

Wellington City Council

# Design Guide Centres & Mixed Use



# Introduction

## Intent

The intent of the Centres and Mixed Use Design Guide is to facilitate new development in the City's centres and mixed use areas that is well-designed and contributes to a well-functioning urban environment. ~~that is compact, attractive, thriving and inclusive.~~

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

## Background

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

## Application of this Guide

The Centres and Mixed Use Design Guide generally applies to new development that requires a resource consent in the following zones and development areas:

- Centre Zones
- Commercial Zone
- Mixed Use Zone
- Hospital Zone
- Tertiary Education Zone
- Waterfront Zone
- Kilbirnie Bus Barns Development Area
- Linconshire Farm Development Area
- Upper Stebbings and Glenside West Development Area

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

Where provided for by the provisions of the District Plan, the Council will use this Design Guide as part of its assessment of a development proposal. The Design Guide should be read in conjunction with the relevant Zone objectives and policies.

## Structure of this Guide

This Design Guide is structured into four sections:

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

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

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

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

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

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

Advice notes provide advice and additional information to the guidance points.

## 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).

## 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

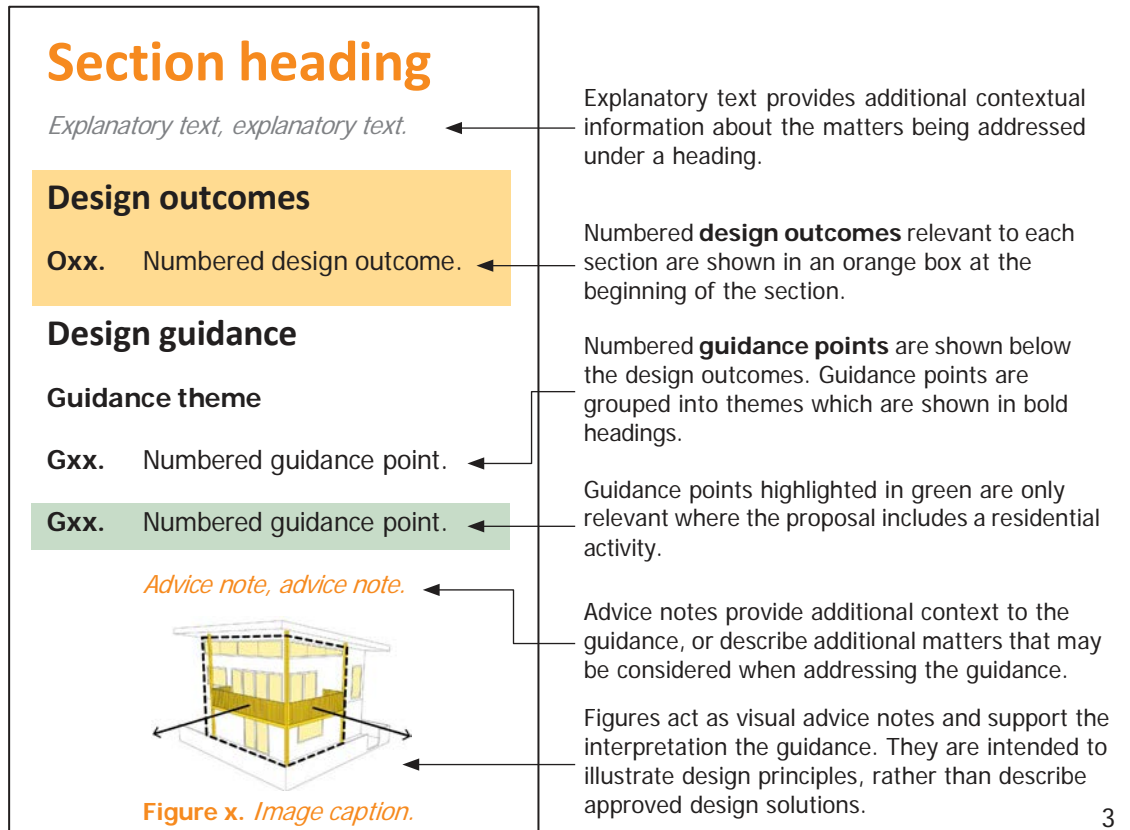
To assist with the efficient assessment of a proposal, applicants should include a **Design Statement** as part of their resource consent application. A Design Statement should include:

