

Wellington City Proposed District Plan

Stream 2 – Part 3, Residential Zones - Part 6:

Design Guide Introduction

Residential Design Guide

Papakāinga Design Guide

Appendix A

– Recommended Amendments to provisions

Contents

Design Guide introduction	Page 3
Residential Design Guide	Page 19
Papakāinga Design Guide	Page 61

Wellington City Council
Design Guide
Introduction



Contents

Introduction

- Design principles
- Design outcomes
- A note about the design process
- Change is ongoing, and it can be done well
- Unheard stories: mana whenua identities, worldviews and practice
- Environmental sustainability
- Density, height and new housing types
- Knowing which design guides and appendices to consider

The Principles

- Partnership with mana whenua
- Compact
- Inclusive and connected
- Greener
- Resilient
- Vibrant and prosperous

The Outcomes

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

Introduction

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

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

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

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

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

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

Change is ongoing, and it can be done well

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

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

Design Principles

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

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

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

Design Outcomes

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

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

1. Responding to the natural environment

- Land
- Water
- People

2. Effective public-private interface

- Urban structure
- Fronting the street
- Heritage

3. Well-functioning sites

- Movement and access
- Open spaces
- The site
- Placing the building

4. High quality buildings

- Sustainability
- Built form
- Inclusivity
- External appearance
- The internal spaces

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

A note about the design process

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

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

Unheard Stories: mana whenua identities, worldviews and practice

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

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

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

Environmental sustainability

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

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

Density, height and new housing types

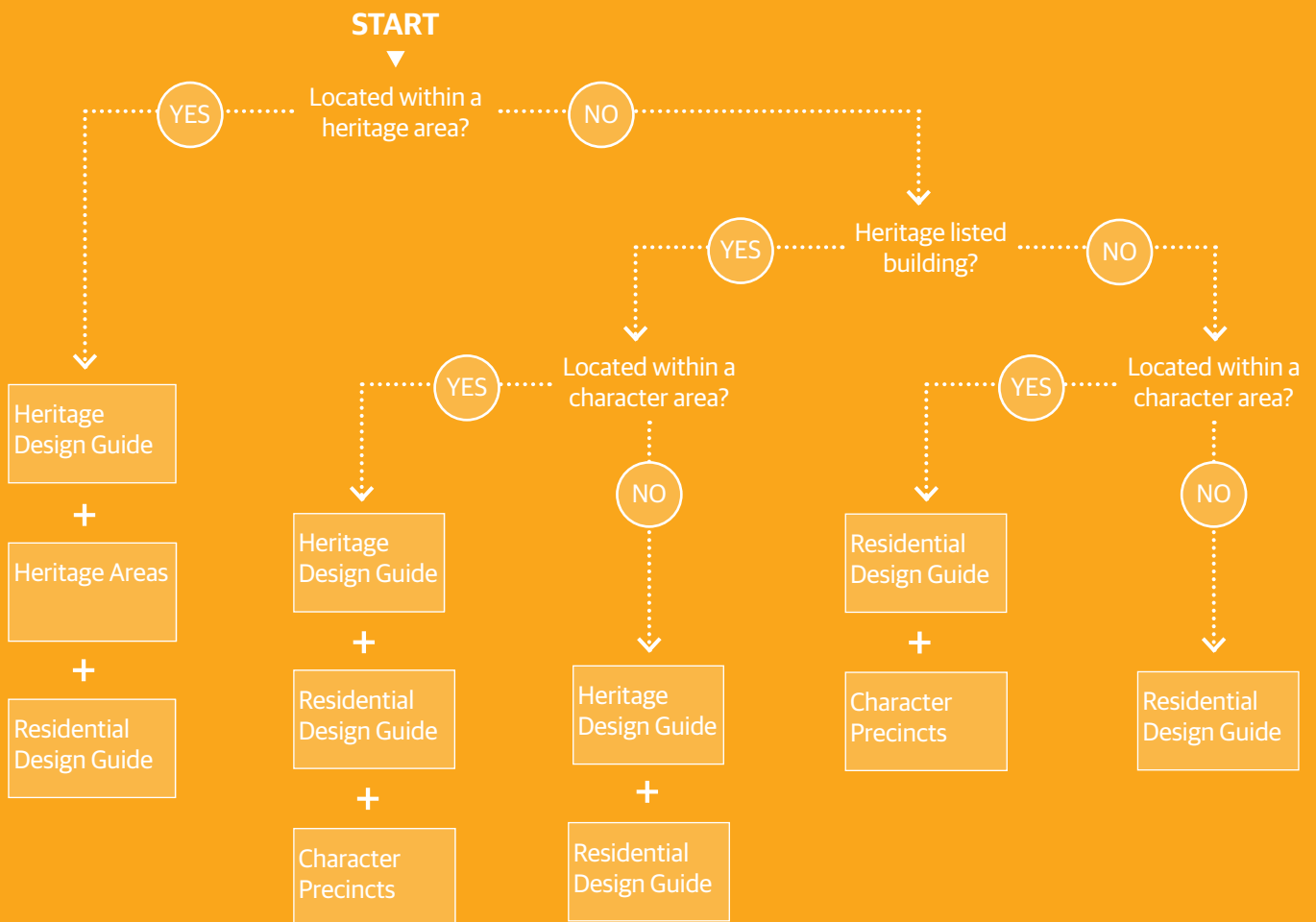
More and more people are choosing to make Wellington their home. Higher densities and more people are a good thing, and larger populations can sustain more local businesses and initiatives. Higher densities make public transport options, community services and events more viable and therefore more available.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

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

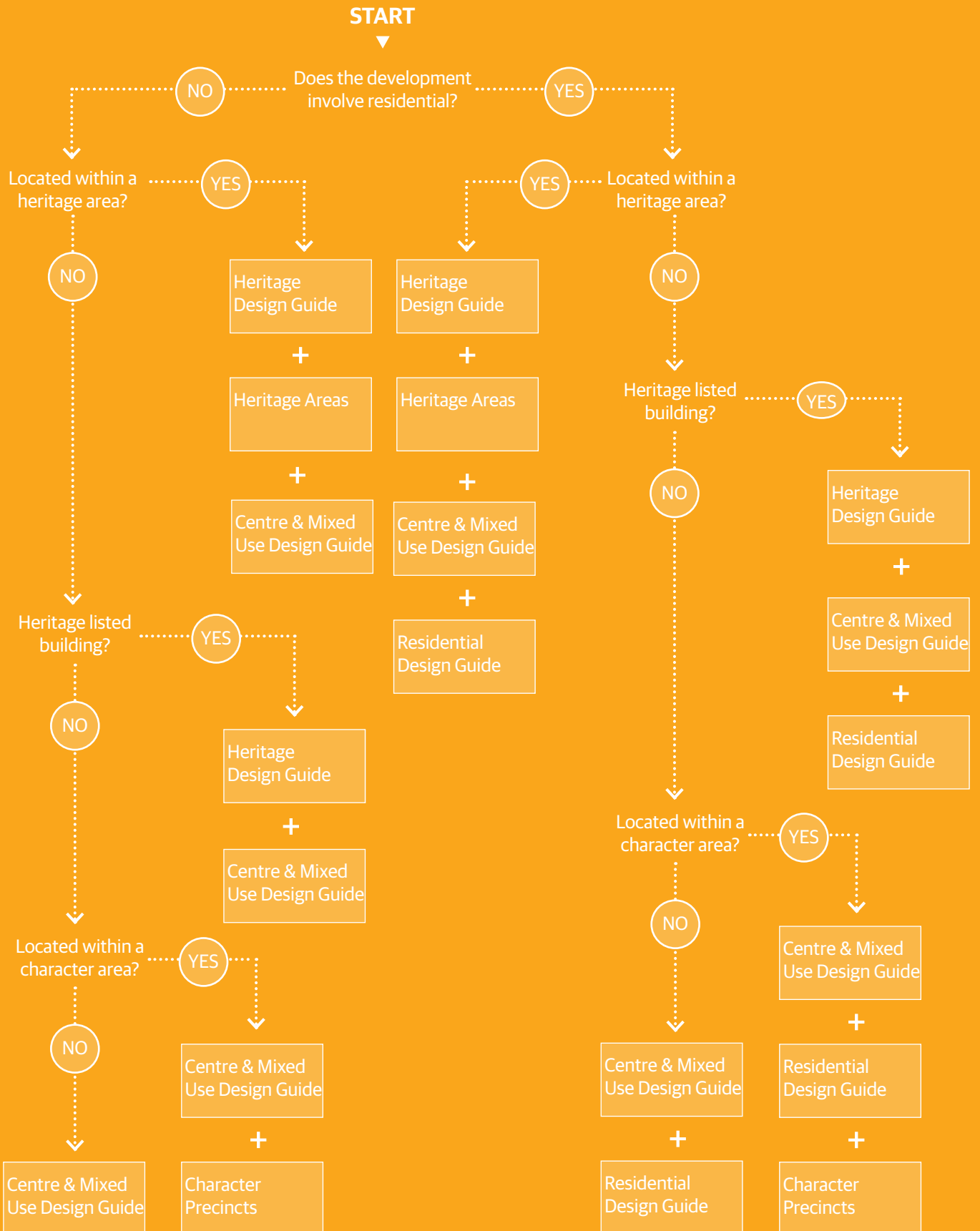
The Design Guides aim to ensure that density, height and new housing types are delivered through quality design, so that Wellington continues to be a place that a diverse range of people are proud of and want to call home.

Knowing which design guides and appendices to consider

Is the proposal for a residential development?



Is the development located within the City Centre, Centre or Mixed Use Zones?



