

KAIPARA DISTRICT URBAN DESIGN GUIDELINES POSITION PAPER – DRAFT FOR DISCUSSION

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BACKGROUND + PURPOSE OF POSITION PAPER

Many councils around New Zealand are recognising the advantage of adopting additional methods to encourage and guide development in their communities. The purpose of this is to reconcile to the greatest degree possible some of the uncertainties that many people have regarding the quality of new development.

Kaipara District Council has engaged Resilio Studio, AR+Associates and ET Urban Design to develop a set of Urban Design Guidelines that will encourage good design outcomes, support and enhance the identity and integrity of all settlements within the whole of the Kaipara District.

The purpose of this document is to investigate the development of urban design guidelines and how they can be clearly and effectively incorporated into the development process of Kaipara District.

In a way that allows elected members, planning and infrastructure staff to understand the potential scope and function of urban design guidelines.

So that they can make informed decisions about the direction the guidelines should take.

WHY DO WE NEED URBAN DESIGN GUIDELINES?

According to the Ministry for the Environment publication People Places Spaces - A Guide for Urban New Zealand, urban design is 'about making the connections between people and places, between public and private space, between the natural and built environment, between movement and urban form, and between the social and economic purposes for which urban space is used'.

The design principles of the urban environment can also be applied to the rural environment, however, the emphasis shifts to maintenance and enhancement of landscape values, rural character and ecological function.

Good urban design engages in the product and process of shaping, managing and adding quality to the built environment and is always striving to solve the complex problems of creating more sustainable and accessible places.

Well designed urban areas can become focal points for the community, economic interaction, enterprise and innovation and can help attract skilled workers, residents and tourists.

Poor urban design may lower quality of life, limit employment opportunities and generate a wide range of unsustainable costs for the community as a whole.

CHARACTERISTICS OF SUCCESSFUL URBAN DESIGN

The following design characteristics are based on the fundamental qualities involved designing successful places including streets, neighbourhoods, villages and towns.

Mixture of land uses and housing types with opportunities for shopping, workplaces, learn places and play spaces all close to home

- Vibrant communities develop out of neighbourhoods that provide variety, diversity, are accessible to places and have things to do for all ages and abilities.

Cultural Expression

- Expression of cultural narratives and history help create unique spaces and deepen a sense of place, appreciation and belonging.

Identifiable Centre and Edge

- A mixture of uses is one of the most important qualities defining a town centre. A good town centre has a street framework with design that creates harmony among buildings and open spaces, vehicles and the pedestrian, work and leisure, and commercial and residential uses.

Special Sites are Reserved for Civic Purposes and Gathering

- Whether in a city, town or neighbourhood, a well-designed public realm functions as anchor, an amenity, a shared space where people and neighbourhoods can gather and grow as communities.

Integrated Network of Walkable Streets

- Designing streets around connecting people rather than cars improves the safety and function of neighbourhoods and the health of residents.
- Smaller block sizes work better as walkable environments, provide more route options and reduce the need to use vehicles for local trips.

Access to Nature

- Integrating urban forests, nature reserves, street trees, amenity planting, parks and wildlife corridors in our neighbourhoods, towns and cities give people beautiful places to walk, exercise, socialise and relax.

Quality urban design sees buildings, places and spaces not as isolated elements but as part of an integrated whole whether in the form of a street, a neighbourhood, a town, or a city.

POOR URBAN DESIGN



Big Box Retail - Dargaville Town Centre
Poor connection to neighbouring public space.
Car park dominates land use.
No street interface.
Vehicle dependent destination.
Poor use of town centre land.
Example of an area of 'placelessness'.
Monotonous chain store driven design outcome.



Retail centre Albany, Auckland
Poor street interface
Car dependent destination
Poor pedestrian access
Monotonous and insipid design outcome
Compliant under bulk and location rules



Totara Street, Dargaville Town centre
Poor street interface.
Unsafe pedestrian access.
No street lighting.
Car parks take precedence over buildings and dominate streetscape.
Soulless central Dargaville street.



Pokeno, southern fringe of Auckland
Soulless urban sprawl.
Large block vehicle oriented street network.
Site cleared of all landscape character.
No variety of housing types.
Poor provision of public open space.
Poor off-street walkable / cycling connections

GOOD URBAN DESIGN



Shared main street - Tauranga
Active street edges.
Varied surface treatments define different uses of space.
Level ground creating safe platform for all physical abilities.
Street furniture for gathering, resting and relaxing.
Street trees and planting softening streetscape and provide shade to cool the street.



Town Square, Westgate Auckland
Clearly a pedestrian open space environment to gather, relax and play.
Varied surface treatments define different uses of space.
Legible and walkable environment accessible for all physical abilities.
Good quality visual character and aesthetic.
Flexible space for a variety of temporary uses.



Tidal stairs, pier and pontoon - Tauranga waterfront
Revitalizing & activating the water's edge.
Provides safe public access to water.
Celebration of a natural feature.
Opportunity to apply mahi toi - mana whenua narratives.



