood.”</p> <p><b>Relocate this outcome to first section of the guide, or to the “well-functioning sites” section of the guide.</b></p>
O7.	Mana whenua sites of significance are acknowledged and celebrated.	<p><b>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.</b></p> <p><b>Noted that further analysis of the District Plan Sites or Areas of Significance to Māori (SASM) provisions identify that they do not</b></p>

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		provide for development adjacent to sites or areas of significance to Māori.
<b>Fronting the street</b>		
O8.	New development contributes positively to the safety of people, and the amenity and visual quality of the street and public spaces.	<b>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.</b>  Amend outcome as follows: “New development is configured and designed to contribute to positively to the <u>visual quality, spatial definition, amenity, visual quality and safety of adjacent streets and the public realm.</u> ”
<b>Design guidance</b>		
	<i>Mana whenua sites of significance</i>	
G13.	Consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington’s Tiriti o Waitangi partners.	<b>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.</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: “ <u>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 Tiriti o Waitangi tangata whenua partners.</u> ”
	<i>Ground floor interface and frontage</i>	
G14.	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>  <b>FIGURE 2</b>	<b>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:</b> <ul style="list-style-type: none"> <li>• <b>Changes in façade materiality, articulation or modulation;</b></li> <li>• <b>Features such as canopies</b></li> <li>• <b>Ability for activities (such as outdoor living space) to occupy these spaces</b></li> <li>• <b>Landscape planting</b></li> <li>• <b>Other vertical or constructed elements in the landscape (such as landscape walls or furniture).</b></li> </ul> <b>The image does not assist interpretation and should be deleted.</b>

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		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.
G15.	Orientate residential units to face the street, public space and central communal outdoor living space.  <b>FIGURE 3 and 4</b>	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.
G16.	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>	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.
G17.	Where ground floor residential units front the street, provide individual pedestrian entrances from the street to each unit.	Use an advice note to explain that this may not apply to all types of apartment development.
	<i>Passive surveillance</i>	
G18.	Provide for passive surveillance through visual connections between the building interior and adjacent public spaces.  <i>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.</i>	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 spaces 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.”

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		Remove reference to balconies. Amend the guidance point as follows: “Provide for passive surveillance through visual connections <u>between the building interior and adjacent public spaces balconies or active spaces within the building and adjacent public spaces.</u> ”
G19.	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.  <i>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.</i> <i>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.</i>	Delete this guidance point as it is addressed under G18.
Entrances		
G20.	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> <ul style="list-style-type: none"> <li>• <i>orientation of the entrance towards the street, communal outdoor living space or pedestrian paths;</i></li> <li>• <i>designing the entrance so that it is visually distinguishable from other parts of the building;</i></li> <li>• <i>providing shelter outside the entrance in the form of a canopy or alcove;</i></li> <li>• <i>appropriate lighting of the entrance;</i></li> <li>• <i>ensuring that the area around the entrance is not cluttered by services such as waste storage areas, washing lines or air conditioning outdoor units.</i></li> </ul>	Simplify the guidance point and combine it with G20, as follows: “Locate and design main building entrances to: <ul style="list-style-type: none"> <li>• face the street; and</li> <li>• incorporate shelter.” </li></ul> 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: <ul style="list-style-type: none"> <li>- replace “legibility” with “visibility”;</li> <li>- remove reference to “communal outdoor living space” from the first bullet point;</li> <li>- replace the third bullet point with “lighting”;</li> <li>- delete the final bullet point within the first group of bullet points;</li> <li>- 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.”</li> </ul>
G21.	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>	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).