Principles

Partnership with mana whenua

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

- is based on meaningful engagement with mana whenua partners where development is significant in terms of size, location (near or on sites of significance for iwi), public presence and importance.
- reinforces and re-establishes (where currently erased) mana whenua identities in new design and development.
- strengthens through design, the values and worldviews articulated by mana whenua in the following six principles:
 - *Tino Rangatiratanga* - Design outcomes support the tino rangatiratanga of mana whenua through ensuring mana whenua have a decision-making role in place-making and place-keeping processes and the ongoing evaluation of built environment outcomes; development that contributes to the re-indigenisation of the city; ensuring development decisions are made with a view to the next generations; and, mātauranga-ā- iwi being central to urban processes.
 - *Tātai Whakapapa* - Mana whenua are evident in the city through a living and enduring ahi kā presence. This presence is exemplified by celebrating mana whenua cultural landscapes; recognition and celebration of sites of significance for mana whenua (both built and natural); the telling of mana whenua stories and histories through built and natural landscapes; and, supporting the ability of mana whenua to trace their whakapapa in the built and natural environment through reinstating natural heritage (e.g. provision of native flora and fauna or daylighting streams), public art and memorials and the reinstating of traditional place names.
 - *Te Mana me te Mouri/Mauri o te Taiao* - The mana and the mouri/mauri of the natural environment is uplifted and sustained across the city through building works that restore a healthy relationship with nature. Examples include use of materials and methods that use very little energy; building works that acknowledge the living relationship between everything in the environment; fostering kaitiakitanga or the ability to steward and protect the health of important environmental sites; and, ensuring that the ongoing health of wai tai (sea water) and wai māori (freshwater) is sustained through any new development.

- *Te Ora o ngā Tāngata* - Promoting the health and wellbeing of people is done through using the built and natural environment to: support whanaungatanga or whānau connectedness and community participation; to encourage kotahitanga or community cohesion; and, create environments that offer good access to amenity including education, health, employment and social services.
- *Manaakitanga* - Developments offer opportunities for mana whenua to manaaki manuhiri through built outcomes that: provide space for tikanga; offer environments designed to be safe places for all ages – kaumatua, tamariki, rangatahi and pakeke alike; and provide environments that support the revitalisation of culture and te reo Māori.
- *Whakāhuatanga* - Built outcomes celebrate beauty in design through designing to lift the human spirit; incorporating public art and interpretations of mana whenua narratives; place-based design (e.g. celebrating the winds of Pōneke); and, design that acknowledges the beauty and wonder of the environment and celebrates mana whenua identity.

Compact

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

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

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

Inclusive and connected

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

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

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

Greener

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

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

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

Resilient

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

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

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

Vibrant and prosperous

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

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

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

Outcomes

Responding to the natural environment

Land

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

Water

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

People

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

Effective public-private interface

Urban Structure

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

Fronting the street

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

Heritage

- New development respects and responds to nearby scheduled sites and areas of significance to Māori, heritage areas, buildings, structures and trees.

Well-functioning sites

Movement and access

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

The site

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

Open spaces

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

Placing the building

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

High quality buildings

Sustainability

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

Built form

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

Inclusivity

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

External appearance

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

The internal spaces

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

Wellington City Council
Design Guide
Residential



Contents

Introduction

- Application
- Relevance
- Coordination with other design guides
- Coordination with appendices
- Prioritisation
- The importance of existing context
- Illustrations and images
- Additional considerations
- Knowing which design guides to consider

The Outcomes

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

The Guidelines

Responding to the Natural Environment

- Responding to whakapapa of place
- Vegetation and planting
- Urban ecology
- Carbon reduction and energy efficiency
- Designing with topography
- Designing with water
- Stormwater
- Water conservation
- Ecology

Effective Public-Private Interface

- Ground floor interface and frontage
- Passive surveillance
- Entrances
- Façades
- Corner sites
- Fencing

Well-Functioning Sites

- Connections for people
- Garages, carports and car pads
- Vehicle crossings and basement entries
- Grouped carparking at grade
- Undercroft parking and podiums
- Legibility
- Lighting
- Carbon reduction - site
- Communal open space
- Private open space
- Balconies and sunrooms
- Waste storage
- Waste collection
- Service elements
- External storage

High Quality Buildings

- Architectural context
- Architectural coherence
- Visual privacy
- Internal living spaces
- Circulation
- Light and sun
- Natural light
- Natural ventilation
- Common internal amenity
- Internal storage
- Accessibility
- Carbon reduction - buildings
- City outcomes contribution

Introduction

Application

This design guide should be read in conjunction with the objectives and policies contained in the following District Plan chapters:

- Medium Density Residential Zone
- High Density Residential Zone
- City Centre Zone
- Metropolitan Centre Zone
- Local Centre Zone
- Neighbourhood Centre Zone
- Mixed Use Zone
- Upper Stebbings Development Area
- Lincolnshire Farm Development Area

It applies to all new residential developments requiring resource consent in the above zones.

~~The Design Guides are a statutory part of the Wellington City District Plan. The Council will use the Design Guides to assess resource consent applications for development.~~

This design guide is a statutory tool closely aligned to the objectives, policies and rules of Wellington City's District Plan. The Council will use this Design Guide to assess resource consent applications for developments where the District Plan provides discretion to do so. It is also intended to be accessible to a diverse audience so as to support the wider goals of Wellington's Spatial Plan.

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

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

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

Design Principles

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

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

These goals are used here as design principles that all new developments in Wellington should strive to meet. In the separate Proposed District Plan Design Guide Introduction document which sits as the first Design Guide document under the Design Guide heading in Part 4 of the Proposed District Plan, Council's expectations about what good design needs to achieve in order to meet each design principle are articulated.

Design Outcomes

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

In support of the six design principles, four design outcomes help to coordinate specific guidance across a range of scales, from the wider environment through to individual buildings. These are discussed the separate Proposed District Plan Design Guide Introduction document.

A note about the design process

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

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

The following guidance is designed to apply to a wide range of housing typologies, from multi- unit housing or mixed-use development to single-family homes. The District Plan rules will set out specific requirements, such as building height or building setback requirements, consistent with the overarching objectives and policies of the relevant chapter.

The guidance that follows here is not meant to replicate or replace such rules but rather to ensure best practice design approaches and encourage built outcomes that both support the District Plan objectives and meet the Design Guides' overarching principles and outcomes.

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. All new residential development in Wellington should respond appropriately to its natural environment, contribute to an effective public-private interface, shape a well-functioning site and deliver high-quality developments.

Relevance

All design guidelines relevant to the specific site, setting and/or development type should be applied. This design guide aims to support innovation and flexibility in approaches while ensuring quality outcomes across all residential development in Wellington.

Coordination with other design guides

The Centres and Mixed-Use Design Guide will also apply where development is proposed in the central city, centres, or mixed-use zones. Where residential development is proposed in a Heritage Area or involves a Heritage Building identified in Heritage Schedules of the District Plan, the Heritage Design Guide will also apply. As such, an applicant may find that multiple design guides will be relevant to inform and subsequently assess a residential development application. The design outcomes and overarching design principles are used consistently across all design guides to streamline consideration where more than one design guide applies.

Coordination with appendices

Where residential development is proposed in the following areas, the relevant appendix will also apply:

- Character Precincts
- Oriental Parade
- Mt Victoria North Townscape Precinct

Where a papakāinga is proposed the Papakāinga Design Guide can support the applicant to achieve better outcomes aligned with mana whanua values. The Residential Design Guide is statutory and needs to be complied with. However, the Papakāinga Design Guide is not statutory and is a document to support and guide architects, developers and the Council to achieve better outcomes for papakāinga developments.

Prioritisation

A rating system of one to three has been designed to indicate the relative priority of each guideline against the overarching principles of each guide. However, the priority of each guideline should ideally be confirmed with Council in pre-application discussions, as they are indicative only.

The ratings are described below:

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

The rating system is represented visually, using a corresponding number of dots to the number rating before the text of each guideline.

The importance of existing context

As per the design outcomes and guidelines, every new residential development should consider and respond appropriately to its existing context. Applicants should consider and demonstrate how their development aligns with the area's context, the community's aspiration for the future and any relevant Council documents.

Illustrations and images

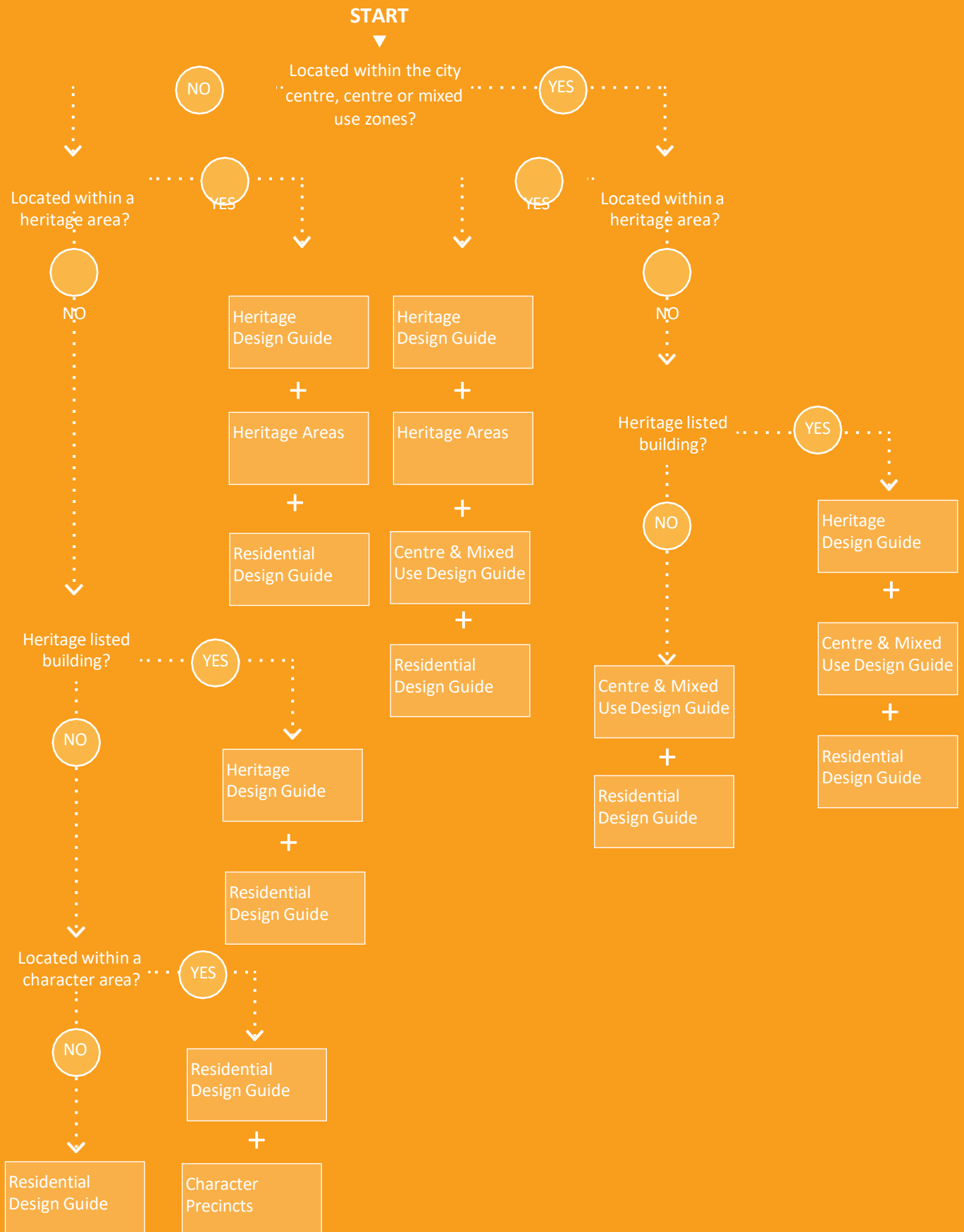
Specific guidelines consist of a combination of text and technical diagrams intended to explain in detail how the outcomes can be achieved. The images and captions are meant to explain and assist interpretation of the guideline to which they relate. The images are meant to illustrate principles rather than describe approved design solutions.

