

**Memo to Wellington District Plan Hearing Panel**

From: Matt Heale

Date 21/04/23

**Re – Options for revised HRZ-P6**

At the Kāinga Ora presentation for Hearing Stream 2, it was outlined that Kāinga Ora a regionally consistent approach to Design Guides in the Proposed District Plan was appropriate. It was identified that further amendments to HRZ-P6 were necessary to allow for a consistent approach. I have prepared the table below to consider three options for a revised HRZ-P6.

The three options include:

- Option 1 - HRZ-P6 presented at the HS2 Hearing;
- Option 2 - HRZ-P6 that represents the Residential Design Guideline Outcomes as notified (Appendix A); and
- Option 3 - HRZ-P6 that represents current Design outcomes sought by Kāinga Ora in other cities in the Wellington Region (for example see the provision at Appendix B from the Hutt City hearings).

~~The table also includes an example of the relevant policy sought by Kāinga Ora in Hutt City and the Design Guide Outcomes from the notified Residential Design Guide.~~

I consider that determination on the preferred option should be deferred until the final outcomes from the Residential Design Guide conferencing is determined and made publicly available.

**HRZ-P6 Options**

Option 1 - Hearing Stream 2 Version	Option 2 - Reflecting the notified Residential design guide	Option 3 - reflecting current Design outcomes sought by Kāinga Ora in other cities in the Wellington Region
<p><del>Multi-unit housing- Higher density residential development</del></p> <p>Provide for <del>multi-unit housing-high density residential development</del> where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> <li><del>1. Fulfils the intent of the Residential Design Guide; Achieves the following urban design outcomes:</del> <ol style="list-style-type: none"> <li><del>a. Provides an effective public private interface;</del></li> <li><del>b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</del></li> <li><del>c. Provides high quality buildings;</del></li> <li><del>d. Responds to the natural environment.</del></li> </ol> </li> <li>2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants;</li> <li>3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the</li> </ol>	<p><del>Multi-unit housing- Higher density residential development</del></p> <p>Provide for <del>multi-unit housing-high density residential development</del> where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> <li><del>1. Fulfils the intent of the Residential Design Guide; Achieves the following urban design outcomes:</del> <ol style="list-style-type: none"> <li><del>a. Provides an effective public private interface with active frontages facing the street;</del></li> <li><del>b. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</del></li> <li><del>c. Provides high quality buildings that are well designed, sage, accessible and are appropriate for their location and adaptable over time;</del></li> <li><del>d. Responds to the natural environment.–Building location, form and appearance is compatible with key landscape features and will support pedestrian activity and enhance visual interest and legibility.</del></li> </ol> </li> </ol>	<p><del>Multi-unit housing- Higher density residential development</del></p> <p>Provide for <del>multi-unit housing-high density residential development</del> where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> <li><del>1. Fulfils the intent of the Residential Design Guide; Achieves the following urban design outcomes:</del> <ol style="list-style-type: none"> <li><del>a. Building location, form and appearance is comprehensively designed and is compatible with the high density planned urban built form of the Zone and site context</del></li> <li><del>b. A positive frontage to streets and public open spaces that engages and interacts with the street or open space with a focus on human activity and and human scale</del></li> <li><del>c. Visual interest and aesthetic coherence with the context using architectural and landscape design techniques</del></li> </ol> </li> </ol>

<p>development; <del>and</del></p> <p>4. Is <u>able to be</u> adequately serviced by three waters infrastructure or can address any <u>water</u> constraints on the site; <del>and</del></p> <p>5. <u>Is located within:</u></p> <p>a. <u>10 minutes' walk from the rapid transit stops of the Kapiti and Johnsonville Lines, the Ngauranga Rail Station, the edge of the Tawa, Newtown, and Miramar Town Centre Zones, and the Johnsonville Metropolitan Centre Zone and Kilbirnie Metropolitan Centre Zone; or</u></p> <p>b. <u>20 minutes' walk from the edge of the Wellington City Centre Zone.</u></p>	<p>e. <u>Provides convenient pedestrian and cycle access with vehicle and car parking not dominating the streetscape and surrounding buildings</u></p> <p>f. <u>Open spaces are carefully designed and appropriately located to provide amenity and are accessible, safe and easily maintained.</u></p> <p>2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants;</p> <p>3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; <del>and</del></p> <p>4. Is <u>able to be</u> adequately serviced by three waters infrastructure or can address any <u>water</u> constraints on the site; <del>and</del></p> <p>5. <u>Is located within:</u></p> <p>a. <u>10 minutes' walk from the rapid transit stops of the Kapiti and Johnsonville Lines, the Ngauranga Rail Station, the edge of the Tawa, Newtown, and Miramar Town Centre Zones, and the Johnsonville Metropolitan Centre Zone and Kilbirnie Metropolitan Centre Zone; or</u></p> <p>b. <u>20 minutes' walk from the edge of the Wellington City Centre Zone.</u></p>	<p>d. <u>Quality buildings that are well designed, safe, accessible and are appropriate for their location and adaptable over time;</u></p> <p>e. <u>Minimises the impact of vehicle access, manoeuvring and parking areas on the quality of the site and street, while ensuring safety</u></p> <p>f. <u>Integrated building form and open space design to achieve high amenity, safe and functional outcomes for residents in both private and communal spaces, while being respectful of neighbouring sites</u></p> <p>g. <u>Quality, legible, safe and efficient circulation</u></p> <p>2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants;</p> <p>3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; <del>and</del></p> <p>4. Is <u>able to be</u> adequately serviced by three waters infrastructure or can address any <u>water</u> constraints on the site; <del>and</del></p> <p>5. <u>Is located within:</u></p> <p>a. <u>10 minutes' walk from the rapid transit stops of the Kapiti and Johnsonville Lines, the Ngauranga Rail Station, the edge of the Tawa, Newtown, and Miramar Town Centre Zones, and the Johnsonville Metropolitan Centre Zone and Kilbirnie Metropolitan Centre Zone; or</u></p> <p>b. <u>20 minutes' walk from the edge of the Wellington City Centre Zone.</u></p>
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## **Appendix A - Residential Design Guideline Outcomes as notified**