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	<ul style="list-style-type: none"> <li>• <i>the visibility of the entrance from the street, communal outdoor living space or pedestrian paths on site;</i></li> <li>• <i>the width of entrances and lobbies to accommodate wheelchair movements and turning;</i></li> <li>• <i>providing for step-free entry where this is practicable;</i></li> <li>• <i>accommodating the space requirements of cultural practices (such as the moving of tūpāpaku);</i></li> <li>• <i>designing entrances so that they can accommodate large items of furniture and appliances, such as beds, couches and fridges.</i></li> </ul>	
G22.	<p>Incorporate shelter into the design of exterior entrances to residential units and main building entrances to apartment buildings.</p> <p><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></p> <ul style="list-style-type: none"> <li>• <i>locating a canopy or verandah over the building entrance;</i></li> <li>• <i>recessing the entrance into the facade</i></li> </ul>	<b>Delete guidance point and incorporate into G20.</b>
	<i>Corner sites</i>	
G23.	<p>Design buildings on corner sites to positively address both street frontages.</p> <p><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></p> <p><b>FIGURE 5</b></p>	<p><b>Delete guidance point and incorporate matter into G15 as an advice note.</b></p> <p><b>In the advice note, refer to:</b></p> <ul style="list-style-type: none"> <li>• <b>locating prominent building forms on corner sites;</b></li> <li>• <b>hierarchy in street frontages on corner sites (primary and secondary frontages);</b></li> <li>• <b>remove reference to windows of the same proportion on both facades.</b></li> </ul>
<b>Well-functioning sites</b>		
<b>Design outcomes</b>		
<b>Movement and Access</b>		
O9.	New development provides for safe and convenient cycle and pedestrian movement and access.	<b>No change to outcome.</b>
O10.	Vehicle access and car parking do not dominate the streetscape.	<b>Revise outcome as follows:</b> <b>“Vehicle access, <u>garage doors</u> and car parking do not dominate the streetscape.”</b>
O11.	New development contributes to improved walkability and permeability by enhancing the formal and informal pedestrian network.	<b>Replace outcome with the following:</b> <b>“New development maintains or enhances the walkability and permeability of the pedestrian network.”</b>
O12.	New development supports reductions in transport-related carbon emissions.	<b>Delete this outcome, as the matter is addressed through District Plan provisions such as zoning and rules in the transport chapter.</b>
<b>Functionality</b>		



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O13.	Servicing is provided for in a manner that integrates with the site and the surrounding neighbourhood.	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.”
Open spaces		
O14.	Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.	
Placing the building		
O15.	Buildings are positioned to support pedestrian activity and enhance the visual interest, legibility, safety and comfort of surrounding open spaces and adjoining sites.	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.
Design guidance		
	<i>Connections for people</i> <i>Prioritising the pedestrian experience is important in ensuring safe neighbourhoods and healthy communities.</i>	
G24.	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> <ul style="list-style-type: none"> <li>• <i>providing paths that are clear, direct and legible for the public;</i></li> <li>• <i>aligning paths with views towards significant maunga, awa and moana where practicable;</i></li> <li>• <i>creating connections that facilitate access to nearby public transport stops;</i></li> <li>• <i>providing a path width, surface treatment and lighting that reflects its intended public use.</i></li> </ul>	Replace guidance point with the following: “Create pedestrian paths through larger sites where this is safe and will enhance local pedestrian connectivity.”  Delete advice note. Add brief advice note assisting interpretation of enhancing local pedestrian connectivity.  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.”
G25.	Provide safe pedestrian access through and within the site by: <ul style="list-style-type: none"> <li>• ensuring that pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas are overlooked;</li> <li>• providing pedestrian paths that are direct and maintain clear sightlines;</li> <li>• where practicable, providing alternative pedestrian paths through the site;</li> <li>• where practicable, providing for multiple pedestrian exit points from communal vehicle access and parking areas;</li> <li>• minimising the creation of entrapment spaces.</li> </ul>	Replace guidance point with the following: “Design pedestrian access through and within the site to be safe, by: <ul style="list-style-type: none"> <li>• providing for pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas to be overlooked;</li> <li>• providing pedestrian paths that are direct and maintain clear sightlines;</li> <li>• where practicable, providing alternative pedestrian paths through the site and multiple exit points from communal spaces within the site;</li> <li>• minimising the creation of entrapment spaces.”</li> </ul>