Additional considerations

Alongside specific guidelines, best practice notes and alternative approaches are sometimes included (*italicised*). These are intended to prompt consideration of design approaches or solutions that may be helpful in a given situation. Unlike the guidelines, these notes are non-statutory; their consideration is recommended to help achieve best practice design approaches and encourage quality built outcomes.

Knowing which design guides and appendices to consider

Is the proposal for a residential development?



Outcomes

Responding to the natural environment

Land

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

Water

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

People

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

Effective public-private interface

Urban Structure

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

Fronting the street

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

Well-functioning sites

Movement and Access

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

The site

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

Open spaces

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

Placing the building

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

High quality buildings

Sustainability

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

Built form

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

Inclusivity

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

External Appearance

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

The internal spaces

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

Guidelines

Responding to the natural environment

Responding to whakapapa of place

The site's natural form, the history of its development, key environmental attributes and any significant cultural values associated with it play a significant role in successful design outcomes.

The landscape context contributes to a neighbourhood's unique sense of place and identity.

- G1. •••** Prepare a contextual analysis that depicts how the development proposal positively contributes to the surrounding area. Contextual analysis should include where relevant, the following:
- » Natural environment
 - » Cultural context
 - » Te Ao Māori
 - » Heritage context
 - » Streetscape
 - » Movement
 - » Site characteristics
 - » Built form
 - » Land use
 - » Urban structure
 - » Opportunities and constraints

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

Such analysis needs to contain an assessment of the following examples:

- *Block sizes/grain*
- *Frontage widths*
- *Spaces between buildings (side yards)*
- *Connections to parks, reserves and public spaces*
- *Alignment of key elevation lines (including roofs, cornices, parapets, verandahs and floor lines)*
- *Orientation to the street*
- *Landform*
- *Local vegetation scale and type*
- *Materials, finishes and textures*

- G2.** • • • Identify and respond to the natural and cultural landscape heritage within and surrounding the site, including but not limited to:
- » Māori sites of significance and their traditional uses.
 - » Enhancing identified view shafts to maunga and awa/ moana of significance to mana whenua.
 - » Native vegetation and planting.
 - » Scheduled heritage places.

Vegetation and planting

Vegetation, including front yard planting, contributes to the overall greening of our city, ensuring we are resilient into the future, and it offers important visual amenity to both residents and pedestrians.

- G3.** • • • Provide planting within new development that is of an appropriate mature scale when fully grown and is suitable for the situation (wind, sun exposure and soil type), placing them to enhance amenity both within and beyond the site.

Quality planting on private sites is expected as it plays an essential role in our city's overall greening and environmental resilience. Planting should be carefully selected to help facilitate passive surveillance of the street in balance with privacy to the dwelling.

Determine the appropriate mature scale of planting and trees by the proportions and height of the building typology it is associated with and the size and location of the bed in which it is planted.

- G4.** • • Planting should be used as a way to mitigate stormwater runoff and flooding effects.
- G5.** • • Existing trees that contribute to local streetscape or public realm amenities should be retained and thoughtfully integrated into a new development. When a tree must be removed, it is recommended the tree is relocated on the site or a new native tree be planted in its place.
- G6.** • • Trees located adjacent to the development, including overhanging the site or within the street front, should be retained.

Urban Ecology

- G7.** •• Landscaping should contribute to biodiversity and tree canopy areas and minimise the loss of ecosystems or habitats. Retaining and/or enhancing existing mature vegetation, especially native vegetation, efficiently and effectively enhances the ecosystem.

Carbon reduction - natural environment

- G8.** •• Orientate buildings to maximise solar access to improve energy efficiency.
- G9.** •• Dwellings should have natural cross ventilation by locating windows on opposing or corner sides of the unit.
- G10.** • Consider planting specimen trees to provide shade, as it reduces the overall heat island effect of the city.

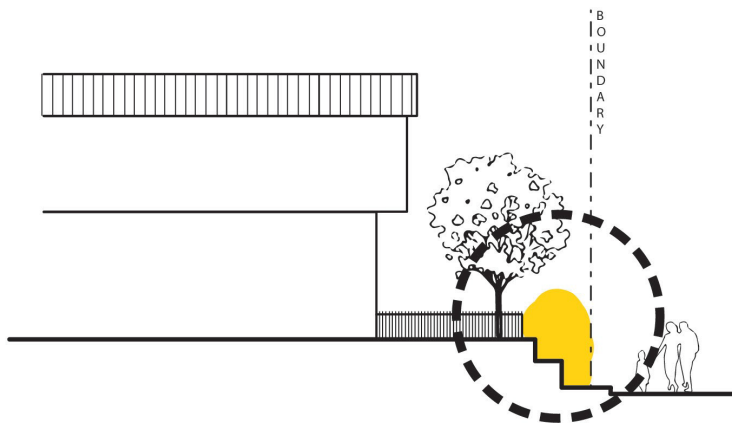
Designing with topography

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

- G11.** ••• Where retaining walls or large building support structures are necessary, provide a high-quality design response that takes into account their visibility and formal composition.
- G12.** ••• When changing the topography and landform of a site, mitigate the effects of stormwater runoff.
- G13.** •• General landform should be maintained to minimise the need for large retaining structures. Design any required earthworks and retaining walls as positive landscape features.

Consider piled footings on steep sites rather than slabs.

- G14.** •• Tall retaining walls should be avoided where buildings are high above the street level. Instead, preferred designs include landscaped slopes and low stepped retaining walls with landscaping to create a green environment for pedestrians along the public footpath.



- G15.** •• Site levels should achieve sensitive integration with adjacent sites.

Designing with water

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

Stormwater

- G16.** • Where possible, new development should improve the quality and reduce the quantity of stormwater runoff. This could be through:
 - » Minimising the area of impervious surfaces.
 - » Providing filtration and attenuation around car parks and other large impervious surfaces.
 - » Providing roof gardens and vegetation on surfaces that would typically be covered by cladding or exterior building materials.
 - » Capturing roof runoff in stormwater detention tanks for management.
 - » Soakage/ground water recharge.
 - » Implementing best practice water sensitive design.

Water conservation

- G17.** • Water conservation methods and retention are recommended to be integrated into the landscape and building design.

This could be through:

- *Reducing demand on mains by recycling captured stormwater as greywater.*
- *Utilising plant and tree species that do not require regular irrigation.*

- G18.** • Consider grey water reuse and circular water systems for washing and cleaning purposes.

Ecology

- G19.** • Where possible, regenerate waterways and enhance the stream ecology where waterways exist above or below ground.
- G20.** • ~~Where possible, protect and enhance~~ Existing native bush and significant trees on-site and in the surrounding area should be protected and enhanced.

Effective public-private interface

Positive and strong visual and physical connections between buildings and the public realm contribute to vibrant and safe centres and business areas.

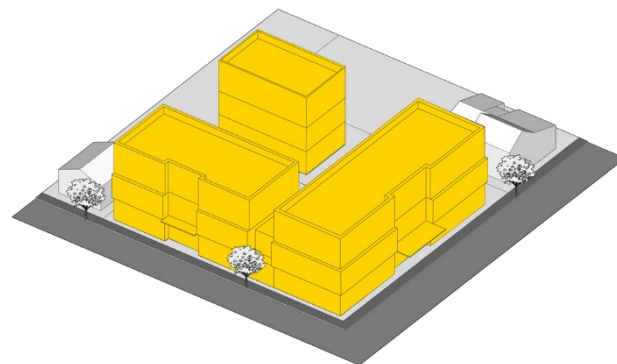
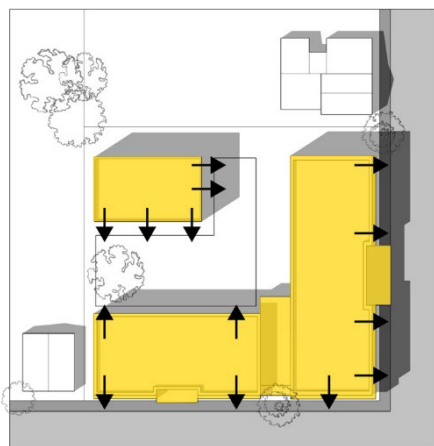
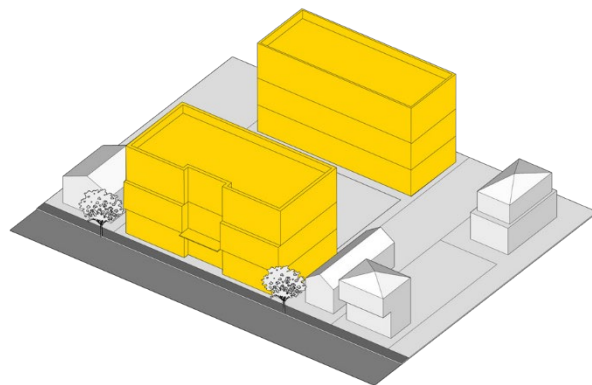
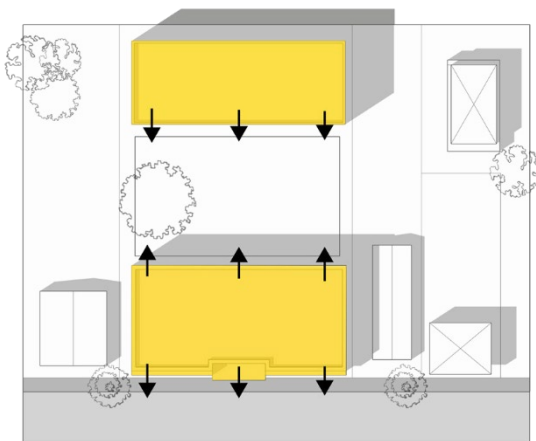
Ground floor interface and frontage

G21. ••• Development must be designed to positively contribute to the adjacent street's amenity, vibrancy, and safety.

