

Wellington City Council
Design Guide
Subdivision



Introduction

Intent

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

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

Application of this Guide

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

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

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

Structure of this Guide

This Design Guide is structured into three sections:

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

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

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

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

Relationship with other Guides

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

Other requirements

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

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

How to use this Guide

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

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

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

Preparing a Design Statement

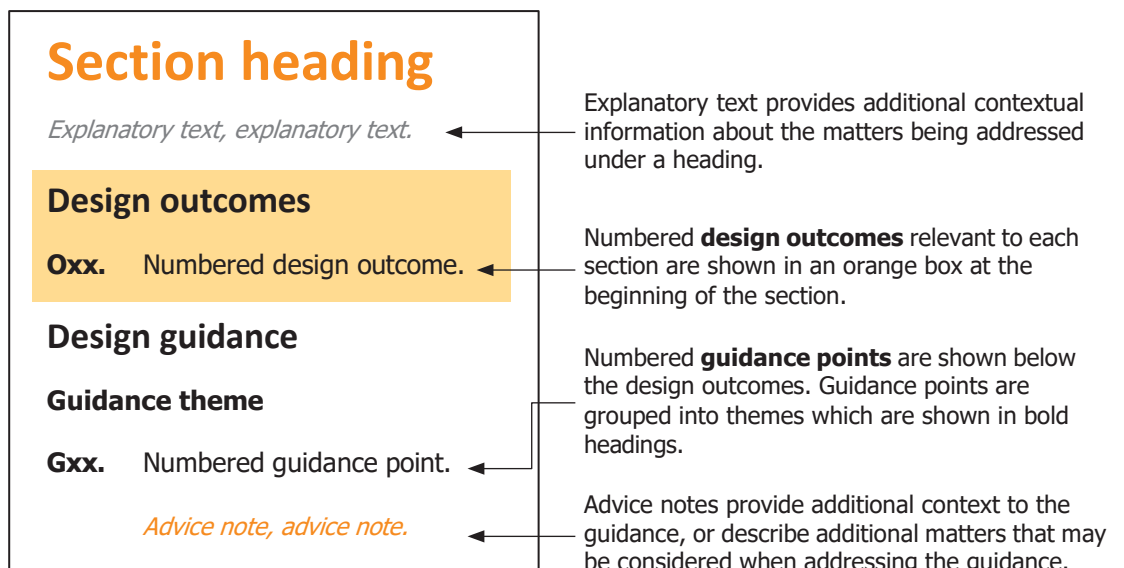
To assist with the efficient assessment of a proposal, applicants should include a **Design Statement** as part of their resource consent application. A Design Statement should include:

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

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

Design Guide format

This Design Guide is structured using the following formatting conventions:



Responding to the natural environment in an urban context

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

Design outcomes

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

Design guidance

Responding to whakapapa of place

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

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

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

Vegetation and planting

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

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

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

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

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

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

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

Urban ecology

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

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

Designing with topography

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

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

Renewable energy

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

Designing with water

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

Water ecology

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

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

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

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

Stormwater

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

Stormwater treatment

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

Effective public-private interface

Design outcomes

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

Design guidance

Orientation of lots

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

Connection to neighbouring areas and facilities

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

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

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

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

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

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

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

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

Internal connectivity

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

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

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

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

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

Significant views and landmarks

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

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

Street hierarchy

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

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

Safety

- G44.** Ensure illuminated areas have even lighting to prevent potential night-time concealment and entrapment spaces.
- G45.** Vegetation and landscaping should not obstruct the sightlines of pedestrians and other road users.
- Low vegetation close to walkways or the street edge should be below a driver's eye-line level. High vegetation should generally be, when a tree matures, at least two metres above ground level to maintain sightlines for pedestrians.*
- G46.** Where possible, create consistent lighting to avoid shadows that may be used for concealment.
- G47.** Avoid entrapments and minimise blind corners along routes by providing good sightlines and alternative routes.

Well-functioning sites

Design outcomes

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

Design guidance

Shaping the lot

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

Usable outdoor space

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

Vehicle crossings and accessways

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

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

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

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