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	<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>	Remove reference to MoJ guidelines in the advice note but check that key CPTED matters are covered in the guidance point.
	<i>Vehicle access and parking</i>	
G26.	<p>Locate and design vehicle crossings so that they do not undermine the pedestrian experience of the street.</p> <p><i>Consider methods to reduce the frequency of vehicle crossings, such as:</i></p> <ul style="list-style-type: none"> <li>• <i>minimising the frequency of vehicle crossings at the street;</i></li> <li>• <i>providing vehicle access through rear access lanes;</i></li> <li>• <i>grouping parking in communal car parking areas;</i></li> <li>• <i>minimising the amount of on-site car parking in locations that have good access to public transport.</i></li> </ul>	Replace guidance point with the following: “Locate and design vehicle crossings to support pedestrian safety and priority at footpaths within the street.”
G27.	<p>Minimise the concentration of garage doors at the street frontage.</p> <p><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. Note that this guidance point does not apply to garage doors that front a rear access lane that is not intended to provide the principal pedestrian access.</i></p>	<p>Noted that this will not apply in centres.</p> <p>No change to the guidance point.</p>
G28.	<p>Design carports or garages to be visually compatible with, and of a similar standard to, the development as a whole.</p> <p><i>Incorporate and use materials and finishes that contribute to and are compatible with the development.</i></p>	Delete the advice note, as it does not assist with interpretation.
G29.	<p>Where practicable, locate and design on-site outdoor car parking areas so that they are not dominant elements at the street edge.</p> <p><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></p>	Amend guidance point as follows: “ <del>Where practicable,</del> Locate and design on-site outdoor car parking areas so that they are not <u>visually</u> dominant elements at the street edge.”

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G30.	<p>Ensure that pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.</p> <p><i>Ways of distinguishing pedestrian access include:</i></p> <ul style="list-style-type: none"> <li>• <i>change in surface treatment;</i></li> <li>• <i>grade separation of pedestrian paths;</i></li> <li>• <i>physically separating pedestrian paths through soft or hard landscape elements.</i></li> </ul>	<p>If this matter is already regulated, then delete the guidance point.</p> <p>If it is not regulated, amend the guidance point as follows: “Ensure that <u>dedicated</u> pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.”</p>
G31.	<p>Where accessible car parking is provided, locate accessible car parks close to the residential units that they serve.</p> <p><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></p>	<p>If this matter is already regulated, then delete the guidance point.</p>
G32.	<p>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.</p> <p><i>Ways of minimising effects include:</i></p> <ul style="list-style-type: none"> <li>• <i>locating parking areas away from private outdoor living spaces, living rooms and bedrooms;</i></li> <li>• <i>using planting or fences to provide visual screening;</i></li> <li>• <i>arranging parking areas so that vehicle lights do not shine into bedrooms or living areas.</i></li> </ul>	
G33.	<p>Design vehicle access ways to reduce vehicle speeds.</p> <p><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></p>	<p>Amend advice note as follows: “Lower traffic speeds can be effectively achieved through <u>horizontal offsetting offsets in alignment</u> of the carriageway, changes in surface texture, narrowing the carriageway or vertical traffic calming measures such as speed tables.”</p>
G34.	<p>Locate any undercroft car parking away from the street edge.</p>	<p>Delete guidance point and provide for this matter as an advice note under G29.</p>
G35.	<p>Where upper level parking fronts the street, screen the parking in a manner that is integrated with the composition of the building elevation.</p>	<p>Delete guidance point and provide for this matter as an advice note under G29.</p>
	<p><i>Communal outdoor living space</i> <i>Refer to the relevant zone rules in the District Plan for specific rules related to communal open space.</i></p>	
G36.	<p>Where communal outdoor living space is provided:</p> <ul style="list-style-type: none"> <li>• locate the space so that it is conveniently accessible to the residential units on site;</li> </ul>	<p>Amend guidance point as follows: “Where communal outdoor living space is provided:</p> <ul style="list-style-type: none"> <li>• locate the space so that it is conveniently accessible to the residential units on site;</li> </ul>