G22. ••• Give a sense of human scale at the publicly occupied edges of buildings by using appropriate materials, detailing and modulation.

If a building contains features comparable in size with the human figure, these features are considered to be at a human scale.

G23. ••• Ensure the site layout orientates residential units to face either the public space, the street, or communal open space of the development to avoid side facing buildings.



- G24.** ••• Ground floor residential must have a strong public-private threshold, for example, through the use of building setbacks, recessed entranceways, internal design and landscaping.
- G25.** ••• The site layout must result in a compatible relationship between units considering privacy, shape, orientation and topography.
- G26.** ••• Design the fronts of buildings to minimise or eliminate places that may result in concealment and entrapment.
- G27.** •• ~~Publicly accessible and relevant private facilities and activities, such as seating for dining, should extend out into public space.~~ Visual connection between publicly accessible and associated private facilities and activities should be provided for passive surveillance. For example, visual connection should be provided between the indoor space of a cafe and any associated outdoor seating in public spaces, on the ground floor of a multi-unit building.
- G28.** •• Developments with wide street frontages should provide frequent pedestrian connections to the street.
- G29.** •• Individual street-front entrances for residential dwellings should be used to provide added activity and interest to the public realm and consider future-proofing for the conversion of units to non-residential use in the future.
- G30.** •• Canopies and verandahs should be designed with architectural coherence that relates to the building as a whole.
- G31.** • Consider the scale of adjacent heritage buildings and areas in the design.

Adopt street wall heights, upper-level setbacks, and appropriate building separation to respond to the scale of adjacent heritage buildings and contributing buildings to heritage areas.
- G32.** • Consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington’s Tiriti o Waitangi partners.
- G33.** • Consider the quality of hoardings and use creative approaches to reduce the visual impact of construction sites where appropriate.

Passive Surveillance

- G34.** ••• Maintain visual connections between building interiors and the public realm to ensure passive surveillance is achieved. Avoid blank facades and opaque windows facing the public realm.
- G35.** •• Street frontages of residential units should feature an active habitable room such as kitchen, living or dining spaces to increase passive surveillance.

Entrances

- G36.** ••• Ensure main entrances and lobby spaces to multi-unit buildings and apartments are visible, safe and well-lit and placed to provide good physical and visual connections between indoor and outdoor areas.
- G37.** •• Entrances should be of adequate dimensions to provide universal access for all and allow for movement from a wide range of users, including moving furniture and wheelchairs.
- G38.** •• Entrances to dwellings should:
- » Be visible and readily accessed from the street or common areas within the development.
 - » Have visual interest and be legible.
 - » Provide a sheltered area immediately outside the door and a reception space inside the dwelling that is not a main living area.
 - » Be wide enough to enable cultural practice such as the moving of tūpāpaku.
 - » Not be dominated by service spaces and activities, such as waste storage, washing lines, air conditioning units.
 - » Allow appropriate personalisation by the occupants of the dwelling.
 - » Encourage wayfinding to stairs or lifts to enhance vertical circulation.
- G39.** • Where possible, ensure dwellings on the ground floor have a step-free entry.
- G40.** • Where possible, provide canopies and verandahs at active edges of the apartment buildings and multi-unit developments and above entrances.

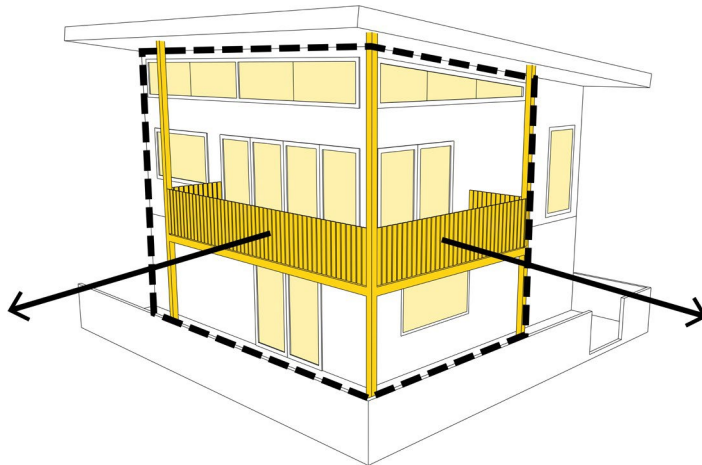
Façades

- G41.** ••• Provide visual interest on new façades, articulating or eliminating wall surfaces that are featureless or plain.

Corner sites

- G42.** ••• Buildings on corner sites must be designed to positively address both street frontages.

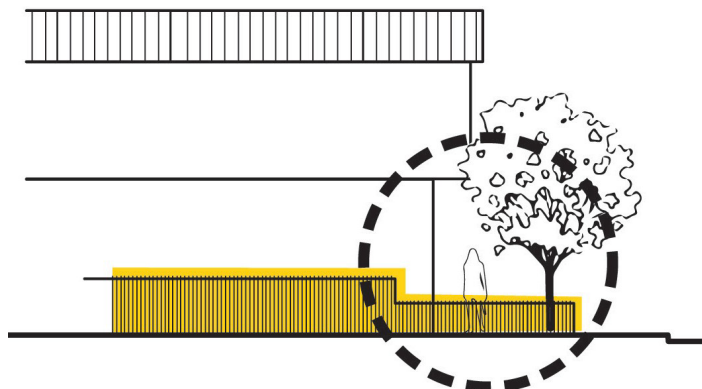
This may be through architectural features that wrap the corner, windows of the same proportion on both façades and reduced setbacks on both boundaries.



Fencing

- G43.** ••• Ensure front fences and boundary walls enable people in the dwelling to see out to the street.

- G44.** •• Fencing should be low with planting treatment along the site's street boundaries to enhance the street edge and provide useful, useable space for residential occupants.



Well-functioning sites

Connections for people

- G45.** ••• Create new publicly accessible pedestrian links through a site as part of the site redevelopment where a link would enhance local pedestrian connectivity.

Ensure connections are of high quality.

High-quality connections should feature:

- *Clear, straight sightlines to the spaces beyond them*
- *Viewshafts to maunga and awa of importance to local iwi where possible*
- *Wide footpaths*
- *Quality landscape treatment*
- *Lighting*
- *At least one active frontage*
- *Public artwork*

- G46.** ••• Place windows from occupied spaces to overlook pedestrian routes to ensure passive surveillance is achieved while maintaining internal privacy. This is especially important where movement can be predicted, such as pathways to parking lots or garages.

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

- G48.** ••• Provide multiple exit points from any park, playground or otherwise enclosed area in which people might be trapped.

- G49.** •• Pedestrian-only routes should be wide enough for two people pushing a stroller to pass each other comfortably, and be landscaped and legible. This is especially important for larger developments where footpaths service multiple units to create a sense of place and ensure safety.

- G50.** ••• Provide shared internal circulation within developments that are efficient, convenient and understandable.

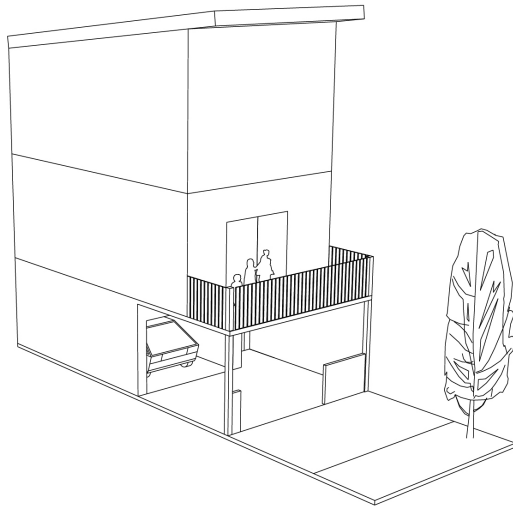
Garages, carports and carpads

- G510.** ••• For large developments, avoid concentrating garages at the internal street frontage or repetition of garage doors along the internal street frontage.

Façades with doors and windows should be the dominant feature along streets. Where vehicle access from the rear is not possible, garages should be located to the side of the dwellings, recessed behind the front building façade.



Where a garage door comprises the majority of the width of the ground floor frontage, it should be recessed beneath the building line of upper levels. The level above should be designed to achieve a strong relationship to the street, including active habitable rooms, a balcony, and a strong visual connection between internal and public spaces.



- G521.** ••• When locating open carparking ensure that parked cars, or any associated retaining walls, are not dominant elements at the street edge.