- 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**.
- [Explanation as to why any design outcomes and guidance points within the Guide are not relevant to the proposal.](#)

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

## Design Guide format

This Design Guide is structured using the following formatting conventions:



# Responding to context

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

## Design outcome

- O1. New development responds to the ~~unique~~-valued characteristics within the surrounding environment.

## Design guidance

### Responding to context

- G1. Identify and respond to the unique valued characteristics of the natural, built, and cultural environment within the site and the surrounding environment.

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

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

# Responding to the natural environment in an urban context

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

## Design outcomes

- O2.** New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.
- O3.** Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.

## Design guidance

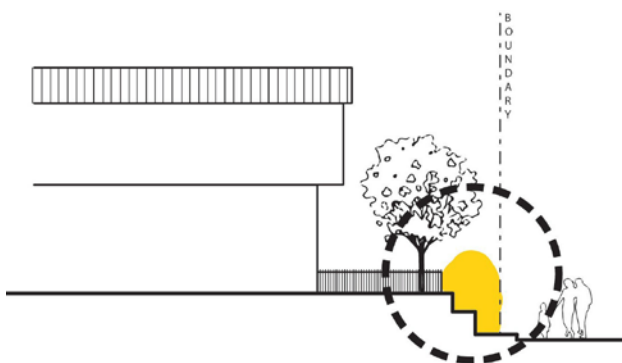
### Designing with topography

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

- G2.** Integrate retaining walls into the design in a manner that enables buildings to better address and activate the street.
- G3.** Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and composition.

*Design considerations for retaining walls include:*

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



## Vegetation and planting

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

*In the CMUZ, it is not expected that vegetation will play a big role in providing amenity on private sites. The best location for new planting is on streets and open space, to enable a priority for buildings to be built to the street edge.*

**G4.** When **planning** **designing** for planting as part of new development:

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

## Designing with water

**G5.**

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

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

*This includes considering:*

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

# Effective public-private interface

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

## Design outcomes

- O4.** New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm.
- O5.** The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.
- O6.** Mana whenua sites of significance are acknowledged and celebrated.

## Design guidance

### Street interface and frontage

- G6.** Where buildings are located close to the street, orientate these buildings to face the street.

*Buildings can be oriented to face the street by:*

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

*On corner sites, consider:*

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

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

*This might be done by considering:*

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

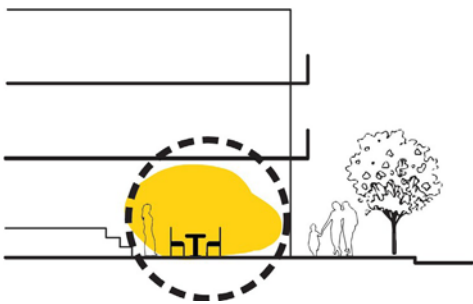


**G8.** Along active frontages, where the finished floor level is higher than the adjacent street level, design the frontage to provide for the change in level in a manner that:

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

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

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



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

**G9.** Provide a sense of human scale at the external occupiable edges of and spaces adjacent to buildings.

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

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

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

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

### Passive surveillance

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

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

*Designing internal spaces to include kitchens, living or dining rooms and circulation spaces, such as hallways or stairways, and balconies so that they provide opportunities for occupants to regularly overlook the street.*

*These spaces should be identifiable from the external space to provide a sense of passive surveillance.*

### Entrances

- G12.** Locate and design main building entrances to be visible from the street and incorporate shelter.

*Visibility of entrances can be supported by:*

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

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

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

- G13.** When designing entrances and communal circulation spaces within the a building that is for residential use, consider access for a range of different building users.

