BEFORE INDEPENDENT HEARING COMMISSIONERS
IN WELLINGTON CITY

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE
TĀONE O TE WHANGANUI-A-TARA

IN THE MATTER	**of the Resource Management Act 1991**
AND	
IN THE MATTER	**of the hearing of submissions on the Wellington City Proposed District Plan**
HEARING TOPIC:	**ISPP Wrap-up Hearing**

STATEMENT OF PRIMARY EVIDENCE OF NICHOLAS JAMES RAE ON BEHALF OF KĀINGA ORA – HOMES AND COMMUNITIES

(URBAN DESIGN)

5 SEPTEMBER 2023

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1. INTRODUCTION

1.1 My full name is Nicholas James Rae. I am an Urban Designer and Landscape Architect. I am the Director of Transurban Limited, consultants on urban development. I hold a Master of Urban Design from the University of Sydney and a Bachelor of Landscape Architecture (Honours) degree from Lincoln University. I have approximately 23 years' experience in this field in New Zealand, the United Kingdom, France, Portugal, Saudi Arabia, and Australia.

1.2 My experience and qualifications are set out in my statement of evidence for Hearing Stream 1.

Executive Summary

1.3 This statement addresses the Introduction Design Guide chapter, the Residential Design Guide, the Centres and Mixed Use Design Guide, and the Subdivision Design Guide.

1.4 My evidence concludes that:

(a) the Introduction Design Guide chapter is not required and should not be included in the Plan;

(b) The Residential Design Guide and the Centres and Mixed Use Design Guide with the adjustments I recommend in **Attachment A** and **Attachment B** to this statement are suitable for inclusion within the Plan and will assist with achieving good design outcomes where they are relevant;

(c) The adjustments proposed are generally to further simplify the content of the Design Guides and to provide additional clarity. Most of my suggested amendments are located within the beginning of the Design Guides to address the text that was not a focus of the urban design conferencing, where the linkage between the Design Guides and the zone provisions occur, and how to use the Design Guides;

(d) I consider the section heading “Responding to the natural environment in an urban context” should be removed and the outcomes combined under “Responding to Context”. In my

opinion, the natural environment forms part of the overall context and does not need to be separated;

(e) I have found that there is a lack of clarity on the expectation for new vegetation on sites within the different zones, which could be addressed or strengthened in the policies if there is scope for the Panel to address this issue;

(f) I recommend that the Subdivision Design Guide requires further refinement and would benefit from the same level of scrutiny that the RDG and CMUDG have undergone. I have provided comments within Attachment C addressing points for consideration.

(g) I consider further images could be included in the Design Guides, however these are not critical, particularly due to the high level nature of the guidance.

Involvement with Kāinga Ora Submission

1.5 I have been retained by Kāinga Ora – Homes and Communities (**Kāinga Ora**) to provide urban design advice and supporting evidence relating to the plan changes notified by the five district Councils in Wellington dealing with the application of the Medium Density Residential Standards (**MDRS**) and the National Policy Statement on Urban Development (**NPS-UD**). This is to ensure a consistent approach is applied where possible to the Wellington Region, understanding the relationships between the different districts.

1.6 I have provided evidence before the Panel for Hearing Streams 1, 2 and 4 previously.

1.7 I have participated in the expert conferencing for the design guides for Residential and Centres and Mixed Used Zones and attended the conferencing sessions as set out in Table 1 of the Joint Witness Statement of Urban Design Experts.

Evidence of other experts

1.8 Where appropriate and relevant, my evidence will reference and rely on the evidence of Mr Matt Heale.

1.9 To assist with preparing this evidence, I have reviewed the following:

(a) Relevant parts of the Section 42A report and Appendices for the Wrap-Up Hearing; and

(b) The statement of evidence by Dr Zamani for the Wrap-up Hearing dated 22 August 2023.

(c) The statement of evidence by Ms Sarah Duffell for the Wrap-up hearing dated 22 August 2023, noting that she recommends that the guide might benefit from consolidation in regard to repetition of earthworks matters.

Code of Conduct

1.10 Although this is a Council hearing, I have read the Environment Court's Code of Conduct for Expert Witnesses within Practice Note 2023, and I agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

Scope of Evidence

1.11 My evidence will address by the following Design Guide chapters:

(a) Revised Design Guide Introduction;

(b) Revised Design Guide - Residential – (**RDG**); and

(c) Revised Design Guide - Centres and Mixed Use Zones (**CMUDG**).

(d) Revised Design Guide – Subdivision (SDG)

1.12 I have not been involved with any of the other design guides.

1.13 I have also considered the linkages between the provisions of the zones and the design guides.

2. STATUTORY CONTEXT

2.1 I have reviewed and rely on the statutory context set out in of Mr Heale's evidence.

3. DESIGN GUIDE CONFERENCING

3.1 Appendix 3 of the Design Guides Joint Witness Statement sets out the direction reached for each point in each of the revised design guides at the end of the conferencing. Given the incomplete nature of the design guides at that point, it was expected that submitters would undertake further review of the guides provided in the Section 42A report for the Wrap-Up Hearing.

3.2 Through the course of the expert conferencing sessions, various experts provided feedback on the structure, and on the information included in the first two pages of each design guide. The direction for these pages has not been recorded in Appendix 3 of the JWS. However, I understand some adjustments have been made to the final draft.

3.3 The latter two conferencing sessions mostly included responding to the draft revised design outcomes and guidance points prepared by Boffa Miskell. While the structure was discussed, this was ultimately determined by Boffa Miskell. We did not discuss or identify any missing issues or test whether the guides work as a whole to achieve buildings of appropriate design which will enable a consent to be granted.

3.4 As the final draft of the guides were not available during the conferencing sessions, this testing was not undertaken. However I understand some internal testing was done by Boffa Miskell. I have not seen any evidence from Council to outline any outcomes from the testing and I consider this is a missing assessment.

3.5 The Subdivision Design Guide was not part of the expert conferencing, however I understood that this document would be reviewed by Council in light of the changes made to the RDG and CMUDG.

4. RELATIONSHIP BETWEEN THE ZONES AND THE DESIGN GUIDES

4.1 I have discussed the proposed linkages between the recommended provisions[1] and the design guides with Mr Heale and tested how these are proposed to work. I have previously supported the term "fulfils the intent of the design guide" as proposed in the policies. However, following my review with Mr Heale, it is now my view that there is an issue due to the proposed 'intent statement' included in the design guides. I agree with Mr Heale's position and rely on him to explain this further.

4.2 Mr Heale sets out recommended changes to the proposed provisions in Attachments to his statement as a result of his assessment, which I rely on.

4.3 I provide recommended changes to the design guides in response to Mr Heale's recommendations as necessary to ensure the linkages work effectively, and where I consider changes to the design guides themselves are required following my review of the final draft revised guides[2] within the following attachments. I provide explanation to the recommendations below.

4.4 Please refer to:

(a) **Attachment A** –Design Guide Residential – Track change; and

(b) **Attachment B** – Design Guide Centres and Mixed Use zones – Track change.

(c) **Attachment C** – Design Guide Subdivision – Track change comments.

5. INTRODUCTION DESIGN GUIDE CHAPTER

5.1 It was my understanding that the design guides are to be standalone, and therefore the introduction chapter is not required. The introduction

[1] Wrap-Up Hearing Section 42A part 2 Appendix E Centres and Mixed Use zones track changes version, and Hearing Stream 2, Section 42A, Appendix A, Medium and High Density Residential zones track change version.

[2] Contained with the Section 42A report "Part-2---Appendix-A---Proposed-Wellington-City-District-Plan-design-guides-review"

chapter (revised and included in the Boffa Miskell report) has not been subject to conferencing, but upon review, it repeats the strategic objective CC-03 as design principles.

5.2 Furthermore, under the heading 'Design outcomes', it states that "*the Council anticipates guidance to be interpreted and used appropriately by resource consent applicants and advisors, so as to achieve good design that meets the overarching outcomes and principles of these design guides*."[3]

5.3 Assuming the design guides are standalone, there are no overarching outcomes or principles contained within the RDG or the CMUDG.