Where frontage setback allows for carparking, develop surfaces and landscaping so that any parked car does not dominate the street edge, retaining an appearance of “front garden” rather than “parking space”. In some circumstances, screening or planting and other landscape elements can give the appearance of a garden or courtyard and may mitigate views of parked cars at the frontage. However, large blank walls at the street edge associated with car parking should also be avoided.

- G532.** ••• Design carports or garages in a way that makes them visually compatible with, or of a similar standard to, the development as a whole.

Incorporate and use materials and finishes that contribute to and are compatible to the development.

- G543.** ••• Developments designed for ~~limited mobility users~~ people with mobility impairments, i.e., wheelchair users, mobility aid users, etc. should provide an accessible link between parking spaces and their associated unit.

Vehicle crossings and basement entries

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

- G554.** ••• The frequency, design and width of vehicle crossings must not undermine the pedestrian experience of the street.

Use alternatives to vehicles accessing from the front for multi-unit developments where unit frontages are narrow, such as:

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

Grouped carparking and shared access at grade

- G565.** • • • Ensure that parking or vehicle manoeuvring areas provide legibility, safety and pedestrian access by that differentiates differentiating safe walking paths- and providing designated separate pedestrian routes on shared accessways (e.g. differing levels and surface treatments) that are convenient with easily understood circulation for both pedestrians and motorists.

Planting is also important in ensuring visual amenity, stormwater treatment, shade and screening of grouped carpark spaces.

- G576.** • • • Position and design any communal vehicle and pedestrian accessways to avoid intruding on the privacy of dwelling interiors.

- G587.** • • • Long vehicle accessways and laneways must be designed to reduce vehicle speeds and should be landscaped to make them visually attractive.

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

- G598.** • • • Car parking must not be located at the street front. Locate car parking, loading areas, and servicing to be convenient while not compromising the quality of the street edge or entrances to dwellings.

Planting is also important in ensuring visual amenity, stormwater treatment, shade and screening of grouped carpark spaces.

- ~~**G59.** • • • Ensure legibility and safety in parking areas by providing designated separate pedestrian routes on shared accessways (e.g. differing levels and surface treatments) that are convenient with easily understood circulation for both pedestrians and motorists.~~

- G60.** • • Carparking should be grouped at the middle or rear of the site, away from the street frontage, to improve frontage relationships, setbacks, streetscape, private open space, laneway, landscaping, etc.

Undercroft parking and podiums

- G61.** • • • The design of undercroft and podium level parking must ensure a visual and physical connection between the street and ground floor of the building. Ensure there are no blank or featureless walls fronting the public realm.

This can be achieved in various ways, including but not limited to:

- *Screen the carparking with units or other uses such as bicycle storage*

- *Careful consideration of levels to avoid excessively high podium walls*
- *Planting and screening with landscape elements*
- *Careful location of entranceways*

Legibility

Safety, accessibility and legibility contribute to vibrant connected neighbourhoods.

~~G62. ••• Provide shared internal circulation within developments that are efficient, convenient and understandable.~~

Artificial Lighting

G623. ••• Provide lighting at night for wayfinding to ensure personal safety and security.

Areas where lighting would aid wayfinding and safety, include but are not limited to:

- *Front doors*
- *Areas of group carparking*
- *Rear access lanes*
- *Communal outdoor spaces*
- *Verandahs*

G634. ••• Ensure apartment building entrances and pathways are well lit at night.

G645. ••• Prioritise lighting for safety and security on pedestrian pathways rather than roads.

G656. ••• Illuminate potential night-time concealment and entrapment spaces.

G667. ••• Lighting must be consistent to avoid creating areas of shadow/darkness that could result in concealment.

G678. ••• Do not light paths or spaces not intended for night-time use to avoid misleading people about their security or use.

G689. ••• Lighting should be directed away from windows in neighbouring buildings. Locate light fittings so that landscaping or other impediments will not obscure them.

G6970. •• Light fittings should integrate into the architecture of buildings and the design of open spaces.

- G701.** •• The design of lighting should consider:
- » lux levels
 - » colour temperature and tone
 - » even spacing of lights
 - » type of fixtures (poles, wall-mounted luminaires and bollards)
 - » maintenance

- G712.** • Where possible, design the lighting within facilities so that the surrounding public space is well lit. Avoid over-lighting and glare.

Carbon reduction - site

- G723.** •• Developments should provide for a range of sustainable travel modes by:
- » Provide charging capability for electric cars if carparking is proposed.
 - » Designing spaces to facilitate easy access to and from nearby public transport stops or mass transit stops.
 - » Providing parking areas and facilities for transport options other than private cars that are large enough to service the type and scale of the development.
 - » Providing end of journey facilities and bike storage in developments.

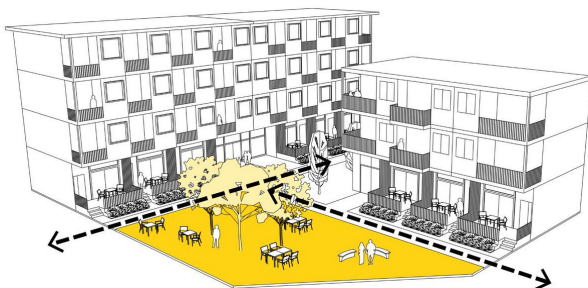
When designing for these transport modes, carefully consider:

- *Space/area requirements*
- *Security*
- *Accessibility*
- *Adequate end of trip facilities such as changing rooms, showers, lockers etc.*

- G734.** •• Bike, scooters and other micro-mobility storage should be included for all dwelling types, either associated with the dwelling or in a shared secure area and easily accessed from the dwellings it serves or the street. A wheel ramp needs to be considered if the storage area is only accessed through steps.

Communal open space

- G745.** • • • Ensure there is passive surveillance to any communal open space.
- G756.** • • • Communal open space should:
- » Offer a sense of manaakitanga (are safe and inviting).
 - » Be the focus of the development.
 - » Be of an appropriate proportion and defined by the built form.
 - » Have a direct or easy connection to all dwellings.
 - » Be located and oriented to receive sun and shelter at times of highest use.
 - » Be flat, but may incorporate changes in level where these are designed to add to the visual and functional amenity of the space. Changes in level should be properly ramped.
 - » Include landscape elements that are of an appropriate scale e.g trees, seating and fences.
- G767.** • • • Large scale developments where children are likely to live should consider the inclusion of play features. In addition, their location should consider their access, safety, surveillance and potential noise.
- G778.** • • • ~~Where possible, provide~~ Communal spaces should be accessible and provide for social interaction and outdoor activities. Especially in more significant developments or where private outdoor living spaces are insufficient for people to meet their everyday needs.
- G789.** • • • ~~Consider~~ †The dimensional proportions of communal open space should be designed to create a feeling of intimacy and enclosure balanced with openness, flexibility of use and maximum sunlight access.



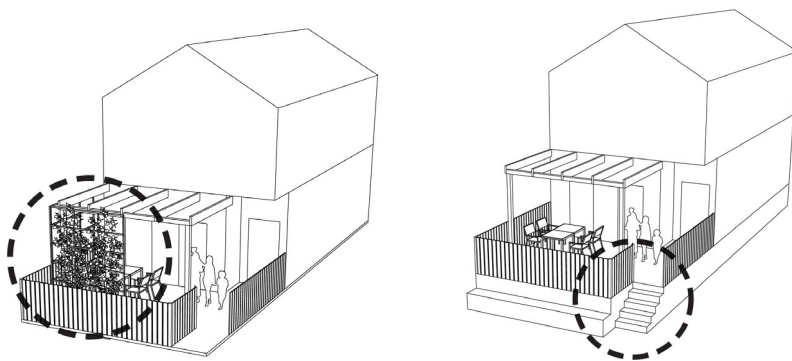
Private open space

Well designed private open spaces contribute to the overall liveability of the development and the well-being of residents.

- G7980.** ••• Design well-proportioned private outdoor spaces for different climates, orientations, and heights of buildings. Private outdoor space should be usable in all seasons. Patios, balconies, or sunrooms are appropriate private open spaces for apartment buildings depending on the conditions.

In Wellington, recessed balconies or sunrooms may provide a more protected outdoor space with greater comfort.

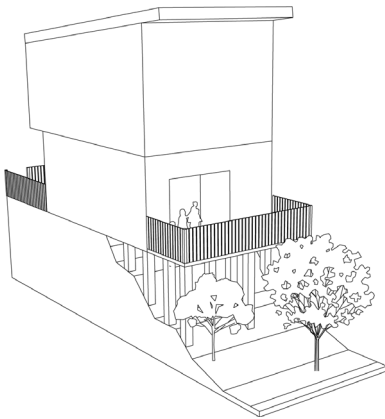
- G804.** ••• Assign private **accessible** open space to individual units of a type and quality appropriate to the dwelling typology, wherever possible.
- G812.** ••• Locate the 'principal area' of the private open space, or any complying balcony or deck to the north, west or east of the dwelling and avoid south-facing open space to ensure that it can receive the maximum direct sunlight possible.
- G823.** ••• Locate and design dwellings and open spaces together to ensure they are well integrated and function as a coherent whole.
- G834.** •• In situations where the 'principal area' of private open space is located in the front yard, it should:
- » Be separated from the driveway and primary pedestrian access to the front door.
 - » Be an inviting and comfortable space that encourages residents to spend time there.
 - » Consider sun and shelter.
 - » Consider passive surveillance and lower fencing.
 - » Consider screening of services.



- G845.** •• Front yards should be usable and provide activity where possible.

This could be through providing areas for seating overlooking the street, raised beds for vegetables and architectural features such as porches and verandahs.

- G856.** •• On sloping sites, a balcony or deck can be an acceptable design response in order to achieve liveability and a good interface with indoor living areas.



Balconies and sunrooms

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

- G867.** •• Balconies or sunrooms should:

- » Be functional and pleasant to use, and accommodate items such as a table and chairs.
- » Orientated to optimise exposure to sunlight and are sheltered from wind and rain.
- » Provide passive surveillance over streets and accessways while obtaining an appropriate level of privacy.
- » Locate balconies or sunrooms off living spaces for optimal access and use.