Shared pedestrian/cycle paths - Hobsonville, Auckland
Creates non-vehicular connectivity.
Reduce vehicle use for local trips.
Improves environmental and personal health.
Can connect people to nature.
Enhance and protect ecological corridors.
Planting can enhance biodiversity corridors for local flora and fauna.
Opportunity to apply mana whenua narratives - mahi toi.

PURPOSE OF A DESIGN GUIDE

How will the Design Guide be useful for Kaipara District?

The purpose of the design guide is to improve the process of shaping and managing the design and delivery of better-quality buildings and places in the Kaipara District.

In a way that is accessible to all audiences and are efficiently presented and effectively delivered in a comprehensive framework.

So that the council, developers and others involved in designing and building the built environment respect the guidelines as a benchmark and recognise the shared role involved in delivering quality design outcomes.

KEY CONSIDERATIONS

1_ Challenges, Constraints and Risks

2_ Target Audience

3_ Scope

4_ Integration of Cultural Values, Aspirations and Outcomes

5_ Relationship to District Plan and other Documents

6_ Triggers

7_ Council Processes

8_ Delivery of the Guidelines

9_ Monitoring and Evaluating Success

1_ CHALLENGES, CONSTRAINTS AND RISKS

Challenges, Constraints and Risks involved in developing and delivering robust but flexible Urban Design principles are inevitable.

Addressing how to mitigate them is an important exercise for the Council to consider as the guidelines are being developed.

Avoid guidelines that;

- Don't speak to their audience.
- Do not respect Mana Whenua as partners.
- Do not have statutory weight as they will / may be more difficult to enforce.
- Have a district scope that is too broad/macro to apply on a micro/village small town scale.
- Are perceived as unnecessary by the development industry - it is often difficult to change the mindset of developers to design according to landscape setting instead of bulk and location rules.
- Are perceived as/or do introduce delays in the consenting process.
- Are perceived as an actual additional cost to developers.
- Are slow to incorporate into District Plan and slow to integrate into the consenting process.
- Stifle unforeseen creative design solutions.
- Don't integrate well with other plans and policies.
- Can't be tested for effectiveness.
- Are not fit for purpose.

2_ TARGET AUDIENCE



Defining the target audience is critical to the format and delivery of the urban design guidelines.

The design guidelines must be understandable and be responsive to the needs of people and organisations using them.

*N.B
Do we intend to do more work in this area to better understand the needs of each audience*

Who Is the Target Audience?

- Council Staff and Elected Members
- Development Industry / Architects, Designers, Surveyors, Planners
- Landowners
- Community

3_SCOPE

Given the diversity of land use activities and development types that make up the built environment, the scope of design guidance can be broad.

It is not necessary or possible to provide guidance to all land use activities and the design guidelines should be limited in their scope to ensure the guidance is concise and focused on areas where they will have influence and provide the greatest impact.

What types of land uses and development should the design guidelines apply to?

Built Form

- Development adjacent to sites sensitive to development i.e. sites of significance such as marae, urupa, hospitals, outstanding natural landscapes and viewshafts etc.
- Special character areas / precincts.
- All commercial / retail development within the town centre.
- Big box retail - placelessness development.
- Intensification of existing residential areas.

Infrastructure + Public Space

- Public open spaces.
- Streetscape improvements.
- Greenways .
- Development alongside waterways.
- Land use changes near parks and reserves.
- Sprawl on to rural landscapes.

4_ INTEGRATION OF CULTURAL VALUES, ASPIRATIONS AND OUTCOMES

As treaty partners, Mana Whenua values, aspirations and outcomes need to be integral part of the design guidelines.

It is important to acknowledge and engage the cultural landscapes of the Kaipara District through the eyes of Mana Whenua in order to understand and appreciate a 'Maori world view' and achieve a working partnership to manage and use the environment.

Mana Whenua need to be asked;

- How would Mana Whenua like to be represented?
- How they would like to be involved in the process of developing the guidelines?
- What they would like to have included in the guidelines?
- How would they like to be involved in Kaitiaki roles;
such as
 - ongoing monitoring of the guidelines; or
 - assessing and reviewing the effectiveness of the guidelines on completed developments

EXAMPLES OF CULTURAL PRINCIPLES

Understanding and following a Māori design practice is key to delivering design outcomes that help to deepen our sense of place and develop meaningful and durable relationships with Iwi. (source: ADM, ACC)

Te Aranga Māori Design Principles were developed by Māori design professionals as a response to the New Zealand Urban Design Protocol in 2005.

Te Aranga Design Principles are a cultural landscape approach to design thinking and making, incorporating a series of Māori cultural values and beliefs between iwi Māori and iwi Tiriti.

Te Aranga Design Principles

- **Mana** - The status of **iwi** and hapū as **mana whenua** is recognised and respected.
- **Whakapapa** - Māori names are celebrated.
- **Taiao** - The **natural** environment is protected, restored and / or enhanced.
- **Mauri Tu** - Environmental health is protected, maintained and / or enhanced.
- **Mahi Toi** - **Iwi**/hapū narratives are captured and expressed creatively and appropriately.
- **Tohu** - **Mana whenua** significant sites and cultural landmarks are acknowledged.
- **Ahi Ka** - **Iwi**/hapū have a living and enduring presence and are secure and valued within their **rohe**.