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	<ul style="list-style-type: none"> <li>locate and orientate the space to benefit from available sunlight;</li> <li>maximise the amount of flat open space, and where level changes are required, integrate these into the design of the open space;</li> <li>size the space so that it is proportionate to the number of residential units that it serves;</li> <li>design the space so that it is accessible to people with disabilities;</li> <li>provide safe communal outdoor living space that is overlooked by residential units and has multiple exits;</li> <li>incorporate trees and/or planting into the design of the space;</li> <li>consider incorporating shelter and shading into the design of the space;</li> <li>consider incorporating features that facilitate social interaction;</li> <li>in developments with apartments where children are likely to live, consider incorporating play facilities into the space.</li> </ul> <p><b>FIGURE 6</b></p>	<ul style="list-style-type: none"> <li>locate and orientate the space to benefit from available sunlight;</li> <li><del>maximise the amount of</del> <u>provide</u> flat open space, <del>and or</del> where level changes are required, integrate these into the design of the open space;</li> <li>size the space so that it is proportionate to the number of residential units that it serves;</li> <li>design the space so that it is accessible to people with disabilities;</li> <li><del>provide safe communal outdoor living space</del> <u>ensure that it is</u> overlooked by residential units and has multiple exits;</li> <li>incorporate trees and/or planting into the design of the space;</li> <li><del>consider incorporating</del> shelter and shading into the design of the space;</li> <li><del>consider incorporating</del> features that facilitate social interaction <u>and also allow for private occupation;</u></li> <li>in developments with apartments where children are likely to live, <del>consider incorporating</del> <u>opportunities for play facilities</u> into the space.”</li> </ul>
	<p><i>Private outdoor living space</i> Well designed private outdoor living space contributes to the overall liveability of the development and the well-being of residents. Refer to the relevant zone rules in the District Plan for specific rules related to <del>communal open</del> private outdoor living space.</p>	
G37.	<p>Locate private outdoor living space to optimise access to available sunlight.</p> <p><i>Outdoor living space is more likely to receive sunlight where it is located on the north, west or east of a building.</i></p>	<p>Amend the advice note to clarify clarifying what “optimise” means (this would include as many units as is practicable). Advice note can acknowledge that site constraints may limit this.</p>
G38.	<p>Where private outdoor living space is located in the front yard, consider:</p> <ul style="list-style-type: none"> <li>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;</li> <li>ensuring that there is clear definition between the outdoor living space and the vehicle and pedestrian entries to the residential unit.</li> </ul> <p><b>FIGURE 7</b></p>	<p>Amend the guidance point to be more directive (by removing “consider”).</p> <p>Delete second bullet point and merge the first bullet point into the guidance.</p> <p>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).</p>