- G878.** • • Use balconies, sunrooms or roof terraces to provide private outdoor spaces for dwellings that are not on the ground floor or dwellings where the primary living area is not on the ground level.

Liveability, outlook and access to sunlight can sometimes be improved by locating a living space above ground level in units with ground-level outdoor space. In these circumstances, the relationship between the internal living and principal private open space is important, therefore a balcony can be a good design outcome.

- G889.** • • Heat pumps and clothes lines that are designed into the balcony space should not impact the usable occupiable space or obstruct passive surveillance. For example, while a clothesline is in use, a table and chair on the balcony can also be used by the occupants of the dwelling.

Waste storage

- G8990.** • • • Provide an adequate area of suitably screened space within site to provide adequate storage for all waste, recycling and organic waste generated within the premises. This may be an adequate receptacle space associated with each dwelling or a shared receptacle storage space.

- G904.** • • Waste storage space should be:

- » Adequate to store, manoeuvre, and provide access for servicing to the number, type and size of required receptacles in accordance with Council requirements.
- » Located or screened to be visually unobtrusive to the public realm and not dominate the main entrance to any dwelling, the building complex or to neighbouring dwellings.
- » Positioned and ventilated to avoid significant smell nuisance to any dwelling.
- » Conveniently accessible from the dwelling or dwellings served whilst being secure from access to the public.
- » Designed to facilitate the separation of general household waste, recycling and organic waste material.
- » Adequately lit and secure from animals, with adequate drainage and plumbing to provide suitable wash-down facilities.

- G912.** • Where communal space is provided, consider providing composting facilities to service communal or private gardens.

Waste collection

- G923.** • • • Facilitate the efficient collection of waste, recycling and organic waste material, whilst addressing any potential negative impact of its collection on the streetscape by:
- » Ensuring public waste collection for individual units can be accommodated without pedestrian amenity or safe access to driveways being compromised.
 - » Locating communal waste and recycling storage close to service areas or loading bays allowing convenient truck access.
 - » Addressing all relevant multi-unit dwelling waste storage and servicing considerations in Waste Management and Minimisation Plans that must be submitted and approved by the Council prior to the commencement of building work.

This multi-unit dwelling Waste Management and Minimisation Plan will need to take into account the regulatory requirements associated with waste storage and servicing as detailed in the Solid Waste Management and Minimisation Bylaw (2020).

Where on-site vehicle access for waste-related servicing is not integrated into the development, it will be necessary to ensure that waste servicing vehicles can undertake kerbside servicing without causing negative impacts on the occupants of the site, on pedestrian safety or the efficiency of the adjacent roading network. In this instance, the following matters will need to be considered:

- *The volume and flow of traffic on public roads adjoining the site*
- *The times permitted for waste servicing and collection activities in accordance with the District Plan, and Solid Waste Management and Minimisation Bylaw (2020)*
- *Waste servicing vehicle accessibility to the kerbside within permitted waste servicing collection times*
- *The demand for parking located in close proximity to the site throughout the duration of the permitted waste-related servicing and collection period*
- *The potential for adverse impacts from noise associated with waste-related servicing and the consideration of measures to reduce the impact of noise on residential occupants of the site.*

- G934.** • • • Accommodate the Council's regulatory guidance on the Solid Waste Management and Minimisation Bylaw relating to waste storage and services in the design of multi-unit developments.

Service elements

- G945.** • • • Integrate large scale plant fixtures such as vents and transformers as explicit and coherent parts of the overall architectural composition. This may be part of the roof or at the ground or basement level.
- G956.** • • Suitable space for natural or open-air laundry drying should be provided, within or accessible from each dwelling, but not within the defined 'principal area' or within shared open spaces that might be used for gathering.
- G967.** • • Smaller-scale external service elements such as air conditioning units, water heating units, gas bottles and water tanks, should not be visible from the public realm, dominate entrances or be located in the principal area of private open space or within shared open gathering spaces.
- G978.** • Where possible, integrate any necessary security features into buildings or public spaces by designing them intrinsic, unobtrusive, or positive decorative features.
- G98.** • • Appliances and fixtures for dwellings should be placed at accessible heights and locations where they can be easily adjusted by the occupants, including by any disabled person.

External storage

- G99.** • • • For large developments, provide a secure weatherproof storage area external to the unit large enough to store a bicycle.

For standalone or terraced typologies, this could be a garden shed or exterior cupboard, location should not impede the use or visual amenity of private open space or the public realm. This may be a locker in a basement or a shared carparking area for apartment buildings.

Consider the items likely to be stored here, such as sporting equipment, prams, tools, larger bicycles or adaptable bicycles, etc., when considering the accessibility and configuration of the storage element.
- G100.** • • • External storage areas must be of an appropriate size and volume in relation to the occupancy of the allocated unit.

For example external storage areas could accommodate things such as a BBQ, lawn mower, bicycles etc., dependent on the occupancy of the allocated unit.
- G101.** • • Where possible locate bicycle storage near to primary entrances for convenient access and to encourage usage.
- G102.** • • Bicycle storage should accommodate electric bicycles (wall-mounted racks are inappropriate for electric bicycles). Bicycle storage should also consider including spaces for larger bicycles and adaptable bicycles.

- G103.** • • Bicycle storage areas should be accessible from the main entrance of the site. Consider ramps or bicycle stairways (steps including a side channel for bicycle movement).
- G104.** • • Access to storage and service areas should have access control.
- G105.** • • Where possible, sStorage and service rooms should be visible from the public, communal, or private spaces for passive surveillance.

High-quality buildings

Architectural context

The context and characteristics of the built environment contribute to a neighbourhoods' unique sense of place and identity.

- G106.** ••• Ensure new development fits well within the local context. Where they are determining features of local context, identify and positively contribute to patterns of:
- » Architectural composition and roof form
 - » Alignment of key elevational lines including roof, parapet, verandah, windows, balconies and doors
 - » Proportions of forms and openings
 - » The visual rhythm of frontage widths and openings
 - » Floor-to-floor heights
 - » Materials, finishes and textures

- G107.** •• New buildings in prominent locations, such as ridgelines or hilltops, should: use visually recessive finishes and colours.

- ~~» Use visually recessive finishes and colours~~
- ~~» Use roof materials and colours that are dark and absorb rather than reflect light.~~

Architectural coherence

Quality architecture contributes to a neighbourhood's sense of place and visual amenity.

- G108.** ••• Ensure the design and composition of any building has an overall coherence that integrates all relevant design guide requirements in a coordinated way.
- G109.** ••• Design multi-unit housing to achieve a sense of individual identity and address for each dwelling.

For architectural coherence in a multi-unit development, consider the following design techniques:

- *Group units into modules that relate to the dimensions of buildings typical for the neighbourhood.*
- *Expressing the form of each unit, or groups of units with a separate roof, and/or differentiating individual units or groups of units by varying colour and materials.*
- *Offsetting units vertically, introducing height variation to articulate building bulk.*

Visual privacy

- G110. •••** Locate and size windows that will be adjacent to public or communal areas in a way that minimises loss of internal privacy for dwellings.
- G111. •••** Position and design windows so it does not compromise the privacy of neighbouring dwellings. In particular, the privacy of the primary internal living areas both within the development or on adjacent sites.
- G112. •••** Plan outdoor living areas and position windows of main living areas so they do not unreasonably compromise the privacy of adjacent dwellings' principal private open space.
- G113. •** Consider the potential impact on sunlight access when designing and locating screens. For example, a visually permeable screen can often provide privacy without blocking light.

Internal living spaces

Quality environments for residents ensure liveability, comfort and well-being.

- G114. •••** Ensure rooms are large enough to accommodate the functions appropriate to their type:
 - » Living rooms should comfortably accommodate the number of expected occupants in the dwelling.

It is recommended that bathroom and laundry facilities are clearly separated from food preparation areas for cultural consideration, e.g bathrooms should not open directly from a kitchen area.
- G115. ••** Locate and stack living rooms above living rooms of different units for noise considerations:
 - » Stack bathrooms and wet areas above other wet areas for the noise of running water.
- G116. •** Where possible, ensure ground level dwellings and all habitable rooms are designed for accessible and practical use.
 - » Consider having the kitchen, a bathroom and a bedroom on the ground level.
 - » Consider transition between rooms, and the ability to turn and manoeuvre mobility devices.

Circulation

- G117. •••** Ensure circulation and spaces within dwellings are efficiently planned and wide enough to optimise amenity, accessibility and flexibility in use and provide legible wayfinding.

Consider sufficient width for manoeuvring around beds, parking spaces and within kitchens and bathrooms for accessibility.

Light and Sun

- G118. •••** Locate and design the living areas and bedrooms of individual residential units to achieve direct natural lighting and optimise sun exposure and views.

- G119. •••** Orientate and position all dwellings and their windows to receive the maximum possible hours of midwinter sun into at least one main living room.

To ensure apartments are warm, energy-efficient, and support residents' well-being, sunlight is best maximised by orientating the building to offer units' living space an aspect to the north, west or east.

- G120. ••** Single-aspect, south-facing units should be avoided.

When not possible, consider units with lesser depth, larger glazing, higher quality communal spaces and better amenities for south-facing units.

Natural light

- G121. •••** To maintain sufficient natural light and outlook for residential and other habitable spaces; provide on-site setbacks from side and rear boundaries or consider atria and lightwells so that the development is not reliant on adjacent sites' openness to achieve acceptable solutions levels of natural light.

- G122. •••** Ensure habitable rooms have an external window to receive direct natural light and avoid borrowed light, particularly for bedrooms to ensure the mental well-being of people.

Natural ventilation

- G123. •••** Ensure habitable rooms, especially bedrooms and living spaces have at least one openable window to an external wall for direct access to fresh air.

Communal internal amenity

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

- G124.** ••• Design lobbies to accommodate safe, logical and efficient entry, exit, lobbies and mail delivery/collection functions for all residents and visitors of a building.
- G125.** ••• Ensure all communal circulation spaces are large enough to easily move furniture and appliances.
- G126.** ••• In large multi-unit developments, provide a functional multi-purpose internal communal room to be utilised for social gatherings.
- G127.** ••• Size communal facilities appropriately.