5.4 It was my understanding that the **design outcomes** in each of the guides are to be achieved as one of the methods to achieve the higher order objectives and policies in each zone, which in turn achieve the objectives in the strategic direction.

5.5 However, the introduction chapter suggests a wider assessment maybe required against the strategic direction.

5.6 I understand that there is no proposed reference to the introduction chapter of the design guides in the relevant zone provisions, which may result in an application not addressing the introduction chapter and therefore not addressing the wider assessment if that is actually required. This leads to uncertainty of the consenting pathway.

5.7 I also consider there is inconsistency in the terms used. For example, the five sections (as in each guide) are referred to as design outcomes in the introduction chapter, however these are not design outcomes, they are section headings.

5.8 The introduction chapter then repeats the design outcomes contained within the guides which I consider is unnecessary.

5.9 I consider the introduction chapter adds confusion and may be best as an information document outside the Plan providing a contextual background as it is suggested to be by Dr Zamani.[4]

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[3] Boffa Miskell report, (Page 137 of the pdf) Design Guide Introduction document, page 3.
[4] Dr Zamani, Statement of evidence 22 August 2023 – (Wrap-Up Hearing) para. 24.

5.10 I note however that the Design Guide Introduction chapter is referenced as assessment criteria for some activities in the Waterfront zone. I have not considered the implications of this given Kāinga Ora does not have scope of this particular matter.

6. INTRODUCTION SECTION WITHIN EACH DESIGN GUIDE

6.1 With regard to the pages in the RDG and the CMUDG under the heading “Introduction”, I consider that most of the proposed text on page 2 of all three guides could be removed as it is either unnecessary and / or creates duplication. I provide explanations for each as follows:

Intent statement and How to Use this Guide

6.2 I consider the intent statement is too broad and effectively refers to the NPS-UD. The intent statement would potentially open the assessment of a proposal to other matters not listed in the design guide, as the Policy (HRZ-P6 as example) refers to whether a proposal ‘fulfils the intent of the Residential Design Guide’. Furthermore, the intent statement enables an application to focus an assessment on whether it achieves the intent as listed, which is potentially difficult to do, rather than whether it achieves the Design Outcomes within the guide. I consider the proposed approach with the intent statement adds uncertainty.

6.3 For example, I consider it would be difficult to determine the extent to which a proposal would contribute to a “thriving” urban environment on a site-by-site assessment as it is too subjective and there is no guidance on the extent of this contribution. The other aspects in the intent statement such as “well-designed” and “attractive” are addressed within the guide.

6.4 I recommend the intent statement is deleted, in favour of keeping it simple with reference to the Design Outcomes within the guides. This works with a restricted discretionary status where the matters need to be defined and clear.

6.5 The intent statement in the SDG is more suitable, but effectively repeats the provisions of the Plan stating when it applies. I

recommend this be deleted in line with the structure of the RDG and CMUDG structure.

6.6 I had understood through the conferencing that the 'Design Outcomes' were required to be achieved through addressing the 'Guidance Points', or by an alternative approach. If a proposal achieves these design outcomes, then it would fulfil the intent of the design guide.

6.7 I recommend that the intent statement is replaced as tracked by adjusting the "How to Use this Guide" section to require applicants to demonstrate how the proposal achieves the design outcomes, consistent with Mr Heale's proposed adjustment to the policies.

6.8 Other minor changes in the how to use this guide are grammatical to ensure it relates to the single design guide document within which the text is contained.

Background

6.9 I consider the following statement is potentially misleading: "*all new residential development in Wellington should respond appropriately to its context, respond to the natural environment, contribute to an effective public-private interface, shape a well-functioning site, and deliver high quality buildings*".[5]

6.10 This is an aspirational statement given the word "should" is used. However, many new residential developments may not achieve these aspirations due to the permitted activity status through the application of the Medium Density Residential Standards.

6.11 I assume the background to why the design guides exist is due to the design issues that can arise with higher density developments, and the limited standards within the zones applying to four or more dwellings for example. I recommend deleting the paragraph or revising it to clarify the actual background if my assumption is correct.

Application of this guide

[5] Revised RDG page 2 "Background".

6.12 I recommend deleting the paragraphs under this heading except the last paragraph as I consider this is the only important aspect. Following discussions with Mr Heale, I recommend an additional sentence to ensure the guidance is considered within the context of the Zone provisions to help inform the scale of development expected as this is different depending on which zone you are in.

Structure of this guide

6.13 I recommend retaining this section, except it may need to be updated as I have suggested as tracked depending on the outcome of the final structure discussed below which queries whether the "responding to context" and "Responding to the natural environment in an urban context" should be combined.

6.14 In addition, the Boffa Miskell report discusses the approach to language and recommends a directive approach which involves two tiers of guidance point[6] being 'directive design guidance points' and 'consideration design guidance points' consistent with the discussion at conferencing. However, while this approach has been used to draft the guides, it has not been explained in the guides such as set out in Table 9 of the Boffa Miskell report. This will lead to difficulties for users who were not part of the expert conferencing process to understand whether guidance points are mandatory or not.

6.15 I have attempted to suggest words to cover this aspect as tracked, particularly to ensure that the user understands that all guidance points are to be addressed.

Relationship with other guides and Other Requirements

6.16 Each design guide is now proposed to be stand alone and the provisions of the Plan will advise which design guide is required to be addressed. These statements add no value and are not consistent with the principle of not referencing other documents.

[6] Boffa Miskell Report from para 119 to 123.

6.17 Likewise, other than stating the guides do not address other requirements, the statements add no value to the guide. In line with the review principles[7], these two sections are not required.

6.18 I recommend these sections are deleted, except for the SDG where I consider the guidance to the technical code of development contained within the SDG is appropriate, as I consider both will need to be considered together. This should sit under "relationship with other guides". This is not following the guide structure principles of not referring to other documents, however they are very closely linked.

Preparing a Design Statement

6.19 I recommend adjusting the list of bullet points to ensure that it is clear that an application is expected to explain why design outcomes and guidance points are <u>not</u> relevant, rather than explaining why they are relevant.

7. DESIGN GUIDE STRUCTURE

7.1 Both the RDG and the CMUDG have the same structure with five sections. I accept the Boffa Miskell position that there is no single or correct way to organise a statutory design guide[8], and while I might prefer a spatial structure, other than the following, I do not propose to challenge the structure. However, I consider it is appropriate for both guides to follow a similar structure.

7.2 I question the benefit of separating the natural environment from the overall context in the first two sections, as the natural environment is part of the context. The design outcomes and guidance points under each section deal with the same issues.

7.3 The Boffa Miskell report recommends two sections as they consider it would alienate the guidance under the second heading[9]. I disagree and consider the contents of the two sections can all sit comfortably under one heading "Responding to Context".

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[7] JWS, Urban Design, Appendix 2.
[8] S42A, Appendix A, "Boffa Miskell Report" Para 79.
[9] S42A, Appendix A, "Boffa Miskell Report" Para 82.

7.4 I consider the sections should be combined under “Responding to Context” as this will enable a design statement to be drafted covering the issues, rather than potentially repeating under different section headings. This is essentially a drafting change and does not change the matters to be considered. **Attachment A** and **Attachment B** include track changes to achieve this.

8. REVISED DESIGN GUIDE - RESIDENTIAL

8.1 The following sets out where I consider there is an issue with the proposed drafting of the guides set out with either the Outcome or the Guidance Point stated at the beginning of the paragraph.

8.2 If not commented on below, I agree with the proposed text.

O1

8.3 I consider that the valued characteristics referred to in O1 may not necessarily be unique, and it should not be only unique characteristics that a design should respond to. I recommend deleting “unique”.

8.4 I support the reference to the planned urban environment as included in other outcomes and I consider the valued characteristics need to be consistent with the planned urban environment and recommend this is added to O1. For example, people may value an existing built form, however this may be inconsistent with the planned urban environment of 6 storeys in the HRZ.