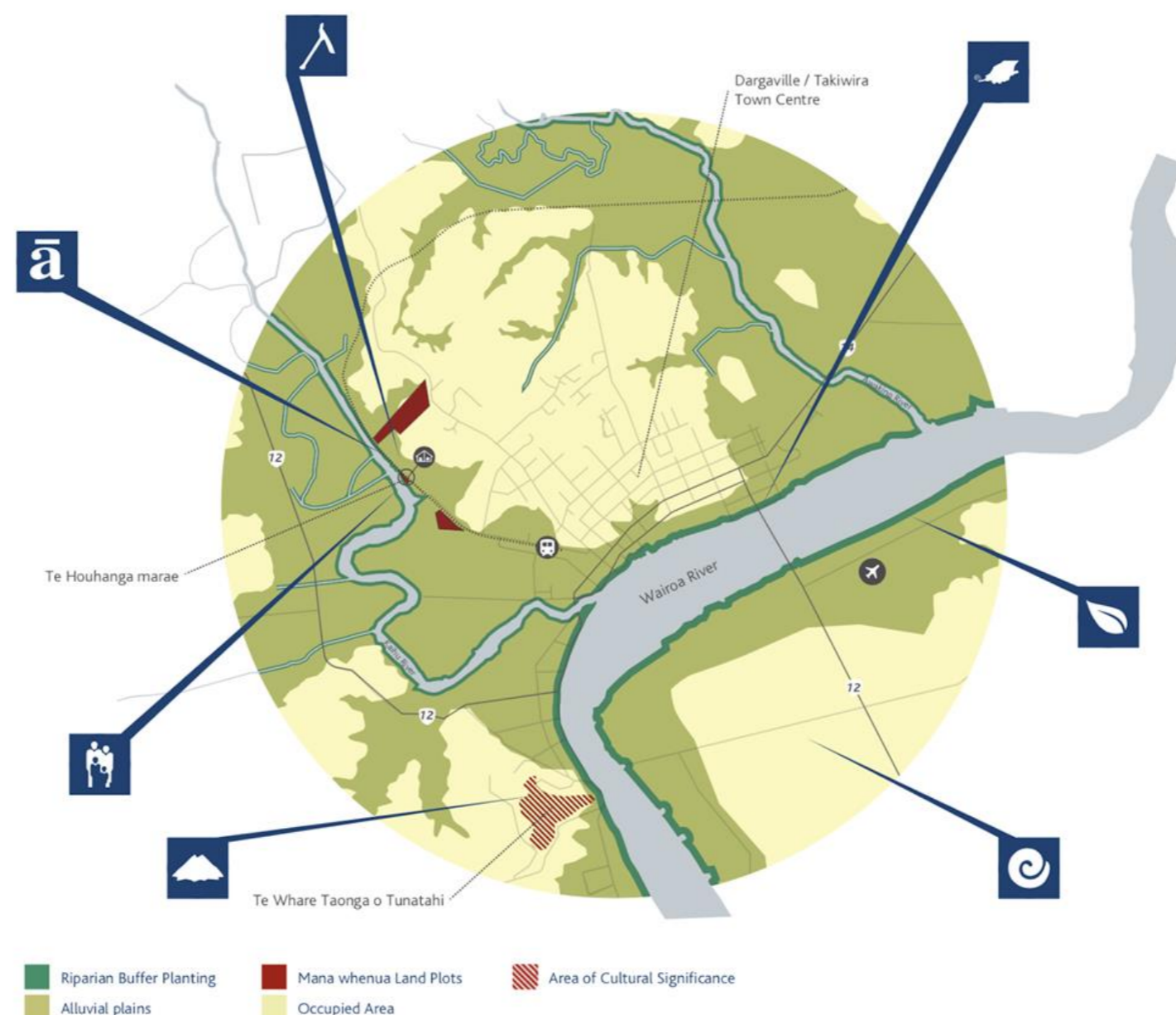
Source: ADM/ACC.

EXAMPLES OF HOW AND WHERE CULTURAL PRINCIPLES CAN BE INTEGRATED

The Dargaville Spatial Plan has developed some examples where Te Aranga Principles can be applied to Dargaville.

This is a visual representation to help remind and identify where and how Mana whenua

DARGAVILLE | TAKIWIRA



- Mana whenua working in partnership with Kaipara District Council.
- Kanohi ki te kanohi - In person, in the flesh relationships.

- Apply dual naming to Dargaville / Takiwira to reinstate traditional maori name.
- Present and promote dual naming for signage and location names.
- Rename places of significance.

- Productive soils are recognised and protected.

- All sites of significance are recognised and protected through the district plan, including significant view-shafts, neighbouring properties and adjacent land holdings.
- Take stock of not only land plots and their fit for purpose, but also adjacent land uses and how to zone them for compatibility.