Depending on the activity provided, this may take into account:

- *The number of units in the building*
- *The expected number of occupants*
- *The spatial requirements of the activity itself*

- G128.** •• Communal areas within apartment buildings should be designed to facilitate social interaction.

This may be through providing seating areas in lobbies, wider corridor areas around lifts or stairwells and through the delivery of communal facilities such as games rooms. In addition, consider designing alcoves or nooks within the corridors for social interactions.

- G129.** • In apartments and multi-unit housing ensure spaces are appropriately designed and are wide enough to support homebased tangihanga/funerals and other cultural ceremonies.

Internal storage

- G130.** •• Bedrooms should have sufficient wardrobe space to accommodate the room's anticipated capacity.
- G131.** •• Residential units should have internal storage spaces in addition to wardrobes that are adequately sized to accommodate household items reasonably expected of occupants, for example, suitcases, entryway items, household cleaning equipment and linen.

Accessibility

- G132.** ••• Ensure developments are inclusive of people of all ages and abilities impairments, including the ageing population, children and pregnant women or parents with infants and toddlers-, and people who use mobility aids such as wheelchairs and crutches.
- G133.** • Where possible, provide ground-level access that is accessible by people using wheelchairs, and design units with reference to NZ standards for access and mobility.

Consider things such as:

- *Lever handles on all doors*
- *Easy to reach window sills, power sockets and light switches*
- *Sufficient space to access storage spaces and wardrobes*
- *Ensuring flush levels between rooms, at entryways, and shower access*
- *Ensuring smoke alarms have both visual and audible alerts*
- *Best practice guidance for accessible kitchen, laundry and bathroom design*
- *Best practice standards for signage legibility and colour contrast*

Carbon reduction - buildings

- G134.** • Where possible, new developments should consider:
- » Selecting low carbon and carbon banking materials.
 - » Specifying locally sourced/manufactured materials (reducing travel/shipping distances).
 - » Installing insulation over and above minimum requirements.
- G135.** • Consider compact housing typologies that are more energy efficient, such as terraced houses or apartments.
- G136.** • Consider the adaptive reuse of existing buildings to reduce construction carbon footprint.

Existing buildings contain embodied energy, and their retention avoids the additional use of carbon associated with the construction of new buildings, including in materials, transport, demolition and landfill. Retaining existing buildings in a sustainable long-term use, whether through the retention of its original use or by the adaptation for a new use, can be a sustainable option.

City outcomes contribution

G137. ••• The scale of larger commercial, residential, or mixed-use developments has a direct bearing on the quality and level of amenity offered by the city’s public environment, and the public’s enjoyment of it. To address this, five factors, collectively referred to as **City Outcomes Contribution**, will be considered in assessing the quality of larger scale development - provision of public space, sustainability, accessibility, provision of assisted housing, and urban design quality. The aim of this assessment is to incentivise “density done well” by giving density-related development concessions in return for publicly beneficial outcomes. The following tables set out the development types that trigger consideration of **City Outcomes Contribution**, including associated numeric thresholds to be satisfied and the outcomes sought.

The thresholds defined in the below tables reflect the extent of the impact certain forms of large-scale development can have on the city. For example, the taller or larger the development, the greater its potential impact on public amenity and urban living in the city. Consequently, it is anticipated that larger developments will positively address future challenges confronting the city regarding access to public and green space, sustainability and climate change, accessibility, and assisted housing.

Table 1: City Centre Zone - Thresholds for any under or over height development comprising 50 or more units or any comprehensive development

Threshold	Points required	Comments
Maximum height limit		
Any development that exceeds the maximum height limit by 10% - 24%	20	Developments that are within the 10% height threshold do not need to meet the outcomes, however they need to satisfy the relevant guidelines in this guide.
Any development that exceeds the maximum height limit by 25% - 49%	30	-
Any development that exceeds the maximum height limit by 50% or more	40	-
Minimum height limit		
Any development below the minimum height limit by 25% - 49%	30	Developments below the 25% minimum height threshold do not need to meet the outcomes, however they need to satisfy the relevant guidelines in this guide.
Any development below the minimum height limit by 50%	40	

Table 2: Metropolitan Centre Zone (MCZ), Neighborhood Centre Zone (NCZ), Local Centre Zone (LCZ) and High Density Residential Zone (HRZ) - Thresholds for any over height development comprising 25 or more units or any comprehensive development

Threshold	Points required				Comments
	MCZ	NCZ	LCZ	HRZ	
Any development that exceeds the maximum height limit by 25%-49%	20	10	10	20	Developments that are within the 25% height threshold do not need to meet the outcomes, however they need to satisfy the relevant guidelines in this guide.
Any development that exceeds the maximum height limit by +50%	30	15	15	25	-

The table below sets out the relevant City Outcomes sought in response to the development thresholds outlined in Tables 1 and 2. To achieve the minimum numeric value associated with the relevant threshold in these tables, a score based on the aggregate points of two or more of the outcomes listed in Table 3 is required.

Table 3: City Outcomes

Outcome	Points	Comments
Contribution to Public Space and Amenity (1-10 points)**		
For every 10% of the site accessible as public open space	1-10	The range in points depends on the quality, extent and level of amenity that each solution provides.
Any lane-way or through block connection	1-10	The range in points depends on the quality, extent and level of amenity that each solution provides.
Provision of appropriate communal gardens, playgrounds, and roof gardens	1-5 [1-10 for HRZ]	The range in points depends on the quality, extent and level of amenity that each solution provides.
Provision of permanent public amenities, i.e. public toilets	1-5	The range in points depends on the quality, extent and level of amenity that each solution provides.
Universal Accessibility (5-10 points)		
Lifemark 5-Star or equivalent or higher	10	
Lifemark 4-Star or equivalent	7.5	
Lifemark 3-Star or equivalent	5	
Sustainability and Resilience (1-10 points)		
Green Star 6 or Home Star 9 or equivalent or higher	10	
Green Star 5 or Home Star 8 or equivalent	7.5	
Green Star 4 or Home Star 7 or equivalent	5	
Adaptive reuse of buildings	1-10	The range in points depends on the quality, extent and level of reuse and regeneration.
Reduction in embodied carbon in buildings	1-10	The range in points depends on the quality, extent and level of amenity that each solution provides.
Additional seismic resilience measures, including base isolations, seismic dampers, etc.	1-5	The range in points depends on the quality, extent and level of amenity that each solution provides.
Assisted Housing		
For every 1% of the net floor area in the development that is new assisted housing.	1	Encumbrances registered as first charge on the titles of the assisted housing will be applied to guarantee they remain assisted housing for at least 25 years.
Urban Design Panel (1-10 points)		
Urban Design Panel Approval	1-10	The range in points depends on the development's response to all the design guides as decided by the Panel.

Wellington City Council
Design Guide
Papakāinga



Contents

Introduction

Papakāinga design
What is a 'Papakāinga'?

Kaupapa

Tino Rangatiratanga
Hauora Māori/Orangatanga
Whakarauora reo me ōne tikanga
Kaitiākitanga
Whanaungatanga
Kotahitanga
Te Oranga

Guidelines

Respecting the Mana of the Environment

Whenua ora
Wai ora
Ngāi tipu and ngāi kīrehe ora

Effective Public-Private Interface

Tomokanga | Entrances
Urban structure
Fronting the street
Movement and access

Well-Functioning Sites

Open spaces
The site
Placing the building

High Quality Buildings

Sustainability
Built form
Accessibility
External appearance
The Internal spaces

Glossary

Introduction

Papakāinga Design Guide

This document aims to provide a guide to support the aspirations of mana whenua and Māori, more generally around papakāinga in a Wellington context. Given Wellington's urban setting, new models of papakāinga might be sought that draw on higher density housing typologies such as terraced housing or apartment blocks (often named vertical papakāinga). This guide aims to support consent applications across the spectrum of low, medium and high-density housing typologies.

What is a 'papakāinga'?

The 'papa' in papakāinga' refers to Papatūānuku earth mother, and 'kāinga' is often translated as home, or when brought together, papakāinga can be defined as a village or a communal living environment. Papakāinga has traditionally referred to a cluster of dwellings occupied by a particular kinship/whānau/hapū group and located on ancestral whenua.

More recently, the term papakāinga has also been used to refer to a communal living environment that supports Māori who don't necessarily whakapapa to a particular place (mātāwaka). Often they are brought together by a common kaupapa and desire for intergenerational communal living.

Papakāinga are often located next to marae, but not always. They generally offer a mix of uses, including private residential areas alongside semi-private and/or communal spaces that support cultural, social and community outcomes for those living in the papakāinga. In some instances, a papakāinga might include public spaces that can offer economic benefits for residents.

Papakāinga are often associated with rural and semi-rural settings, but there is a growing interest in urban settings. Especially from mana whenua, for whom towns and cities have been built around and on their ancestral land, and mātāwaka in urban settings wanting to live in more communal ways to support the revitalization of culture and te reo me ōna tikanga (language and its cultural practices).

Coordination with Residential Design Guide

Where development is proposed in residential zones, the Residential Design Guide will apply. The Residential Design Guide is statutory and needs to be complied with. However, the Papakāinga Design Guide is not statutory and is a document to support and guide architects, developers and the Council to achieve better outcomes for papakāinga developments.

Kaupapa

There is no set way to design a papakāinga, and there is a growing interest in medium and high density (vertical) papakāinga models. However, there is certainly shared kaupapa that underpin papakāinga.

Tino Rangatiratanga

- Papakāinga can create opportunities for whānau and hapū to self-determine their futures and hāpori (community) outcomes. By providing affordable, secure and safe housing for whānau and hapū as well as enabling commercial opportunities, papakāinga can support economic independence and community resilience

Hauora Māori/Orangatanga

- Te Pae Mahutonga (Southern Cross Star Constellation) and Te Whare Tapa Whā health models developed by Mason Durie offer useful frameworks that promote Māori health. Te Whare Tapa Whā sets out four principles for holistic well-being. It uses the metaphor of the four walls of a house to convey the multifaceted nature of well-being. Being healthy requires physical, spiritual, mental and whānau well-being. Te Pae Mahutonga suggests six factors that promote health, including Mauriora (cultural identity), Waiora (physical environment), Toiora (healthy lifestyles), Te Oranga (Participation in society), Ngā Manukura (community leadership) and Te Mana Whakahaere (autonomy). Papakāinga are seen by many as a way to support wider whānau well-being.