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		Agree that guidance point should be amended to identify the level change described in Figure 7.
G39.	Where site topography makes providing flat ground level private outdoor living space difficult, consider providing outdoor living space as a balcony.	No change to the guidance point.
	<i>Balconies</i>  <i>Good quality balcony spaces can substantially improve residents' quality of life and increase value and desirability of apartments to potential buyers.</i>	
G40.	Where outdoor living space is provided in the form of a balcony, consider: <ul style="list-style-type: none"> <li>designing and locating balconies to be sheltered from the wind and rain;</li> <li>designing balconies to provide for privacy between residential units;</li> <li>locate and design balconies to overlook streets, public open spaces, or communal outdoor living spaces.</li> </ul>	Amend guidance point as follows: "Where outdoor living space is provided in the form of a balcony, <del>consider</del> <u>locate and design these to:</u> <ul style="list-style-type: none"> <li><del>designing and locating balconies to be sunny and sheltered from the wind and rain;</del></li> <li><del>designing balconies to provide for privacy between residential units;</del></li> <li><del>locate and design balconies to overlook streets, public open spaces, or communal outdoor living spaces;</del> <u>and</u></li> <li><u>be an aesthetically integrated part of the building composition."</u></li> </ul>
G41.	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>	Amend guidance point as follows: "Where permanent fixtures are located on balconies (such as heat pumps and clothes lines) design and locate them <del>so that they do not impact on the occupiable space of the balcony to:</del> <ul style="list-style-type: none"> <li><u>maintain the functionality and potential to occupy the balcony;</u></li> <li><u>to be visually unobtrusive when viewed from the street or other public or communal open spaces."</u></li> </ul> Delete advice note.
	<i>Cycle parking</i>  <i>Refer to the rules in the Transport chapter of the District Plan for bicycle and micromobility parking requirements.</i>	
G42.	When providing cycle parking, consider: <ul style="list-style-type: none"> <li>the needs of different sizes and types of bicycle, including e-bikes and cargo bikes;</li> <li>incorporating charging facilities for e-bikes.</li> </ul> <i>Wall-hung bicycle parks may be inappropriate for heavier bicycle types, such as e-bikes.</i>	Add bullet point about access and security.  Delete reference to charging facilities.
	<i>Lighting</i>	
G43.	Provide appropriate lighting for safety and wayfinding to building entrances, pedestrian	Agree that the advice note should be deleted.

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	<p>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.</p> <p><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></p> <p><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></p>	<p>Noted that the District Plan's Light chapter principally addresses the adverse effects of light, not the provision of light.</p>
	<p><i>Waste storage and collection</i></p> <p><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></p>	<p>Remove references to the Council's Solid Waste Management Bylaw and Waste Management and Minimisation Plans.</p> <p>Delete explanatory text.</p>
G44.	<p>Provide an adequate area for the storage of waste, recycling or organic waste receptacles. This could be either:</p> <ul style="list-style-type: none"> <li>• individual waste storage areas associated with each residential unit;</li> <li>• communal waste storage area(s) associated with multiple residential units.</li> </ul>	<p>Delete guidance point and amend G45 so that it addresses both individual and communal waste storage.</p>
G45.	<p>Where communal waste storage areas are provided, consider:</p> <ul style="list-style-type: none"> <li>• the size of space necessary to service the number, type and size of receptacles;</li> <li>• arranging the area to facilitate the separation of waste, recycling and organic material, including by people with disabilities;</li> <li>• locating the area so that it is conveniently accessible to the residential units that it serves;</li> <li>• 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;</li> <li>• locating and/or screening the area so that it is visually unobtrusive;</li> <li>• locating and/or ventilating the area to avoid odours adversely impacting on residential units;</li> <li>• lighting, security, maintenance and washdown requirements;</li> <li>• any matters necessary to comply with the Waste Management and</li> </ul>	<p>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,</del> <u>When designing waste storage areas, consider...</u>"</p> <p>Delete final bullet point.</p> <p>Delete the advice note.</p>