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

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

## Sites of significance to mana whenua

- G14.** Adjacent to sites or areas of significance to Māori identified in the District Plan, consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington's tangata whenua.

# Well-functioning sites

## Design outcomes

- O7.** New development maintains or enhances the walkability and permeability of the pedestrian network.
- O8.** New development provides for safe and convenient cycle and pedestrian movement and access.
- O9.** Vehicle access, garage doors and car parking do not dominate the streetscape.
- O10.** Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.
- O11.** Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.

## Design guidance

### Connections for people

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

- G15.** Create pedestrian paths through larger sites where this is safe, consistent with appropriate maintenance of site security, and will enhance local pedestrian connectivity.

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

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

- G16.** Design pedestrian access through and within the site to be safe, by:
  1. providing for pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas to be overlooked;
  2. providing pedestrian paths that are direct and maintain clear sightlines;

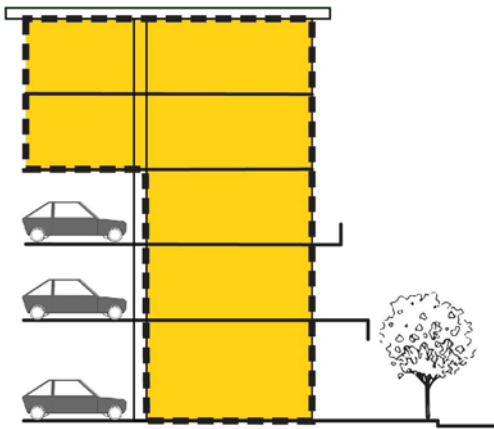
3. providing for pedestrian pathways to be well lit;
4. where practicable, providing alternative pedestrian paths through the site and multiple exit points from communal spaces within the site;
5. minimising the creation of hiding places and entrapment spaces.

### Vehicle access and parking

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

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

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



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

- G18.** Ensure that dedicated pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.

*Ways of distinguishing pedestrian access include:*

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

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

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

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

- G20.** Locate and design vehicle access and parking areas to minimise privacy and other nuisance effects on the outdoor

living spaces and habitable spaces of adjacent residential units.

*Ways of minimising effects include:*

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

*This guideline applies to development in local and neighbourhood centres but not in the City and Metropolitan Centre or Mixed Use zones.*

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

*Consider matters such as:*

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

## **Cycle parking**

**G22.** When providing cycle parking, consider:

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

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

## Communal open space and communal outdoor living space

**G23.** ~~Where communal open space is provided:~~ When

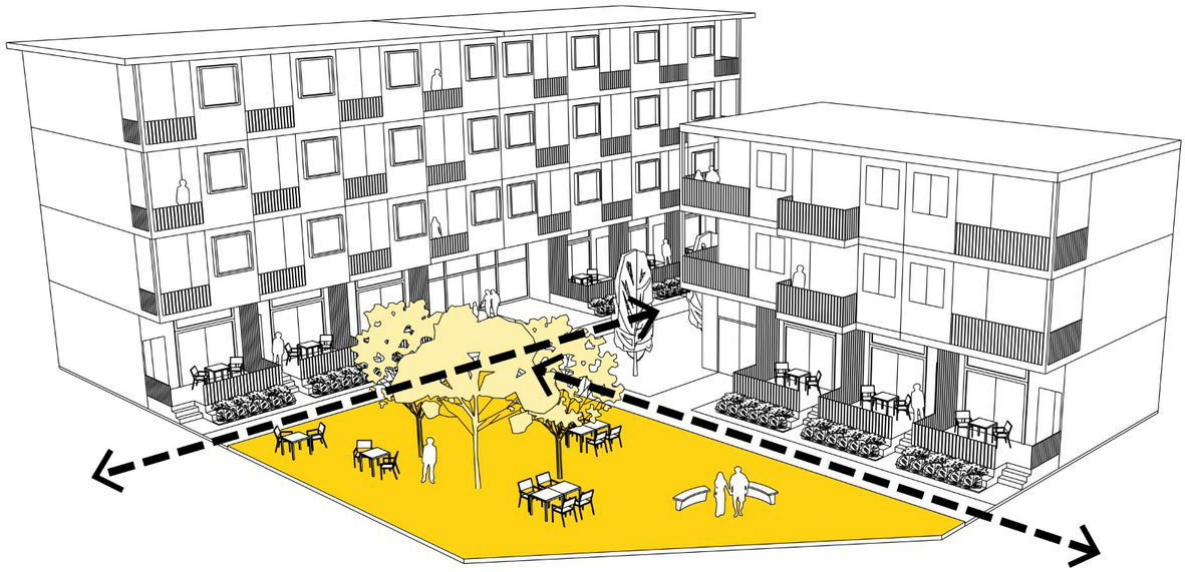
designing communal outdoor living spaces consider the