- Stream side planting of Wairoa, Awakino and Kaihu waterways to improve water quality and ecological connectivity.
- Native planting is incorporated into streetscapes, parks and reserves.
- Work with mana whenua to develop planting plans for the revitalisation of stream and native ecosystem. This could include flora that is familiar and significant to mana whenua and native species eco-sourced from the Kaipara

- Create cultural markers at the entrance to town (Gateway markers) by local artists.
- Support for local iwi artists to present a unique local body of work.
- Development of a Dargaville cultural art strategy.
- Investment in artistic representation of sites of cultural significance.

- Information centre & cultural highlight historical and living presence of mana whenua in this rohe.
- Employment opportunities for local mana whenua.
- Upgraded public toilets to encourage greater use of public space for locals and visitors.
- Camping to encourage structured and well maintained spots for visitors and locals to enjoy the natural surroundings.
- Education opportunities for mana whenua are enabled through the spatial plan.
- Papakainga housing is recognised and provided for in the spatial plan.

5_RELATIONSHIP TO DISTRICT PLAN AND OTHER DOCUMENTS

The relationship the Design Guides have to the District Plan and other council documents such as engineering standards needs to be determined. The best place to start is to decide if the guidelines are going to have statutory weight or not.

Statutory with links via S104C of the RMA whereby the contents of the Design Guide become ‘material matters’ in the determination of resource consents; or

Non statutory whereby the application of the guidance has no formal connection to the District Plan.

Should the guidelines be given statutory weight?

Statutory

The guidance has statutory weighting in the determination of resource consent applications with direct reference to the activity status in the zoning rules of the District Plan.

Non Statutory

The guidance is a non-statutory document separate from the District Plan that promotes good design outcomes and will thus have limited weight to contested applications and is more of an advocacy document.

While non statutory guides are the most common, their use in day to day practice is often limited and/or contentious with applicants, frequently citing the non statutory status as grounds for not having to recognise the guidance.

It is important that councils have strong and clear urban design guideline policies to feel confident that their decisions can be defended if applicants appeal any refusal decisions.

6_TRIGGERS



If the design guidelines have statutory weighting, consideration needs to be given to when the design guidelines are given effect through the District Plan and what activities and uses will trigger their application.

What triggers the application of the urban design guidelines?

Activity Status ?

Permitted, Controlled, Restricted Discretionary, and / or Discretionary Uses;

Relative Location ?

To sites of cultural significance, SNA's, ONL's etc Subdivision of land larger than 2 lots;

Special uses ?

Development involving heritage buildings, public open spaces, streets in town centres etc.

7_ COUNCIL PROCESSES

Giving effect to the design guidelines as part of the development process will require council resources to process and ensure the intended outcomes are achieved.

The amount of skilled resource that council have available to process applications and work through the challenges with applicants will have significant bearing on the scope, scale and influence of the design guidelines.

*The **design guide** documents, if prepared correctly and implemented consistently, can be a useful source of advice for applicants.*

Pre-application resource consent meetings provide a structure for discussions between the Council and applicants.

*Excellent levels of communication and collaboration within council departments is required to reduce the possibility that applicants receive conflicting advice during the **pre-application** and consent processes.*

What are Councils current capability and skills to manage urban design guidelines?

- Is there scope to upskill 'in-house' if necessary? For example workshops on how and when the guidelines are to be implemented.
- Is there scope to run public workshops to educate about urban design guidelines and how they work and how they can benefit the district?
- Is there scope for staff to follow up completed developments to measure the effectiveness of the guidelines on the built outcomes?

How will the Council structure the guidelines?

- Will the guidelines have their own chapter in the District Plan?
- How will the guidelines be linked to the various development codes of practice?

What is council's future commitment to the urban design guidelines?

- Will the council have resources to increase the awareness and promote the use of the guidelines within the Kaipara community?
 - community hui / workshops / forums
 - interactive display models of 'best practice' neighbourhoods
 - urban design games

8_ DELIVERY OF THE GUIDELINES

The design guidelines need to be presented in a format that is accessible and understandable by each sector of the target audience.

In what format can the council deliver the urban design guidelines?

- An illustrated report outlining the rules and processes of the guidelines and steps to implementation ; or
- An online format within the Kaipara District Council website; or
- The guidelines having their own website which could include 3 dimensional models showcasing good urban design

9_MONITORING AND EVALUATING SUCCESS

Monitoring the design outcomes of completed developments will give the council opportunity to assess the effectiveness of the urban design guidelines.

Evaluation of the design outcomes will show council if there is need to make changes and/or improvements to the urban design guideline process.

In addition to the previous page, what are Council's ability to monitor and evaluate the design guidelines and their built outcomes?

- To reassess the appropriateness and effectiveness of the urban design controls.
- To review the built outcomes and evaluate the success or not of the guidelines.
- Is there a climate to strengthen and improve any poor design guidance?
- Is there a climate to refine internal council processes to alleviate any issues that may arise?

A shortfall with urban design guidelines is that they are often not monitored and evaluated once they are incorporated into council processes. It is important that council recognises the need to reflect on 'lessons learned' and feed into ongoing improvements and refinements that arise overtime to ensure the guidelines are achieving their purpose and are improving design outcomes in Kaipara.