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	<p>Minimisation Plan required for the development under the Council’s Solid Waste Management and Minimisation Bylaw 2020.</p> <p><i>Waste storage areas should be consistent with the development’s Waste Management and Minimisation Plan.</i></p>	
G46.	<p>Facilitate the safe and efficient collection of waste, recycling and organic waste material by:</p> <ul style="list-style-type: none"> <li>designing and locating areas for waste collection so that they can be conveniently accessed by those undertaking waste collection;</li> <li>designing and locating areas for waste collection so that they do not obstruct pedestrian paths and vehicle accessways;</li> <li>locating areas for waste collection close to communal waste storage areas.</li> </ul> <p><i>Waste collection should be consistent with the development’s Waste Management and Minimisation Plan.</i></p>	<p>Delete the third bullet point, as it covers a similar matter to the first bullet point.</p> <p>Delete the advice note.</p>
<i>Service elements</i>		
G47.	<p>Integrate external service elements into the design of the development so that:</p> <ul style="list-style-type: none"> <li>they are discretely located or screened where they may be visible from a public space;</li> <li>they do not dominate site or building entrances;</li> <li>they do not compromise the usable area of communal or private outdoor living spaces.</li> </ul> <p><i>External service elements may include services such as:</i></p> <ul style="list-style-type: none"> <li><i>transformers;</i></li> <li><i>heat pump/air conditioning outdoor units;</i></li> <li><i>water heating units;</i></li> <li><i>gas bottles;</i></li> <li><i>water tanks;</i></li> <li><i>other external service elements.</i></li> </ul>	<p>Amend the first bullet point as follows: “they are discretely located or screened where they may <u>otherwise</u> be visible from a public space;”</p> <p>Incorporate visual integration building service elements (lift overruns, rooftop plant, external drainage) into the guidance point and advice note (and delete guidance point G55).</p>
G48.	<p>Consider providing space and fixtures for open-air laundry drying, and consider the needs of disabled people when designing these spaces.</p>	<p>There was disagreement about whether or not this guidance point should be included.</p> <p>Provide for the second part of the guidance point as an advice note, and preface this with “where designing for accessible units...”.</p>
G49.	<p>Provide for passive surveillance of entrances to service or storage spaces, where these are provided.</p>	<p>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).</p>
High-quality buildings		

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Design outcomes		Reorder design outcomes so that they reflect the order of the guidance points that sit below them.
Sustainability		
O16.	Buildings are designed to support waste reduction, energy efficiency and reduction in building-related carbon emissions.	Remove reference to waste reduction, as this is already addressed in previous section.
Built form		
O17.	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.	Remove reference to “irrespective of style”.
Inclusivity		
O18.	Buildings are designed to enable a range of people to access, use and enjoy them, regardless of any disability or stage in life.	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”.
External appearance		
O19.	The external appearance of buildings is coherently composed and appropriate for their use and location.	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.
Internal environment		
O20.	Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.	There was disagreement between the experts as to whether this outcome was relevant to urban design.
Design guidance		



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<p><i>Architectural context</i></p> <p><i>The context and characteristics of the built environment contribute to a neighbourhoods' unique sense of place and identity.</i></p>	<p>Heading is superfluous and can be deleted.</p>
<p>G50. Design new buildings to respond to defining patterns within the local built environment.</p> <p><i>Consider the relationship between new buildings and local patterns of:</i></p> <ul style="list-style-type: none"> <li>• <i>architectural composition and roof form;</i></li> <li>• <i>alignment of elevational features;</i></li> <li>• <i>proportions of built form and openings;</i></li> <li>• <i>visual rhythm of frontage widths and openings;</i></li> <li>• <i>floor-to-floor heights;</i></li> <li>• <i>materials, finishes and textures.</i></li> </ul>	<p>Replace “defining patterns” with “valued patterns”.</p> <p>Amend the advice note:</p> <ul style="list-style-type: none"> <li>• Replace the chapeau with “Consider matters such as...”</li> <li>• Identify that the guidance point seeks to provide for reference to and sympathy with existing valued patterns, not replication of existing architecture.</li> <li>• Acknowledge the future planned environment in response to context.</li> <li>• Identify that the matters already set out in the advice note are matters that could be considered (where appropriate to the context).</li> </ul>
<p>G51. Consider the relationship between new buildings or parts of buildings and adjacent heritage buildings.</p> <p><i>Consider matters such as:</i></p> <ul style="list-style-type: none"> <li>• <i>the alignment between buildings and adjacent heritage buildings;</i></li> <li>• <i>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;</i></li> <li>• <i>the design and arrangement of windows and openings in relation to those of adjacent heritage buildings.</i></li> </ul>	<p>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.”</p> <p>Amend advice note as follows: “Consider matters such as:</p> <ul style="list-style-type: none"> <li>• <del>the alignment between buildings and adjacent heritage buildings;</del></li> <li>• <u>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 those of adjacent heritage buildings;</u></li> <li>• <u>the design proportions and arrangement of windows and openings in relation to those of adjacent heritage buildings;</u></li> <li>• <u>achieving an appropriate level of contrast between new buildings and adjacent heritage buildings.”</u></li> </ul>
<p><i>Architectural coherence</i></p> <p><i>Quality architecture contributes to a neighbourhood’s sense of place and visual amenity.</i></p>	<p>Replace heading with “design coherence and integration”.</p> <p>The explanatory note adds little value and can be deleted.</p>