G1

8.5 As with O1, I recommend deleting “unique” from the guidance point. I recommend adding reference to the planned urban environment.

G1 advice note

8.6 The initial sentence of the advice note is drafted to relate more to the natural environment. However, I recommend amendments to this to better introduce the range of characteristics within the bullet list.

G4

8.7 Upon reconsideration of the proposed G4 guideline, which would be relevant only if planting is proposed, and the explanatory text above it, led me to question whether vegetation is expected in the zones for multi-unit developments, particularly as the standard MRZ / HRZ-S9[10], "landscape area" would not apply.

8.8 This is one example of the importance of the policies providing direction on the outcome in each zone.

8.9 Policy MRZ / HRZ-P9 addresses vegetation and seeks to retain existing vegetation, and if a proposal includes removing vegetation, the policy seeks that a development provides "new landscaping of equal or better quality".

8.10 My concern is that if an application for a multi-unit development does not include vegetation, the guidance point would not be relevant and therefore not able to be considered.

8.11 The policies are not explicit that there is an expectation new development should include vegetation. However, MRZ / HRZ P9 could be interpreted to require some new planting as most sites are likely to have some form of existing vegetation. I note that Kāinga Ora does not have scope to change MRZ/ HRZ-P9, however I consider these policies could be clearer on expectations for vegetation in each zone.

8.12 I would expect that vegetation in new development in the residential zones would generally be desirable, however I consider vegetation on sites in the centres and mixed used zones is less important.

8.13 With regard to the proposed G4, I have suggested changing the word "planning" to "designing" to emphasize the design aspect and the addition of "consider the following" to enable the various listed points (1 to 7) to be considered, but not requiring all of them.

8.14 I support Dr Zamani's view[11] that incorporating existing trees into a development can offer immediate advantages. I support the

[10] Refer MRZ / HRZ-S9 which excludes multi-unit developments.
[11] Dr Zamani, statement of evidence 22 August 2023 (wrap-up) paras. 38.

encouragement to retain good trees where possible, acknowledging that the trees may not be protected and could be removed as a permitted activity[12]. I note that the text Dr Zamani includes at paragraph 36 is not the wording in G4.7 of the RDG. As stated by Dr Zamani, the last part of the proposed text (as copied below), provides an opportunity to not retain existing trees:

> 7. integrate existing established trees into the planning for planting, where they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcome for the site.

O4

8.15 I recommend the addition of "as anticipated within the zone" at the end of the O4 design outcome, to ensure that is considered with the zone expectations.

G6

8.16 Mr Heale raised an issue with me that not all buildings may be near the street, but G6 requires residential units to orientate to face the street.

8.17 The intention and preference from my perspective is that buildings locate close to, and should orientate to the street. If there is a second building behind this, the units within do not need to achieve this guidance point. I consider G6 could be adjusted to be clearer and suggested changes tracked.

G7

8.18 I consider the words "occupiable edges" add confusion as to the meaning of this point as it suggests it relates to the spaces within a building, however the point is about detailing the external parts of the building and the external space adjacent. I recommend adding the latter to G7 as it should be about the collective outcome of buildings and landscape treatments, not just the building. I recommend some adjustments to the G7 advice note to better address human scale.

[12] I note this was a disagreement listed in the Urban Design Joint Witness Statement, Appendix 3 G5 and G7.

G9

8.19 I recommend adjustment to the advice note as it relates to active habitable rooms which was in the guidance point previously. It does not need to read as a definition given the wording in the guidance point. I have also added in reference to balconies that was suggested at conferencing, and adjusted the text to provide opportunities for people to overlook the street not the building.

G12

8.20 I agree with Dr Zamani[13] on the issue of the retention of O6 and G12.

G15

8.21 I consider amendments to the advice note is required to remove repetition. "Consider methods to minimise interruptions and risk to pedestrians ~~reduce the frequency of vehicle crossings~~, such as:"

8.22 The bullet point under this statement addresses the frequency of vehicle crossings.

G16

8.23 I recommend a minor amendment to provide a correction to grammar.

G19

8.24 I recommend adjusting the grammar to clarify it is a directive guidance point

G23

8.25 This guidance point as drafted applies only when there is a communal open space proposed, however it requires all the listed elements to be included. I recommend this should be a "consider" guidance point and the listed elements should be considered in the design. Not all of these elements may be appropriate or required. My recommendation provides flexibility for the space to be designed and assessed on its merits.

[13] Dr Zamani, statement of evidence 22 August 2023 (wrap-up) paras. 26-27.

G34

8.26 I recommend adding “consistent with the planned outcome of the zone”, so that it acknowledges the planned future change within the zones.

G39

8.27 I recommend a minor deletion as the guidance note refers to the skyline of a centre, however this is not appropriate in the residential zones.

G47

8.28 The JWS pointed out that there was some disagreement as to whether G47 should be included as it relates to internal design of storage which is less relevant to urban design[14].

8.29 I support the inclusion of G47 to the extent it encourages a designer to consider storage and provides the ability to assess whether adverse external amenity effects could result due to insufficient storage.

9. REVISED DESIGN GUIDE - CENTRES AND MIXED USE ZONE

9.1 My recommendations listed above for the RDG are also recommended to apply to the CMUDG where the provisions are the same.

9.2 **Attachment B** includes only those parts of the CMUDG that differ to the RDG to avoid repetition and recommended changes to these are discussed below.

G4

9.3 The application of G4 is potentially different in the centres and mixed use zones than the residential zones, as the objectives and policies (and standards) do not explicitly expect vegetation on individual sites except where required to screen storage areas[15], nor do they seek retention of existing vegetation. The provisions also do not discourage vegetation on individual sites, and in some cases, vegetation may

[14] Refer Urban Design Joint Witness Statement, Appendix 3, G66
[15] CCZ-R22

contribute to the sense of place and public and private amenity or enhancement of the streetscape as contained in the objectives for example.

9.4 I expect that in the centres, less importance is placed on vegetation on individual sites and therefore the explanation statement above G4 should be deleted, and/or replaced with what the expectation is for vegetation on sites in the centres. I have suggested what the statement may cover, however requires further drafting.

9.5 In the CMUDG - G4, I recommend replacing “planning” with “designing” and adding “consider the following”. This together with the proposed centre policies means there is no expectation for planting, but if it is proposed, consider the guidance and not all points are expected to be achieved.

9.6 I note that there is another guidance point requiring the planting of trees to break up open at grade car parking (G19). This could be combined to G4.

G6

9.7 This is different from the RDG as it relates to the orientation of buildings rather than residential units, however I recommend the same addition to the guidance point, to “locate buildings close to the street”.

G9

9.8 I recommend to G9 be adjusted as per RDG G7.

G15

9.9 It appears that some of the text was not deleted in drafting, and I recommend deleting the old text to remove confusion.

G23

9.10 The text is similar to RDG, I also recommend adjustment to focus on design and consider the points as not all will be appropriate.

G24

9.11 I recommend this is a ‘consider’ point in line with G23.

10. REVISED DESIGN GUIDE – SUBDIVISION

10.1 Minute 24 from the Hearing Panel sets out:

"*The [Council's] Memorandum notes that, because there are only seven submission points on the subdivision design guide, the scope to make any substantive changes is limited*."

10.2 This does not include the submission from Kainga Ora which seeks the removal of the design guide from the Plan, which I understand provides scope to change the guide in the same way as the RDG and CMUDG have been subject to.

10.3 The direction from the Hearing Panel in Minute 24 included:

"*Where content in the subdivision design guide overlaps with that in other design guides (and plan provisions) that have submission points on them, the Panel directs that such content is also addressed in the review of the subdivision design guide".*[16]

10.4 I consider this has not been undertaken within the review of the guide to the extent necessary, and further work is required to revise the SDG to address this direction so that the Guides can work together (such as would be required for a residential proposal that includes subdivision), or to include consistent outcomes and guidance between the Guides.

10.5 For example, the following Guidance Points within the SDG relate to the retention of existing trees and vegetation: G8, G9, G11, G12 where they "contribute to local streetscape or public realm amenities"; they "positively contribute to an area's visual amenity and ecological values"; and "minimise the loss of ecosystems or habitats".