**OPTIONS +
RECOMMENDATIONS**

- 1_ Target Audience
- 2_ Scope
- 3_ Relationship to District Plan and other documents
- 4_ Triggers
- 5_ Integration of cultural values, aspirations and outcomes
- 6_ Council Processes
- 7_ Delivery of the Guidelines
- 8_ Monitoring and Evaluation

OPTIONS + RECOMMENDATIONS

Target Audience

Define and understand the needs and wants of the audience to ensure the guidelines are fit for purpose.

Scope

Ensure the scope of the guidelines focuses on the types of developments that will have greatest impact on land use.

Relationship to District Plan and other documents

Elevate guidelines to a statutory level by giving effect to them through the district plan.

Triggers

Guidelines are targeted to land use and triggered by activities that are considered as restricted discretionary or discretionary activities - see following tables for details.

Integration of cultural values, aspirations and outcomes

Build on the work that has started as part of the Dargaville Spatial Plan. Engage Mana Whenua about using Te Aranga Principles as a starting point to how cultural values and aspirations can be integrated into the broader design guidelines.

Council Processes

Clearly define current and future council capability and resources to ensure that the guidelines match the current resources, have effective tools to upskill staff.

Delivery of the Guidelines

Present the guidelines in a format that is accessible, inspirational and clearly comprehensible for the variety of audiences/users.

Monitor and Evaluation

Monitor and review the effectiveness and efficiency of the guidelines by evaluating completed developments. Include interviewing the designers/developers involved to get a users perspective.

TRIGGERS -
RESIDENTIAL ACTIVITIES



ACTIVITY STATUS		Low Density			Medium Density			High Density						
		Non Complying												
			Discretionary											
				Restricted Discretionary										
					Controlled									
						Permitted								
				Single Family Home - Large Lot	Single Family Home - Small Lot	Single Small Home - Small Lot	Duplex	Terrace Housing	Town Housing	Retire- ment Village Mixed Use	Papa- kainga Mixed Use	Apartment Mixed Use		
LAND USE TYPE														
<div></div> PANEL			<div></div> ENGAGE EXPERTS			<div></div> REGULATORS		<div></div> N/A						

[illegible]

TRIGGERS

RURAL + RURAL

RESIDENTIAL ACTIVITIES



ACTIVITY STATUS	Non Complying								
	Discretionary								
	Restricted Discretionary								
	Controlled								
	Permitted								
		Pastoral Farming	Mixed use farming	Horticulture	Forestry	Maori Purpose land	Residential Holdings	Network utilities & infrastructure	Processing Activities

APPENDIX - CASE STUDIES

The following are a series of case studies of urban design guidelines from other councils from around New Zealand. These have been used to assess to what would be a valued and appropriate approach for Kaipara District.

- 1_ Selwyn District Urban Design Guide
- 2_ Wellington City Council Design Guide - Ministry for the Environment Review
- 3_ Mangawhai Design Guidelines
- 4_ Queenstown Town Centre Public Realm Design Guidelines
- 5_ Waikato Urban Design Guidelines

CASE STUDY METHOD



- Name
- Location
- Size / Scale
- Date
- Clients
- Audience
- Purpose of Guidelines
- Websites / links
- Relationship /
Relevance to your challenge
- Council Process_
 - *Triggers*
 - *Internal*
- Scope and Application_
 - *Land use v's landscape types*
- Resources / Funding / Costs_
- Lessons Learnt for Kaipara Design Guidelines_
 - *Limitations / Issues / Challenges_*
 - *Achievements & Successes_*

S



Selwyn District Urban Design Guide

/ Name_ Urban Design Action Plan

/ Location_ Selwyn District Council

/ Size / Scale_ Population 44,595_ District land area_6420m²

/ Date 2009

/ Clients_ Selwyn District Council

/ Audience_ Commercial Developers

/ Purpose of Guidelines_ The Urban Design Action Plan has been produced as part of Council's commitments under the N.Z Urban Design Protocol. It outlines how they intend to ensure the districts townships are vibrant and attractive places as they grow.

Website/Links_ <https://www.selwyn.govt.nz/property-And-building/planning/design-guides>

/ Relationship / Relevance to your challenge_

The council is a District Council

Selwyn has a number of rivers and water catchments

Most of the population live in small towns or villages

High percentage of population employed in agriculture, forestry or fisheries

The geography includes alluvial lowlands
Has high flooding risk

Council Process_

Selwyn District Council produced an Urban Design Action Plan showing what action they intend to take to improve the urban areas of Selwyn District.

The Action Plan does not itself commit Council to any actions, but it does set an expectation that the actions listed will be fulfilled. These often involve several departments within Council and one of the actions proposed is Integrated Management.

In effect this is finding ways that different departments can work together to ensure good urban design is given appropriate priority in all Council actions. The Council is already committed to several actions that are designed to improve the design and form of both new urban areas and development in existing areas.

The Action areas include:

1. Subdivision Design Guide_ 2009
2. Density Housing Design Guide_ 2011
3. Commercial Development Design Guide_ 2011
4. Rural Design Guide
5. Rural township Design Guide
6. Street Design Guide

Action plan also includes recommendations for plan changes, changes to engineering code of practice, review of consent process, the introduction of town specific Structure and Development Plans, Integrated Management Plans and courses to teach planners about good urban design.