### **Responding to the natural environment**

#### **Land**

- Environmental sustainability and resilience outcomes are enhanced by any new development.
- **The natural environment is protected through new development and fits with the topography, landscape, waterways and ecosystems of the site and wider context.**
- The unique qualities of the whenua are recognised and enhanced to promote a sense of place.

#### **Water**

- The mauri (including the health and quality) of waiora (water) is maintained or enhanced by any new development.

#### **People**

- Wellbeing, resilience and the enrichment of future generations are the key drivers of any new development.

### **Effective public-private interface**

#### **Urban Structure**

- The layout of new development (including street blocks, sites and open space) enhances the surrounding neighbourhood.

#### **Fronting the street**

- The development positively contributes to the safety, amenity and visual qualities of the public realm through passive surveillance, active frontage and other edge conditions that support pedestrian activity.

### **Well-functioning sites**

#### **Movement and Access**

- The development allows for safe and convenient cycle and pedestrian movement and access.
- Vehicle access and car parking do not dominate a person's experience of the streetscape or surrounding buildings.
- Improved walkability and permeability enhances the formal and informal pedestrian network.
- The development takes meaningful steps towards achieving carbon reduction.

#### **The site**

- The site layout reinforces its existing topography, landscape, micro-climate, neighbouring activities, and access to and within the site, including adjacent streets.
- Existing environmental infrastructure such as culverted streams are acknowledged or enhanced.
- Mana whenua sites of significance are acknowledged and celebrated.

#### **Open spaces**

- Open spaces are carefully designed and appropriately located to provide amenity and are accessible, safe and easily maintained.

#### **Placing the building**

- The buildings on the site are positioned to create building edges that support pedestrian activity and enhance the visual interest, legibility, safety and comfort of surrounding open spaces and adjoining sites.

#### **High quality buildings**

##### **Sustainability**

- The development process and built outcome takes meaningful steps towards achieving carbon reduction, waste reduction and energy efficiency.

##### **Built form**

- 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.

##### **Inclusivity**

- Universal design is considered in all aspects of planning and development. Buildings are designed in such a way that all people, regardless of any disability, or stage in life, can access, use and enjoy them.

##### **External Appearance**

- The building's external appearance is composed coherently and, as a whole, is appropriate for its use and location.

##### **The internal spaces**

- Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.
- Buildings in Centres and the City Centre zones are designed to facilitate multiple uses and changes in use over time.

## Appendix B – Hutt City example

Provide for residential intensification of a site where it achieves positive urban design outcomes and living environments, taking into consideration the following design principles, development type, and the planned urban built environment of the High Density Residential Activity Area:

1. Ensure the building location, form and appearance is comprehensively designed with the landscape and is compatible with the planned urban built character of the High Density Residential Activity Area.
2. Achieve a positive frontage that engages and interacts with the street with a focus on human activity and scale.
3. Achieve visual interest and aesthetic coherence using architectural and landscape design techniques.
4. Minimise the impact of driveways, manoeuvring and parking areas on the quality of the site and street, while ensuring safety.
5. Integrate building form and open space design to achieve high amenity, safe and functional outcomes for residents in both private and communal spaces, while respectful of neighbouring sites.
6. Achieve reasonable sunlight, daylight, and outlook for all residential units and associated outdoor spaces where possible, while minimising overlooking of neighbouring living and private outdoor spaces.
7. Provide reasonable internal visual privacy for all units through well considered location of elements, rather than relying on window coverings.
8. Achieve quality, legible, safe and efficient circulation.
9. Provide for servicing that is suitably generous, convenient, and visually discreet.