10.6 These are different from G4 within the RDG, which includes:

> *"integrate existing established trees into the planning for planting, where they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcome for the site."*

[16] Hearing Panel Minute 24, point 9.

10.7 The current SDG requires a stricter consideration to retain existing trees than the RDG with a broader criteria.

10.8 This is an example of an overlap between guides that should be addressed.

10.9 Other aspects such as streams covered by G20 and G22 in the SDG have been addressed in the RDG and CMDG, where this guidance point was removed as it is covered by another chapter in the Plan. The guidance was changed to address the integration of such features and this should occur in the SDG also. I note that in G22 I do not understand how a stream ecology could be "regenerated underground".

10.10 Rather than providing a tracked change version of the SDG, I have added comments to the current guidance points for consideration to assist a further review. This does not identify any missing issues which should be considered.

11. SUPPORTING IMAGES

11.1 It was agreed at the expert conferencing that the priority should be on the text of the design outcomes and guidance points and only once these are confirmed, appropriate images could be added. I maintain that images in the guide would be beneficial particularly to provide good examples, however they are not critical.

12. INCLUSION OF THE DESIGN GUIDES WITHIN THE DISTRICT PLAN

12.1 Subject to the inclusion of my proposed amendments listed above, I am of the opinion that the revised Design Guide Residential and the Design Guide Centres and Mixed Use are suitable for inclusion within the District Plan as they will assist with designing and assessing development proposals requiring consent for which a standards based approach is not proposed. The Design Guides address the key relationships between developments and the streets and public space, neighbours and internal site elements.

12.2 They are intentionally high level as they cover a wide range of environments and zones, and enable a wide range of design solutions to achieve the objectives and policies.

12.3 I consider that the Design Guide Subdivision could be refined and to a point where it could be suitable for inclusion in the Plan along with the other guides, however this requires further work in my opinion.

Nicholas J Rae
5 September 2023

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Attachment A to Statement of Evidence of Nicholas Rae. WCC wrap-up hearing

Wellington City Council

Design Guide Residential

Introduction

~~Intent~~

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

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

~~Background~~

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

Application of this Guide

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

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

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

Where provided for by the provisions of the District Plan, the Council will use this Design Guide as part of its assessment of a development proposal. The Design Guide should be read in conjunction with the relevant Zone objectives and policies as these provide useful context relating to the planned urban environment enabled in each zone.

Structure of this Guide

This Design Guide is structured in ~~five~~four sections:

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

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

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

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

There are directive guidance points including terms such as "design", "provide", "locate", "Configure", "Create", "minimize" which are fundamental to achieving the design outcomes where it is expected that the matter is integrated into the design.

In addition, there are consideration guidance points including the word "consider". It is expected that an applicant will consider the matter and integrate this within the design where appropriate, and if not, supported by a rational reason for not doing so.

Advice notes provide advice and additional information to the guidance points. Where these include terms such as "consider", they shall be read in relation to the advice and shall not influence the status of the guidance point.

~~Relationship with other Guides~~

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

~~those Design Guides to apply to the activity.~~

~~Other requirements~~

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

How to use this Guide

Applicants should demonstrate how the proposal ~~fulfils the intent of this Design Guide~~achieves the **design outcomes** as set out in the Guide.

The preparation of a **Design Statement** provides applicants with the opportunity to do this.

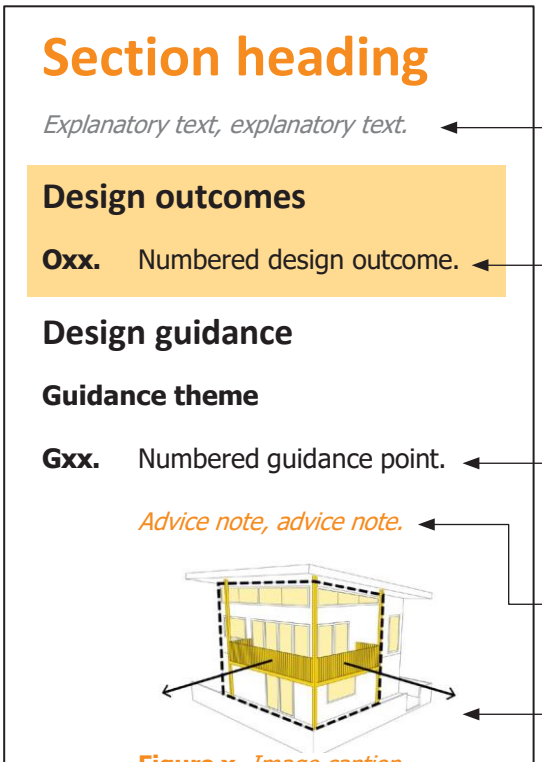
The ~~Design~~ Guide~~s~~ is~~are~~ intended to be applied in a manner that recognises the unique nature of individual proposals.

Applicants need only apply those **design outcomes** and **guidance points** that are relevant to the proposal.

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

Design Guide format

This Design Guide is structured using the following formatting conventions:



Explanatory text provides additional contextual information about the matters being addressed under a heading.

Numbered **design outcomes** relevant to each section are shown in an orange box at the beginning of the section.

Numbered **guidance points** are shown below the design outcomes. Guidance points are grouped into themes which are shown in bold headings.

Advice notes provide additional context to the guidance, or describe additional matters that may

Preparing a Design Statement

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

- A description of the site and its context
- A description of the proposal
- ~~Description of which **design outcomes** and **guidance points** within the Design Guide are relevant to the proposal~~
- Explanation of how the proposal addresses each of the relevant **design outcomes** and **guidance points**
- Where relevant, explanation of any alternative approaches used to address a **design outcome**.
- Explanation as to why **design outcomes** and **guidance points** within the Guide are not relevant to the proposal.

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

be considered when addressing the guidance.

Figures act as visual advice notes and support the interpretation the guidance. They are intended to illustrate design principles, rather than describe approved design solutions.

Responding to context

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

Design outcomes

O1. New development responds to the ~~unique~~ valued characteristics within the surrounding environment that are consistent with the planned urban environment.

~~**Design outcomes**~~

O2. New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.

O3. Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.

Design guidance

Responding to context

G1. Identify and respond to the ~~unique~~ valued characteristics of the natural, built, and cultural environment within the site and the surrounding environment that are consistent with the planned urban environment.

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

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

~~Responding to the natural environment in an urban context~~

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

~~Design outcomes~~ [moved up]

~~**O2.**~~ ~~New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.~~

~~**O3.**~~ ~~Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.~~

~~Design guidance~~

Designing with topography

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

G2. Design new development to integrate with the existing landform and minimise the need for large, highly visible retaining walls.

G3. Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and composition.

Design considerations for retaining walls include:

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

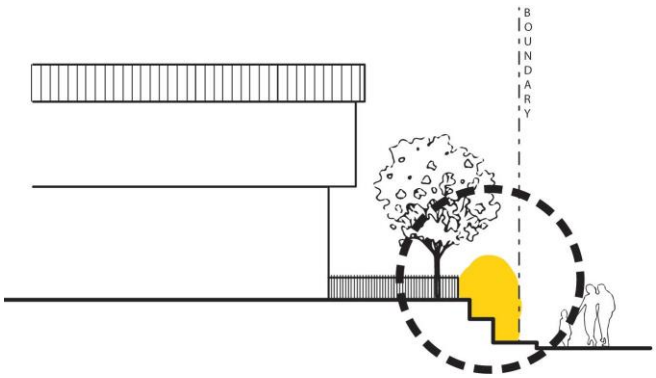


Figure 1. *Stepped retaining wall at the street edge.*

Vegetation and planting

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

G4. When ~~planning~~ designing for planting as part of new development consider the following:

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

Designing with water

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

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

This includes considering:

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

Effective public-private interface

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

Design outcomes

O4. New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm as anticipated within the zone.

O5. The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.

O6. Mana whenua sites of significance are acknowledged and celebrated.