Scope and Application_

Land use appears to take priority over landscape as a design mechanism

Selwyn District has currently only generated a Subdivision Design Guide, a Density Housing Design Guide and a Commercial Development Design Guide.

Resources / Funding / Costs_

The three remaining Design Guides status is recorded as being subject to funding as of 2010. The other recommendations have been recorded as being administered through the current workstream - as of 2009. A new District Plan is being released for public review in 2020

Lessons Learnt for Kaipara Design Guidelines_

- Guidelines could be separated into key action areas instead of one overall document
- Guidelines are developed like a handbook for developers with a design checklist
- Introduced in pre application meetings
- Educate Planners about urban design
- Caution with applying (quite big) minimum house sizes in subdivisions
- Selwyn has completed more recent town structure plans and rural/residential strategies which have urban design guidelines embedded within them

Kaipara Urban Design Guidelines

Wellington City Council Design Guides - Review by the Ministry for the Environment 2008



Wellington City Council - Central Area Design Guide and Review by the Ministry for the Environment

Name_ Wellington City Council Central Area
Design Guide

/ Location_ Wellington

/ Size / Scale_ Population approx 212,700
District size -120 km²

/ Date 2008

/ Clients_ Ministry for the Environment

/ Audience_ Local Government

/Websites/links_ <https://www.mfe.govt.nz/publications/towns-and-cities/urban-design-case-studies-local-government/central-area-design-guide>

**/ Relationship / Relevance to your
challenge_**

This review of Wellington City Councils Design Guide is over 12 years old, however the discussion points, recommendations and conclusions that have been made throughout are still very relevant and provide useful information/experience for Kaipara Council to refer to surrounding some of the important decisions it will need to consider when and how they develop their design guidelines.

Purpose of Guidelines_

Wellington City Council has had Urban Design Guidelines as a part of their District Plan since the late 1980s. Over the years these have been reviewed and refined base on continual assessment and changes have been made. The current District Plan consists of three sections

- Objective, Policies and Rules
- Design Guides
- Maps

The Design Guide Section has been separated into a combination of Wellington character areas in addition to land use type such as guidelines for rural or residential areas.

The guidelines have been embedded into the District Plan since 2000 under a controlled use rule, however after review it was decided that this was not effective enough as the Council could not refuse any developments and the conditions they could place on development plans were limited. In 2005, the Council began work on the full review of the Central Area chapters of the District Plan. One of the main changes made was that the design guides were applied as a Discretionary Activity (Restricted) with the Council's discretion limited to design, external appearance and siting, and the location of building mass.

The Ministry for the Environment undertook a review and impartial assessment of the Central Area Guide and associated design principles. The paper presents several universal recommendations that could be easily applied to other District Councils and Plans.

Council Process_

The review strongly conveyed the importance of the Council process in developing robust guidelines that also allow for some flexibility to encourage and accommodate creativity.

It conveyed that collaboration across the Council is required to reduce the possibility that applicants receive conflicting advice from different parts of Council during the **pre-application** and consent processes.

There was also strong emphasis on the fact that the Council is well resourced with experienced designers, planners to enforce the guidelines - each department/discipline in the Council that deals with the built environment and the consent process needs to trust and respect each other.

Scope and Application_

The multiple chapters of guidelines are set out in way that covers all aspects of a large city, which also includes a section of guidelines for rural areas. The guidelines provide a list of the necessary steps and documents that are required for an Urban Design Assessment as part of the building consent process.

Resources / Funding / Costs_

Wellington City Council is well staffed with Urban Designers and has easy access to Victoria University Architecture and Urban Design department if they require further expertise to get involved.

Wellington City Council - Central Area Design Guide and Review by the Ministry for the Environment

Lessons Learnt for Kaipara Design Guidelines

The Ministry has done a thorough assessment of the urban design guidelines and has developed a comprehensive list of 'lessons learnt'. These are very generic and could be a useful tool for Kaipara District Council to use as a foundation document of things to consider before starting the guideline process.

Some of the key questions Wellington City Council considered were:

Do the Design Guides need to be included in the District Plan?

Wellington Council decided that the benefits of including the design guides in the District Plan in terms of weighting significantly outweigh the negatives in terms of the time required to update the content of the design guides.

Does the Environment Court recognise the Design Guides

In the Council's experience, the Court has often found design guides useful in helping to assess whether a proposed development is appropriate and consistent with council policy. On two separate occasions, the Environment Court has directed the Council to prepare design guides for specific locations as part of a package to resolve appeals.

Value Gained-

Urban Design Assessments

The urban [design assessment](#) process, while not perfect, has resulted in the construction of better quality buildings than the Council could otherwise have expected.

Design Guides

Are important because they provide a structure for discussions between the Council and applicants and provide an important framework for negotiations.

It is important not to underestimate the ongoing cost and effort required to implement design guides. The effectiveness of the design guides is principally determined by the Council's ability to provide high-quality design advice in a consistent and timely manner.

Monitoring and Evaluation

Wellington Council began monitoring the effectiveness and efficiency of the design guides as part of a District Plan monitoring programme.