Whakarauora reo me ōna tikanga

- Papakāinga offer an opportunity for mana whenua whānau to reconnect with ancestral land. In addition, for both mana whenua and mātāwaka, papakāinga might be shaped by design that supports reo and tikanga revitalization. Examples include developing rongoā gardens, reviving traditional arts practice and creating rūmaki reo (total immersion settings).

Kaitiākitanga

- Designing for future generations sits at the heart of papakāinga approaches. Papakāinga offers whānau and hapū the opportunity to enact their kaitiākitanga with many aiming to develop sustainable and self-sufficient development.

Whanaungatanga

- Papakāinga provides a place for the values of whanaungatanga to be enacted and where the community can be established and reinforced, supporting positive well-being outcomes.

Kotahitanga

- The development process is based on collaborative decision-making and co-design, with designers and developers being facilitators of whānau and hapū aspirations and needs. Decision-making and design should also include whānau, where the future residents of papakāinga are known.

Te Oranga

- Drawing on the “participation in society” component of the Te Pae Mahutonga model above, the development process should provide a range of tenure options for development. Such as home ownership, rent-to-buy, leasehold and rentals to allow a broader membership and different tenure possibilities for different households at different points over time.

Guidelines

Respecting the Mana of the Environment - Te Mana o te Taiao

Whenua Ora (Land Wellbeing/vitality/health)

- G1. There are a number of ways in which kaitiakitanga can be supported, including:
- » Ensuring existing topography is respected in new development.
 - » Providing space for māra kai (food gardens).
 - » Recognising and enhancing the mana and the mauri of natural systems (e.g. rainwater collection and reuse, low impact stormwater design).
 - » Utilising waste management and recycling initiatives to reduce impact on the whenua.

Wai Ora (Water Wellbeing/vitality/health)

- G2. Manage stormwater runoff to ensure that polluted water does not go into waterways and water bodies. This is critical to tikanga Māori.
- G3. Where existing waterways on-site are culverted these should ideally be unburied to create wai touchpoints and the ability for whānau to connect to the whenua/Papatūānuku.
- G4. Support the collection of rainwater for gardening and other greywater uses.

Ngāi Tipu and Ngāi Kirehe Ora (Flora and fauna wellbeing)

- G5. Demonstrate that the kāinga is integrated into the whenua to complement the natural habitats and habits of the local plants and wildlife.
- G6. Provide connections for flora and fauna. Foraging and travel and migration paths, including in water, should be respected. Nocturnal and diurnal activities should be considered and integrated into the design. Landscaping should provide new connections to existing green systems where possible.
- G7. Provide areas to incorporate plantings for māra kai, raranga and rongoa.

Effective public-private interface

Tomokanga | Entrances

- G8. If a papakāinga is not associated with an existing marae, ensure the entrance is designed so that visitors know where to arrive and enter.
- G9. For each residential building, provide a whakamahau, landing, deck or porch space to enable manuhiri to be greeted in a dry space before moving into the house. Ideally, approaching guests are visible from the occupied living areas of the kāinga, i.e. the living room or kitchen.
- G10. Ensure that guests are able to arrive at the site and gather while being protected from unpleasant weather.
- G11. Ensure that the site has a clear entry and space for residents to greet visitors.

Urban structure

- G12. Where a pōwhiri space is required, it should be integrated into the site layout and the surrounding context to enable pōwhiri to happen without disruption from the urban setting, such as vehicle noise from busy streets.



*Te Aro Papakāinga, Dwell Housing Trust/Te Aro Pā Whenua Trust – Clear entrances to welcome inhabitants and visitors alike with each dwelling having a connection to the street.
(Roger Walker Architecture and Design Ltd, 2016)*

Fronting the street

- G13. Where possible, entrances should be orientated to the north for cultural reasons; however, relating positively to the street should take precedence where this is not possible. This clearly articulated street-facing entrance allows for the expression of manaakitanga, making it clear where guests are to go when they arrive.

Movement and access

- G14. Pedestrian movements should be prioritised over vehicles on and into the site.
- G15. Pedestrian movements should support social interactions. Allow for wide footpaths for two people pushing a stroller to pass each other easily, and resting areas for people to sit and talk.
- G16. Access from the street should be wide enough to allow for service vehicles and be delineated by a clearly defined entrance.
- G17. Access to and from buildings should support home-based tangihanga processes with paths, entrances and doors wide enough to enable the bringing and taking of tūpāpaku.

Well-functioning sites

Open spaces

- G18. Provide a hierarchy of open spaces, including large communal open spaces for gathering and cultural practices such as pōwhiri, smaller open spaces clustered within the papakāinga, and small private outdoor spaces for the residents. All open spaces should have good, open and overlooked pedestrian connections for passive surveillance.

The site

- G19. Design the site layout to support both formal pōwhiri processes and more informal opportunities, to welcome and manaaki guests providing a clear entrance and a covered threshold space to wait to be greeted.
- G20. Provide for children's play areas that are safe and overlooked.
- G21. Provide outdoor communal dining spaces.
- G22. The site should offer communal space for activities such as kai and hui alongside appropriately sized bathrooms, separate from individual whānau bathrooms and private spaces.
- G23. If parking is to be provided, this should be clustered to provide an opportunity to develop in the future if it is no longer needed.
- G24. Houses should overlook the outdoor communal spaces with an active interface to enhance security and allow for the natural supervision of tamariki.
- G25. Consider the relationship between private, public and semi-public spaces. Provide privacy where needed but also allow opportunities for social interaction. Note that it is very important that some private outdoor space is encouraged despite the focus on communal activity in papakāinga.
- G26. Consider providing convenient parking spaces for car-sharing schemes and other modes of transportation other than private vehicles.
- G27. Consider the Crime Prevention Through Environmental Design (CPTED) principles when designing communal and publicly accessible site areas.

Placing the building

- G28. Group buildings together in small clusters and combine this with the open space design, to facilitate the natural supervision of tamariki. The orientation of houses and the location of windows towards the open spaces should be considered.
- G29. Depending on the location and density, the position of the building should offer the opportunity for future extension or addition . This will allow for inter-generational whānau living, such as a kaumatua flat.

High quality buildings

Sustainability

- G30. Consider using local materials to reduce embodied energy inherent in development.
- G31. Support ongoing affordability by using energy-efficient design and energy systems that make ongoing running and maintenance of households cheaper, e.g. heat pumps, solar energy, solar passive, shared heating systems etc.
- G32. Consider rainwater collection/reuse, waste management, recycling etc.

Built form

- G33. Provide flexible spaces that can adapt to a range of whānau structures and living situations.
The building could have spaces with the ability for residents to work/co-work from homerooms with 'switchable' doors between two units so they can be part of one unit or the other, depending on the need.
- G34. Provide spaces for whānau to stay when visiting inside the papakāinga, including shared guest rooms/apartments.
- G35. Given the importance of designing for future generations, the built form should consider the anticipated future needs of an often-growing whānau. This may include:
 - » Anticipating and allowing for space to site future structures that can be built when needed.
 - » Modular house types that allow for iterative development overtime when needed.

Inclusivity

- G36. Design to support accessibility needs, particularly for kaumātua and the ability for whānau to age in place.
- G37. Refer to best practice guidance, particularly for the kitchen, bathroom and living areas.

External appearance

- G38. Māori settlements traditionally reflected the relationships between people and place, landscape and the environment. Supporting these elements in the design of the external appearance of the papakāinga will support a strong sense of place identity, particularly in urban settings. This includes the ability for mana whenua to express cultural narratives and local stories through architecture, art and design elements.

The internal spaces

- G39. Incorporate multifunctional spaces that provide flexibility and align with tapu and noa requirements—these requirements can change such as during times of tangihanga. Such as multiple living areas or living areas that are dividable.
- G40. Provide multifunctional spaces that support informal “bumping spaces” for social interaction, particularly where there are shared workspaces and shared facilities.
- G41. Separate eating spaces from bathroom space, aligning with tapu/noa concepts.
- G42. Separate eating spaces from laundry spaces, aligning with tapu/noa concepts.
- G43. The kitchen should be able to be closed off from a large space where a tangi could take place.
- G44. The layout and circulation spaces should reinforce an appropriate separation of tapu and noa spaces throughout the home. Further guidance on this has been produced for Kāinga Ora, as Ki te Hau Kāinga - Māori Housing Design Guide.
- G45. Consider multiple living areas or living areas that are dividable to provide flexibility for events such as tangihanga.
- G46. Internal circulation should have an internal receiving space for visitors where a covered outdoor space is not possible.

Glossary

- **Hāpori** - community
- **Hapū** - kinship group
- **Hauora Māori** - Māori health and wellbeing
- **Kāinga** - a home
- **Kaitiakitanga** - stewardship of the environment
- **Kaupapa** - purpose or agenda (in the context above)
- **Māra kai** - food gardens
- **Mātāwaka** - Māori living in places where they do not have ancestral connection
- **Noa** - profane
- **Orangatanga** - health
- **Papakāinga** - Traditionally referred to a cluster of dwellings occupied by a particular kinship/whānau/hapū group and located on their ancestral whenua.
- **Papatūānuku** - The earth or Earth mother who is the wife of Ranginui. All living things originate from Papatūānuku and Ranginui.
- **Pōwhiri** - formal welcome process
- **Reo** - language
- **Rūmaki reo** - total immersion reo contexts
- **Tamariki** - children
- **Tangihanga** - funeral
- **Tapu** - sacred
- **Tikanga** - protocols
- **Tino Rangatiratanga** - self determination
- **Tūpāpaku** - dead body
- **Whānau** - family, includes extended families
- **Whanaungatanga** - sense of family connection