Design guidance

Ground floor interface and frontage

G6. Locate buildings close to the street and ~~O~~orientate residential units to face the street.

Residential units can be oriented to face the street by:

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

On corner sites, consider:

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

G7. Provide a sense of human scale to the external spaces used by pedestrians.~~at the occupiable edges of buildings.~~

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

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

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

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

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

Passive surveillance

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

~~Active habitable rooms include kitchens, living rooms or dining rooms~~. Design~~ing~~ internal spaces to include kitchens, living or dinning rooms and circulation spaces, such as hallways or stairways, and balconies so that they provide opportunities for occupants to regularly overlook the street.
These spaces should be identifiable from the external space ~~can also~~to provide a sense of passive surveillance.

Entrances

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

Visibility of entrances can be supported by:

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

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

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

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

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

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

Sites of significance to mana whenua

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

Well-functioning sites

Design outcomes

O7. New development maintains or enhances the walkability and permeability of the pedestrian network.

O8. New development provides for safe and convenient cycle and pedestrian movement and access.

O9. Vehicle access, garage doors and car parking do not dominate the streetscape.

O10. Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.

O11. Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.

Design guidance

Connections for people

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

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

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

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

G14. Design pedestrian access through and within the site to be safe, by:

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

Vehicle access and parking

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

Consider methods to minimise interruptions and risk to pedestrians ~~reduce the frequency of vehicle crossings~~, such as:

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

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

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

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

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

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

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

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

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

G19. ~~Ensure that~~Design dedicated pedestrian paths ~~are~~ to be physically distinguished from vehicle parking and manoeuvring areas.

Ways of distinguishing pedestrian access include:

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

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

Ways of minimising effects include:

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

G21. Design vehicle access ways to reduce vehicle speeds.

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

Cycle parking

G22. When providing cycle parking, consider:

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

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

Communal outdoor living space

G23. When designing ~~here~~ communal outdoor living space consider the following~~is provided~~:

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

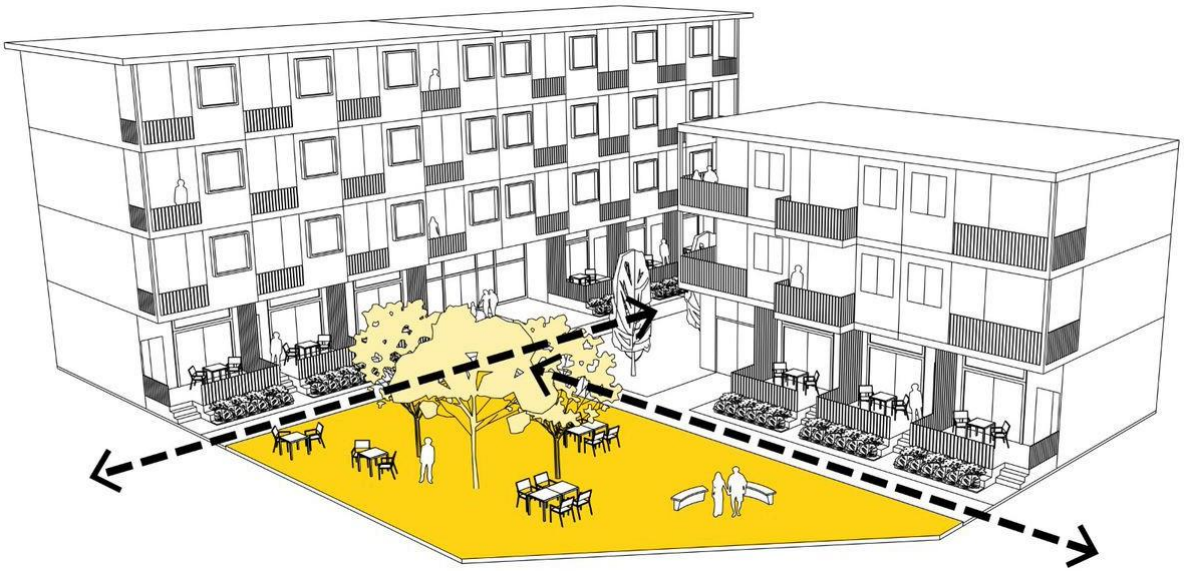


Figure 2. *Communal outdoor living space is accessible, usable and well-incorporated into the development.*

Private outdoor living space

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

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

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

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

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

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

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

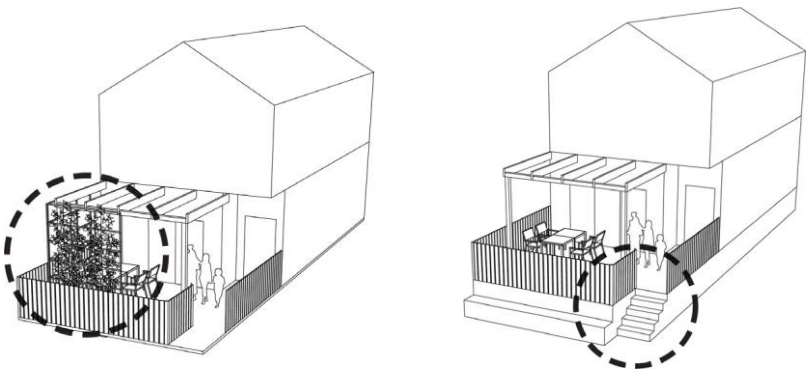


Figure 3. *Methods of providing for outdoor living space within the front yard.*

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

Balconies

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

G27. Where outdoor living space is provided in the form of a balcony, locate and design these to:

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

G28. Where permanent fixtures are located on balconies (such as heat pumps and clothes lines) design and locate them to:

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

Lighting

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

Waste storage and collection

G30. When designing waste storage areas, consider:

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

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

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

Service elements

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

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

External and building service elements may include services such as:

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

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

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

High-quality buildings

Design outcomes

O12. Buildings are coherently designed, and achieve the relevant design outcomes in an integrated manner.

O13. Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time.

O14. Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment.

O15. Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life.

O16. Buildings are designed to support energy efficiency and reduction in building-related carbon emissions.

O17. Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.

Design guidance

Design coherence and integration

G34. Design new buildings to respond to valued patterns within the local built environment, consistent with the planned outcome of the zone.

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

Consider matters such as:

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

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

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

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

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

Consider matters such as:

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

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

Consider the following methods:

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

This guidance point may not be appropriate for apartment development.

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

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

Methods of articulation can include:

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

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

Consider matters such as:

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

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

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

Visual privacy

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

Reasonable internal privacy can also be supported by:

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

Light and sun

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

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

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

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

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

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

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

Accessibility

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

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

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

Adaptive reuse

G45. Consider the adaptive reuse of existing buildings.

Retaining existing buildings in a sustainable long-term use, whether through the retention of its original use or by the adaptation for a new use, can be a sustainable option.

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

Communal internal amenity

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

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

Consider matters such as:

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

Internal storage

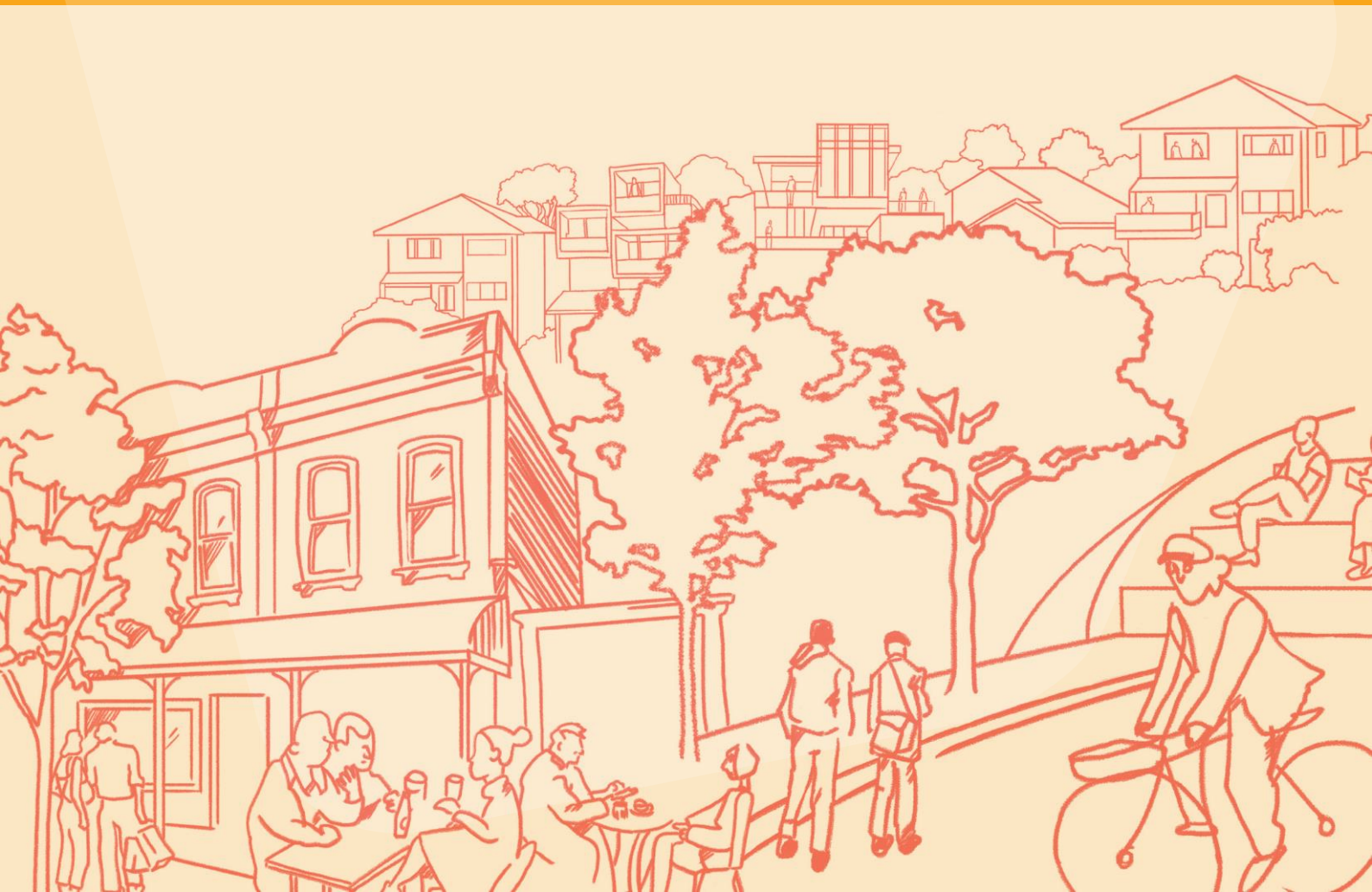
G47. Consider the need to provide an appropriate level of interior storage for each residential unit, based on its anticipated occupancy.

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Attachment B to Statement of Evidence of Nicholas Rae. WCC wrap-up hearing

Wellington City Council

Design Guide Centres & Mixed Use



Note on content of the CMUDG below.

The following only includes text that is different from the RDG, or where different text is required to address an issue in the Centres differently to the residential zones.
The recommended changes to the RDG apply to the CMUDG as relevant.
Text below without tracked changes are supported.

G2. Integrate retaining walls into the design in a manner that enables buildings to better address and activate the street.

Vegetation and planting

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

[NOTE: refer evidence - replace with text that places priority on buildings rather than vegetation at the street edge. In centres it is not expected that vegetation will play a big role in amenity on private sites. The best location is on streets and open space.]

G4. When ~~planning~~ designing for planting as part of new development consider the following:

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

G6. Locate buildings close to the street and ~~O~~orientate buildings to face the street.

Buildings can be oriented to face the street by:

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

On corner sites, consider:

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

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

This might be done by considering:

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

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

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

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

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

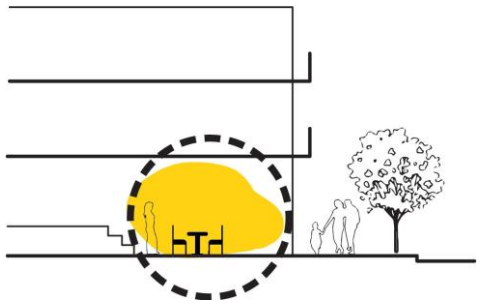


Figure 2. *Accommodating a level change within the design of the building's ground floor level.*

G9. **[Adjust as per RDG G7.]**

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

Passive surveillance

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

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

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

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

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

Vehicle access and parking

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

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

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

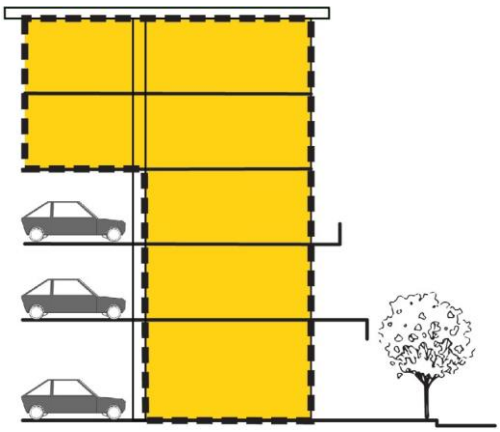


Figure 3. *Consider locating car parking at the rear of a building so that it does not dominate the street edge.*

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

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

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

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

Consider matters such as:

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

Cycle parking

G22. When providing cycle parking, consider:

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

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

Communal open space and communal outdoor living space

G23. When designing~~re~~ communal open space consider the following~~is provided~~:

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

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

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

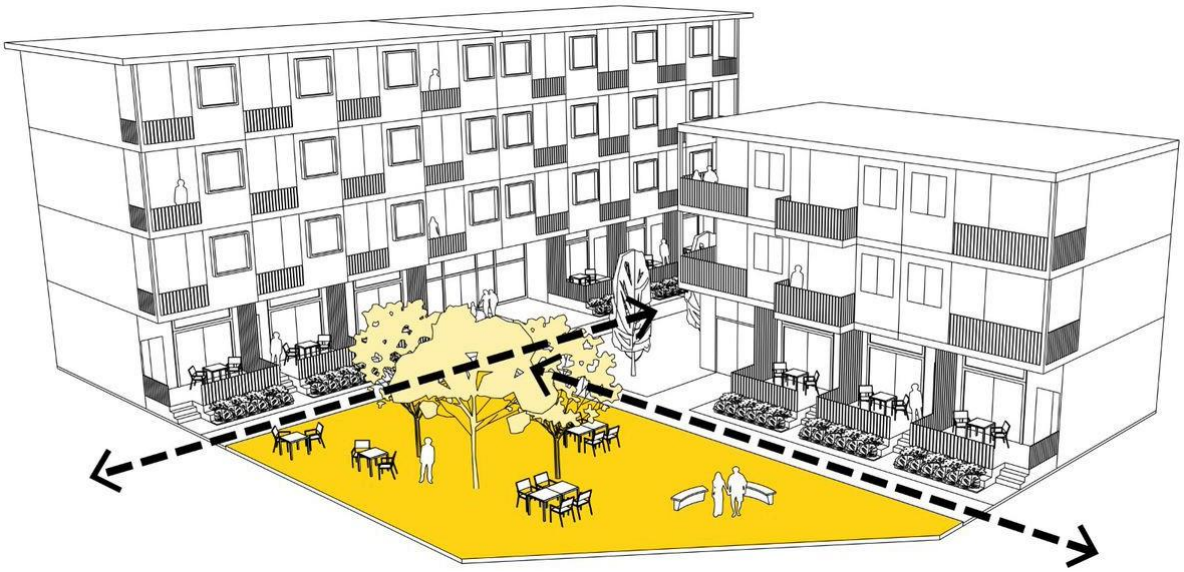


Figure 4. *Communal outdoor living space is accessible, usable and well-incorporated into the development.*

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

Consider matters such as:

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

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

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

Adaptability

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

Consider matters such as:

- *floor to floor heights that facilitate a variety of different uses;*
- *structural layouts that facilitate flexible arrangement of the*

interior;

- *vertical transportation (such as goods lifts) that facilitates changes in use to different parts of a building;*
- *building services arrangements that can adapt to future changes in use.*

Compatibility of uses

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

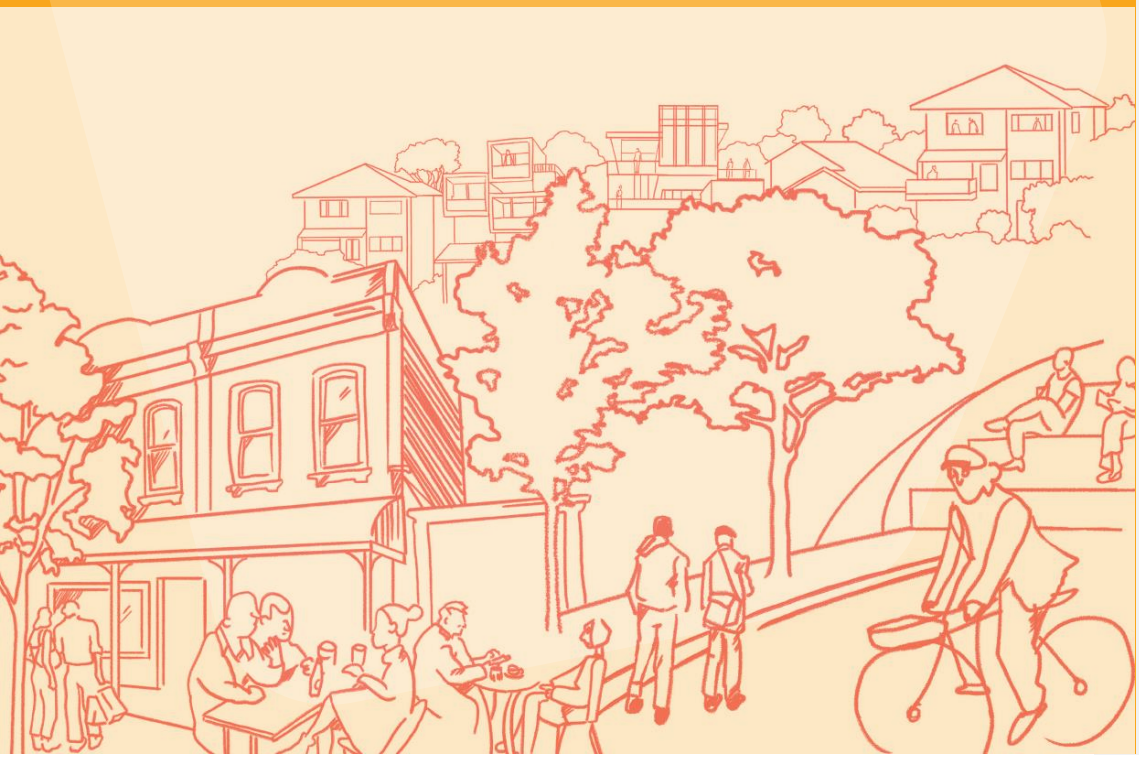
1. Separate or clearly defined access for residential and non-residential uses;
2. Separation of residential uses from potential sources of noise (recognising that residential activities within centres should expect to be subject to greater levels of noise);
3. Separation of residential uses from potential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

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Attachment C to Statement of Evidence of Nicholas Rae. WCC wrap-up hearing

Wellington City Council

Design Guide Subdivision



Introduction

~~Intent~~

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

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

Application of this Guide

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

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

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

Structure of this Guide

This Design Guide is structured into three sections:

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

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

There are directive guidance points including terms such as "design", "provide", "locate", "Configure", "Create", "minimize" which are fundamental to achieving the design outcomes where it is expected that the matter is integrated into the design.

In addition, there are consideration guidance points including the word "consider". It is expected that an applicant will consider the matter and integrate this within the design where appropriate, and if not, supported by a rational reason for not doing so.

Advice notes provide advice and additional information to the guidance points. Where these include terms such as "consider", they shall be read in relation to the advice and shall not influence the status of the guidance point.

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

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

Relationship with other Guides

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

~~Other requirements~~

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

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

How to use this Guide

Applicants should demonstrate how the proposal achieves the Design Outcomes as set out in the guide. ~~fulfils the intent of this Design Guide.~~

The preparation of a **Design Statement** provides applicants with the opportunity to do this.

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

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

Preparing a Design Statement

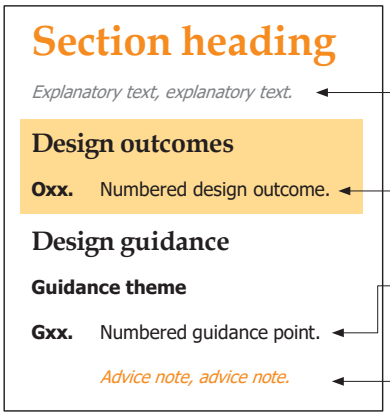
To assist with the efficient assessment of a proposal, applicants should include a **Design Statement** as part of their resource consent application. A Design Statement should include:

- A description of the site and its context
- A description of the proposal
- ~~Description of which **design outcomes** and **guidance points** within the Design Guide are relevant to the proposal~~
- Explanation of how the proposal addresses each of the relevant **design outcomes** and **guidance points**
- Where relevant, explanation of any alternative approaches used to address a **design outcome**.
- Explanation as to why **design outcomes** and **guidance points** within the Guide are not relevant to the proposal.
-

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

Design Guide format

This Design Guide is structured using the following formatting conventions:



Explanatory text provides additional contextual information about the matters being addressed under a heading.

Numbered **design outcomes** relevant to each section are shown in an orange box at the beginning of the section.

Numbered **guidance points** are shown below the design outcomes. Guidance points are grouped into themes which are shown in bold headings.

Advice notes provide additional context to the guidance, or describe additional matters that may be considered when addressing the guidance.

Responding to ~~the natural environment in an urban~~ context

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

Design outcomes

O1. New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.

O2. Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.

[NR – this should include response to other existing features,]

Design guidance

Responding to whakapapa of place

G1. Prepare a contextual analysis, appropriate to the size of the development, that depicts the development proposal positively contributes to the surrounding area and should include the following:

[NR – adjust similar to RDG – design statement is now suggested rather than requiring in a guidance point. Consider context and respond to it should be the focus]

1. Natural environment
2. Cultural context
3. Te Ao Māori
4. Heritage context
5. Streetscape
6. Movement
7. Site analysis
8. Urban structure
9. Opportunities and constraints

G2. Retain notable landscape elements and create new features to give a distinctive and memorable sense of place.

[NR – what is notable? Or elements that contribute to the local character and amenity?]

G3. Identify and respond to the patterns and features within and surrounding the site. These can be defined by:

1. Landform
2. Local vegetation scale and type
3. Connections to parks, reserves and public spaces

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

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

Vegetation and planting

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

1. Are characteristic of the locality [NR -only if valued?]
2. Are of an appropriate scale for their location
3. Will enhance the development

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

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

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

G9. Trees located adjacent to the development, including overhanging the site or within the street front, should be retained where possible.
[NR – adjust the issue of existing trees inline with RDG and CMUDG]

G10. Consider the use of planting to mitigate storm water run- off and flooding effects.[NR – or to appropriately mange stormwater so these effects are minimised?]

Urban ecology

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

G12. The developments' landscaping should contribute to biodiversity and tree canopy areas and minimise the loss of ecosystems or habitats. Retaining and/or enhancing existing mature vegetation, especially native vegetation, efficiently and effectively enhances the ecosystem.
[NR – coordinate existing vegetation with RDG outcomes and guidance points including addressing the extent to which retaining is required to enhance an ecosystem on an urban site.]