The Anticipated Environmental Results (AERs) for the Central Area's design-based objectives and policies provided the benchmark to test whether those policies and objectives had been achieved. The AERs for the Central Area were:

- buildings have design qualities that create a positive relationship to public spaces and the wider city setting; and
- special qualities of identified character areas are maintained and enhanced.

From the AERs, a series of questions were developed by the Council to analyse if the design guides and rules to implement them were:

- achieving their stated aims
- improving design outcomes
- efficient and effective tools for achieving quality design outcomes
- promoting innovation and creative built environment solutions.

Council appointed an independent urban design reviewer



*/ **Name**_Magawhai Design Guide - Appendix 25A of the Kaipara District Plan*

*/ **Location**_ Mangawhai Village and Heads*

*/ **Size / Scale**_ Population approx 2500,- 10,000 during summer months_*

*/ **Date** 2013*

*/ **Clients**_Kaipara District Council*

*/ **Audience**_Landowners and Developers*

*/ **Purpose of Guidelines**_The aim of the design guidelines is to promote socially, culturally and environmentally sustainable development and to encourage the design of future settlement areas that interact positively with their local environment.*

/Websites/links_https://www.kaipara.govt.nz/uploads/districtplan_operative/Operative%20Kaipara%20District%20Plan%20-%20Appendix%2025A%20-%20Mangawhai%20Design%20Guidelines.pdf

*/ **Relationship / Relevance to your challenge**_*

The guidelines function as an appendix to the existing Kaipara District Plan

Provide detailed guidelines on small town/village expansion

Council Process_

This document works in partnership with the Mangawhai Structural Plan 2005 in particular the guidelines are a direct response to the actions outlined for policy area 2 (Rural Residential) and 3 (Mangawhai Residential). It is expected that these guidelines are detailed enough for residential development but further guidance is anticipated when development of the Wood Street Business area and Mangawhai Industrial area begins. There are no stipulated council processes or triggers recommended in these guidelines.

Scope and Application_

These guidelines concentrate on Residential growth - and hardly differentiate between urban and rural residential development

Resources / Funding / Costs_

N/A

Lessons Learnt for Kaipara Design Guidelines_

These guidelines are too detailed and only focused on one area of urban development and design (residential). They will be useful as a framework for new subdivision guidelines but will need to be more generalised to guide the urban and rural needs of the wider Kaipara area. The guidelines only specify residential and need to investigate and guide other modes of settlement patterns - i.e. industrial and commercial centres.

The low impact design strategy for sustainable drainage options will be useful to apply on the wider document

This is all about neighbourhoods, doesn't include town/village centre design guidelines.



Name_Queenstown Lake District Council
Urban Design Strategy

/ Location_Queenstown Lake District

/ Size / Scale_Population approx 39,100
District size -8719m2

/ Date 2009

/ Clients_Queenstown Lake District Council

/ Audience_Council representatives, staff,
landowners and developers

/Websites/links_[https://www.qldc.govt.nz/
/assets/OldImages/Files/Strategies/Urban_Design_Strategy/Urban_Design_Strategy.pdf](https://www.qldc.govt.nz/assets/OldImages/Files/Strategies/Urban_Design_Strategy/Urban_Design_Strategy.pdf)

/ Relationship / Relevance to your challenge_

Queenstown have developed this strategy to guide and inform the whole of the district the shows the importance of urban design guidelines and gives suggestions of how they can be implemented into council processes. More detailed guidelines for each main town centre in QLD have also been developed.

Purpose of Guidelines_

This strategy describes how urban design can contribute towards creating urban environments that entice people to want to live, work, play, visit and invest in Queenstown.

The purpose of the Urban Design Strategy is to:

- Guide Council staff and elected representatives on how urban design can influence future projects, plans and policies.
- Provide clarity around the Council’s policy on urban design.
Help the community understand how urban design can contribute towards the experience of living and working in the district.
- Provide a strategy of implementation that ensures urban design guidelines will be understood and adhered to through the policy and objectives of the District Plan

Six Urban design goals for the district were identified

- Distinctive Built Form
- High Quality public Spaces
- Consolidated growth
- Connected Urban Form
- Sustainable urban Environments
- Cohesive communities

Six issues were also identified to be addressed through the guidelines

- How built form and public space contribute to local identity
- The quality and amenity of the public realm
- Growth
- Connections - transport and land use
- Sustainability
- Community, collaboration and custodianship.

Each issue is examined and described in further detail.

Council Process_

The guide proposes to increase urban design related criteria in the District Plan enabling an easier pathway through the consenting process where a project is supported by a design panel. The QLDC set up Urban Design Panels in Queenstown and Wanaka in 2004. These panels were made up of independent design consultants, development and community representatives. The panels review Council capital projects and private development proposals that would have significant impact on the public realm of urban areas. The panels role is to provide independent urban advice to applicants and Council. Their objective is to improve the standard of the built environment. This role is advisory, not statutory.

Scope and Application_

These guidelines concentrate on Residential growth - and hardly differentiate between urban and rural residential development

Resources / Funding / Costs_

There is no mention of ways the addition staff, urban design champion or panel will be funded.