appropriate balance between the following design approaches:

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

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

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



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



## Private outdoor living space and balconies

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

**G25.** Locate private outdoor living space to optimise access to available sunlight.

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

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

**G26.** Where outdoor living space is provided in the form of a balcony, locate and design these to:

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

**G27.** Where permanent fixtures are located on balconies (such as heat pumps and clothes lines) design and locate them to:

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

## Lighting

**G28.** Provide appropriate lighting for safety and way-finding to building entrances, pedestrian paths, communal open spaces and communal outdoor living spaces, bicycle and micromobility parking, waste storage and collection areas, service areas, on-site vehicle access routes and car parking areas.

## Waste storage and collection

**G29.** When designing waste storage areas, consider:

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

**G30.** Facilitate the safe and efficient collection of waste, recycling and organic waste material by:

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

## Service elements

**G31.** Integrate external service elements into the design of the site so that:

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

*External and building service elements may include services such as:*

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

# High-quality buildings

## Design outcomes

- O12.** Buildings are coherently designed, and achieve the relevant design outcomes in an integrated manner.
- O13.** Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time.
- O14.** Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment.
- O15.** Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life.
- O16.** Buildings are designed to support energy efficiency and reduction in building-related carbon emissions.
- O17.** Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.
- O18.** Buildings are designed to facilitate multiple uses and changes in use over time.

## Design guidance

### Design coherence and integration

- G32.** Design new buildings to respond to valued patterns within the local built environment.

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

~~Consider, where appropriate to context.~~ *Where relevant to the context of the site, consider matters such as:*

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

- G33.** Design and compose buildings to achieve an overall coherence that integrates all the relevant design guidance in a coordinated way.

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

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

- G34.** Design buildings to achieve a considered and complementary relationship between new buildings or parts of buildings and adjacent heritage buildings.

*Consider matters such as:*

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

- G35.** Design elevations to provide visual interest and display articulation of form in a way that responds to the locations and distances from which they are visible.

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

*Methods of articulation can include:*

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

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

*Consider matters such as:*

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

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

**G37.** Integrate any required measures to manage wind effects as coherent parts of the overall building form and composition.

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

## **Adaptability**

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

*Consider matters such as:*

- *floor to floor heights that facilitate a variety of different uses;*
- *structural layouts that facilitate flexible arrangement of the interior;*
- *vertical transportation (such as goods lifts) that facilitates changes in use to different parts of a building;*
- *building services arrangements that can adapt to future changes in use.*

## **Adaptive reuse**

**G40.** Consider the adaptive reuse of existing buildings.

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

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

## Compatibility of uses

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

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

**G42.** Locate and design windows and landscaping to provide for reasonable internal privacy to residential units on site and neighbouring residential units.

*Reasonable internal privacy can also be supported by:*

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

## Accessibility

**G43.** Consider opportunities to incorporate accessible residential units into housing developments.

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

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

## Residential amenity

**G44.** Where practicable, locate and design living areas within residential units to receive winter sunlight.

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

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

**G45.** Where practicable, avoid single-aspect south-facing residential units.

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

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

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

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

*Consider matters such as:*

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

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