Designing with topography

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

G13. Where contour modification is necessary for building platforms and access roads use planting to soften visual impacts.
[NR – all green field subdivision will include contour modification for roads and may be building platforms. Planting is typically used in proposed public land in streets and reserves to contribute to amenity or ecological functions. Typically this planting does not mitigate the impact of roads for example. There might be cases where retaining is required to support roads where planting can be used to address visual impact issues however this is addressed in the retaining wall guidance points. This needs further consideration]

G14. Earthworks should be minimised to prevent disturbance to the natural ground form.

G15. When changing the topography and landform of a site, the effects of stormwater run-off should be mitigated.

[NR – this suggests that the change will cause stormwater fun-off effects, but that needs to be addressed regardless of whetherthe land form is changed.]

G16. Minimise the need for large retaining structures and design any required earthworks and retaining walls as positive landscape features. Where retaining walls are necessary, their visibility, formal composition and visual quality are important.
[NR – conisider adjusting this in line with RDG]

Renewable energy

G17. Where possible, create subdivisions that have the potential to use renewable energy sources within each lot.

G18. Where possible, consider opportunities for joint energy schemes for multiple lots.
[NR – these two points should be "consider" points and clarify what is actually required. This is likely to be more relevant to a site development proposal than subdivision. Or it might suggest that areas of land might be need for solar panels or wind mills? for example]

Designing with water

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

Water ecology

G19. The quality and quantity of water associated with streams

and natural wetlands should not be negatively impacted by subdivision and, where possible, should be improved.

[NR – support this]

G20. Streams, watercourses and natural wetlands should be maintained, and aquatic habitats and any associated native vegetation should be protected.

[NR – Chapter NAT addresses this.]

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

[NR – Chapter NAT addressed streams. I understand piping of streams is not encouraged]

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

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

[NR – Chapter NAT sets out requirements for stream protection. I do not understand how a below ground outcome can be achieved or what this is actually requiring to be achieved]

Stormwater

G23. Where possible, new development should improve the quality and reduce the quantity of stormwater runoff. This could be through:

1. Incorporating existing watercourses and constructed wetlands into a stormwater plan that uses natural drainage to reduce runoff beyond the site
2. Minimising impervious surfaces
3. Providing filtration and attenuation around car parks and other large impervious surfaces
4. Capturing runoff in stormwater detention tanks for management
5. Soakage/ground water recharge
6. Rain tanks, rain gardens, permeable paving, dispersal trenches, soak pits and other techniques suitable for the site and its geotechnical conditions

[NR – I understand that the Plan seeks hydraulic neutrality for developments and therefore does not seek a reduction in stormwater runoff quantity. I support maintaining and where possible enhancing the quality of the stormwater runoff.]

Stormwater treatment

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

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Effective public-private interface

Design outcomes

O3. New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm.

O4. The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.

O5. Mana whenua sites of significance are acknowledged and celebrated.

Design guidance

Orientation of lots

G25. Orientate lot frontages onto streets and other public spaces, locate the fronts of lots opposite other fronts and connect back to backs.

[NR – a lot abutting a street will have its frontage to the street as a matter of definition. This wording requires adjustment to be clear about "when designing new streets and blocks provide a structure where fronts of lots face fronts of other lots and backs relate to backs of others]

G26. Minimise rear lots to enhance safety and security. Ensure that all streets and other public spaces are bounded by lot frontages or overlooked from adjoining activity.

[NR – the two issue here should be split. Minimise rear lots is ok, but the second point needs refinement. All streets will be bound by lots (unless there is a spite strip perhaps) and by definition the lot frontage will be at the street. For a vacant subdivision the ability to determine the extent of overlooking from adjoining activity would not be possible.]

Connection to neighbouring areas and facilities

G27. Provide new? street connections to

adjoining:

1. Neighbourhood centres
2. Residential areas
3. Regional walkways
4. Public facilities
5. Future development areas
6. Proposed public transport services.

G28. Provide safe and accessible connections to and through recreational reserves, parks and open spaces.

G29. Provide cycleways and active transport connections through all the key routes and local destinations.

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

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

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

[NR – does the Plan require compliance with NZ lighting standards for roads? Is this necessary?]

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

[NR – this should enable flexibility which combination of these elements are required at any location. It should also include reference to services which have significant impact on street design.]

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

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

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

Internal connectivity

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

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

[NR – why small? Subdivision for industrial areas are generally quite big. Does this relate to street design for new subdivisions in residential areas? If so is there a better way of guiding the size of the block?]

G38. Ensure all footpaths and cycleways have adequate width for safe, accessible and comfortable use by all people regardless

of their age or disabilities.

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

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

[NR – this is contradictory. Pedestrian only routes are single-mode routes which should not be avoided?]

Significant views and landmarks

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

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

[NR – should this be addressed in the response to context section?]

Street hierarchy

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

G42. Street trees should be used to give local identity and amenity, spaced in a way that defines the street space and achieves visual continuity.

[NR – urban forest movements suggest a mix of trees is better than single species in streets and open space. Does visual continuity mean the same trees or just the space created? Typically trees are significantly dictated in terms of location by services and other elements such as vehicle crossings, bin locations, parking spaces etc. what continuity is important?]

G43. Where appropriate, give main routes within and through the subdivision a distinctive form and quality that differentiates them from other streets in the neighbourhood.

Safety

G44. Ensure illuminated areas have even lighting to prevent potential night-time concealment and entrapment spaces.

[NR – same issue as above - lighting?]

G45. Vegetation and landscaping should not obstruct the sightlines of pedestrians and other road users.

[NR – the note is important to include here otherwise very broad.]

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

G46. Where possible, create consistent lighting to avoid shadows

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that may be used for concealment.

[**NR –** same issue as above – lighting]

G47. Avoid entrapments and minimise blind corners along routes by providing good sightlines and alternative routes.

[NR – same issue as above?]

Well-functioning sites

Design outcomes

O6. New development maintains or enhances the walkability and permeability of the pedestrian network.

O7. New development provides for safe and convenient cycle and pedestrian movement and access.

O8. Vehicle access, garage doors and car parking do not dominate the streetscape.

O9. Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.

O10. Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.

[NR – for O8 – this is covered by other guides and impossible to address for vacant subdivision.]

Design guidance

Shaping the lot

G48. Create lots which lead to conditions of safety in both the public and private environments.

[**NR –** typically shorter frontages compared to side boundaries or depth of site so that a greater number of sites address the street?]

G49. Provide for good natural surveillance opportunities of public parks or reserve areas through the orientation of adjacent lots and adequate adjacent road frontage.

G50. Shape lots to be generally compact and regular in shape.

[**NR –** what does this mean?]

G51. When including buildings, plan and orientate lots to maximise the potential for solar gain into habitable rooms and private open spaces.

[**NR –** buildings would be addressed by other guides. Ok to orientate lots to maximise sun potential.]

G52. When including buildings, place the buildings to avoid unreasonable compromises to privacy, sun and outlook for neighbours.

[**NR –** would be addressed by other guide? Or does this cover a three lot subdivion?]

G53. In cases where land subject to subdivision and development proposals are located near, or traversed by, high voltage electricity transmission lines, reference Transpower's Development Guide for development near high voltage transmission lines.

[NR – principle is to not refer to other documents – delete?]

Usable outdoor space

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

[NR – covered by other guides?]

Vehicle crossings and accessways

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

G55. Provide good accessibility to, from and within an area that ensures different modes of access and routes.

G56. Provide for vehicle access and future garaging in a location and configuration that minimises earthworks and does not dominate either the streetscape or the interior of the development.
[NR – split to address vehicle access to a site – garaging could be a consideration when designing a subdivision say for terraces where garaging is off a rear lane]

G57. Ensure that the frequency, design and width of vehicle crossings does not undermine the pedestrian experience of the street and enables the protection of streetscape vegetation and mature trees.
[NR use same as in RDG to change this]

G58. Provide alternatives to vehicles accessing from the front for multi-unit developments, such as:

1. Rear access lanes
2. Grouped or clustered carparking
3. No on-site carparking provision for some units in locations where public transport is easily accessible

G59. Offset or otherwise articulate long vehicle accessways to reduce vehicle speeds, and landscape them to make them visually attractive [NR - and safe?].

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

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