To date funding street network improvements have been focused on Central Government funding criteria that assess projects based on transport efficiency and road safety targets. Project objectives beyond these criteria relies on ratepayer funding.

A key issue noted is whether the current funding system is flexible enough for transport-led projects, with strong urban design drivers, to qualify for Central Government funding.

Queenstown Lake District Urban Design Strategy

Guide to Implementation

The Queenstown Lake District Council has a number of implementation methods that can address the goals and objectives outlined in this strategy. These come under the following areas:

1 Leadership

2 Strategy and policy

3 Regulation and monitoring

4 Recognition and awareness

Below describes how the Council has planned to work towards the six urban design goals identified, by using the tools available within these four areas. The actions tend to address a number of the goals at once, reflecting the inter-related nature of urban design.

Lessons Learnt for Kaipara Design Guidelines

There is clear potential for public resistance to higher density in Kaipara. These guidelines provide ideas how to address this and suggest the quality of design of both built form and associated public amenity is therefore critical to community acceptance of these types of developments.

- Appoint an urban designer to the Council Policy Team
- Set high-level objectives
- Set the highest possible urban design objectives for key Council projects
- Involve the community and Mana Whenua
- Review construction briefs
- Work with NZ Transport Agency to ensure that funding assessments recognise the full economic benefits of the urban design elements of transport projects.
- Develop an urban design strategy to provide overarching direction for the role of urban design in the District.
- Review action plan every three years, prior to 10-year Council Community Plan reviews
- Before notification of any relevant draft council policy, consider the urban design implications of that policy.
- Review activity status of buildings in Town Centre's in order to be able to say no to poor urban design outcomes and include robust urban design assessment criteria in relevant sections of the District Plan.
- Ensure that urban design issues and the advice of the Urban Design Panel and/or design consultants are given appropriate weight in the decision-making process.
- Monitor and report on Council's progress toward influencing urban design outcomes in the District
- Encourage and promote opportunities for private sector developers to obtain the advice of the Urban Design Panels early in the design process for new development projects.
- Develop an awards scheme that recognises and celebrates quality urban design in the District.
- Incorporate an educative component in the Council's communication material to raise the community's understanding of urban design issues and solutions and activities that Council is undertaking to promote best practice urban design in the District such as the Urban Design Panels.
- Hold a series of public meetings to discuss the role of urban design in future development initiatives.



Waikato Urban Design Guidelines

/ Name_ Waikato Urban Design Guidelines

/ Location_ Waikato Region

/ Size / Scale_ Population approx 472,100
Region size -25000m2

/ Date 2018

/ Clients_ Waikato District Council

/ Audience_ Council Community
Landowners and Developers

/ Purpose of Guidelines_ To achieve urban and rural subdivision that responds and promotes sustainable growth. They seek to build council objectives and policies surrounding subdivision and form a tool to implement those policies. The guidelines are to assist in the planning process by providing clear understanding to the audience of the design outcomes sought for residential subdivision.

/Websites/links_ https://wdcsitefinity.blob.core.windows.net/sitefinity-storage/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/section-32-reports/village-zone/appendix-13-1-waikato-urban-design-guidelines---residential-subdivision.pdf?sfvrsn=902a80c9_2

/ Relationship / Relevance to your challenge_

These guidelines are intended to be applied district wide to small medium and large subdivision and intend to be applicable to a rural/residential context. However, detailed reference to the this is not clear.

Council Process_

A design statement is required to be submitted to Council. Which includes justification for the project, a detailed site and context analysis is required including an assessment of how the proposal responds to the applicable outcomes set out in the urban design guidelines. Projects must also be consistent with any relevant structure plans.

Subdivisions guidelines are broken down according to size

Small - 2-5 lots, Medium 6-9, Large - more than 10 lots.

Council suggests it will develop masterplans for all towns so people can clearly see the projected growth patterns. The masterplans are to provide and refine the distinct details of outcomes sought by council through their design guidelines. The guidelines provide reference to CPTED, Universal Access Design Energy Efficiency and Street Trees Policy and strongly suggest these are incorporated into projects/proposals.

Scope and Application_

These guidelines concentrate on Residential growth. Through separating guidelines into lot sizes it is envisioned that they can be applied to urban and rural settings. They include a thorough breakdown of all elements involved in designing and building successful neighbourhoods.

Context analysis includes assessment of landform and vegetation and landuse and connectivity

Design Guidelines include:

- Connectivity and movement networks
- Neighbourhood character
- Residential block and street layout
- Open space and landscaping
- Low impact urban design - stormwater infrastructure

Resources / Funding / Costs_

N/A

Lessons Learnt for Kaipara Design Guidelines_

These guidelines are well organised, clear and simple to understand. Breaking the guidelines into three categories based on size of subdivision is a useful way to provide clarity for applicants.

They will be useful as a framework for new subdivision guidelines and could be tweak a little more to address rural subdivision, especially surrounding buffer zones between rural land uses.

Could possibly use these guidelines as a framework to apply to industrial and commercial subdivision

The low impact design strategy for sustainable drainage options will be useful to apply to the wider district.

This is all about neighbourhoods, doesn't include town/village centre design guidelines