Draft Residential Design Guide (30.06.2023)		Agreed Conferencing outcome Red text: 25 July conferencing session Blue text: 7 August conferencing session
G52.	<p>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.</p> <p><i>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</i></p>	<p>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.</p> <p><i>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.”</i></p> <p>Incorporate the matters covered by G54 (canopies, verandas and balconies) through an advice note. This would cover:</p> <ul style="list-style-type: none"> <li>- consistency of quality;</li> <li>- alignment with key datums or elements of the building façade and form;</li> <li>- relationship between new canopies and existing adjacent canopies (and any transition between the two).</li> </ul>
G53.	<p>Design multi-unit housing to achieve a sense of individual address for each residential unit.</p> <p><i>Consider the following methods to support architectural coherence in a multi-unit residential development:</i></p> <ul style="list-style-type: none"> <li>• <i>using roof form and/or façade modulation to express the form of each residential unit or group of residential units;</i></li> <li>• <i>group residential units into modules that relate to patterns of development within the surrounding neighbourhood.</i></li> </ul>	<p>Amend guidance point as follows: “Design <del>multi-unit</del> housing to achieve a sense of individual address for each residential unit.</p> <p><i>Consider the following methods <del>to support architectural coherence in a multi-unit residential development:</del></i></p> <ul style="list-style-type: none"> <li>• <i>using roof form and/or façade modulation to express the form of each residential unit or group of residential units;</i></li> <li>• <i>group residential units into modules that relate to patterns of development within the surrounding neighbourhood;</i></li> <li>• <i><u>ensuring the entrance to each unit is clearly visible from the direction of approach.</u></i></li> </ul> <p><i><u>This guidance point may not be appropriate for apartment development.”</u></i></p>
G54.	<p>Design canopies, verandahs and balconies to be visually integrated with the overall architectural composition of the building.</p> <p><i>Consider matters such as:</i></p> <ul style="list-style-type: none"> <li>• <i>the material relationship between canopies, verandahs and balconies and the materiality of the building façade;</i></li> </ul>	<p>Delete guidance point and address as an advice note under G52.</p>

Draft Residential Design Guide (30.06.2023)		Agreed Conferencing outcome Red text: 25 July conferencing session Blue text: 7 August conferencing session
	<ul style="list-style-type: none"> <li>alignment of canopies, verandahs and balconies with key datums or elements of the building façade and form.</li> </ul>	
G55.	<p>Where building service elements will be visible from public spaces, integrate them as coherent parts of the overall architectural composition.</p> <p><i>Plant fixtures can include fixtures such as:</i></p> <ul style="list-style-type: none"> <li>transformers;</li> <li>air conditioning units, condensers and cooling towers;</li> <li>ventilation louvres and cowls;</li> <li>heat pump/air conditioning outdoor units;</li> <li>fire alarm panels and inlets;</li> <li>other types of plant fixtures.</li> </ul>	<p>Delete guidance point, as this largely repeats G47.</p> <p>Address rooftop plant in the advice note to G47.</p>
<i>Carbon reduction</i>		
G56.	Consider compact housing typologies that are more energy efficient, such as terraced houses or apartments.	Guidance point is unnecessary, as the design guide already intends to facilitate this kind of development.
G57.	<p>Consider the adaptive reuse of existing buildings to reduce construction carbon footprint.</p> <p><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></p>	<p>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.</p> <p>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.</p>
<i>Communal internal amenity</i>		
<i>Design that encourages neighbourly interaction, contributes to the social and mental well-being of residents and the safety of their environment.</i>		
G58.	<p>For multi-unit apartment developments, consider providing:</p> <ul style="list-style-type: none"> <li>internal communal facilities, such as communal laundry or drying facilities;</li> <li>a multi-purpose interior communal space for social gatherings</li> </ul> <p><i>Note that the District Plan has separate rules for the provision of community facilities.</i></p>	<p>Amend the chapeau of the guidance point as follows: “For <del>multi-unit</del> apartment developments, consider providing <u>opportunities to support communal internal amenity and facilitate social and cultural interaction...</u>”</p> <p>Add a third bullet point to incorporate G59: “design entrances and lobbies to provide opportunities for social interaction”.</p> <p>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).”</p>
G59.	Consider designing interior communal areas, such as entrance lobbies, lift lobbies, communal	Integrate guidance point into G58.

Draft Residential Design Guide (30.06.2023)		Agreed Conferencing outcome Red text: 25 July conferencing session Blue text: 7 August conferencing session
	<p>corridors and interior communal facilities, to facilitate social interaction.</p> <p><i>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.</i></p>	
G60.	Consider the need to design spaces to accommodate home-based tangihanga/funerals and other cultural ceremonies.	Integrate guidance point into G58.
<i>Accessibility</i>		
G61.	<p>Consider opportunities to incorporate accessible residential units into multi-unit housing developments.</p> <p><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></p>	<p>Delete the advice note, as this is not the only way to provide for accessible residential units.</p> <p>Add the following advice note:  <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></p> <p><i>Note that this guidance point does not require development to provide accessible residential units.”</i></p> <p>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).</p>
<i>Visual privacy</i>		
G62.	<p>Locate and design windows and landscaping adjacent to public or communal areas to provide for reasonable internal privacy to the residential unit.</p> <p><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></p>	<p>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 <u>and neighbouring units.</u>”</p> <p>Amend advice note to include the following matters:</p> <ul style="list-style-type: none"> <li>- orientation and offset of windows,</li> <li>- recognise the role of internal window treatments in addition to good design.</li> </ul>
G63.	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.	Delete guidance point (and integrate consideration of privacy to neighbouring units into G62).
<i>Light and sun</i>		
G64.	Locate and design living areas within residential units to optimise exposure to available winter sunlight.	Amend guidance point as follows: “Locate and design living areas within residential units to <del>optimise exposure to</del> <u>receive available winter sunlight.</u> ”

Draft Residential Design Guide (30.06.2023)		Agreed Conferencing outcome Red text: 25 July conferencing session Blue text: 7 August conferencing session
	<i>Living areas are more likely to receive sunlight where they are located with a northern, western or eastern aspect.</i>	Amend the advice note to address the following matters: <ul style="list-style-type: none"> <li>- Residential units should be able to receive sunlight between the equinox and winter.</li> <li>- Arrange the site so that residential units are located in the parts of the site that receive the greatest amount of winter sunlight.</li> <li>- Where there is limited access to sunlight, consider other methods that can contribute to receiving sun (such as skylights).</li> </ul>
G65.	Where practicable, avoid single-aspect south-facing residential units.  <i>Where a development includes single-aspect south-facing residential units, consider:</i> <ul style="list-style-type: none"> <li>• <i>reducing the depth of the unit so that spaces within the unit have greater access to natural light;</i></li> <li>• <i>increasing window size and arrangement to optimise daylight and outlook;</i></li> <li>• <i>providing communal indoor or outdoor spaces as part of the development in an area that has access to sunlight.</i></li> </ul>	Add the following point to the advice note: <ul style="list-style-type: none"> <li>- principally seek to locate single aspect units on west, east or north of the building.</li> </ul>
	<i>Internal storage</i>	
G66.	Consider the need to provide an appropriate level of interior storage for each residential unit, based on its anticipated occupancy.	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.



## 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.