VERSION 1.0
MARCH 2023

TĀONE ORA URBAN DESIGN GUIDELINES

Kāinga Ora
Homes and Communities

RĀRANGI UPOKO
CONTENTS

Image. Busby Street, Blockhouse Bay, Auckland

KUPU ARATAKI
INTRODUCTION

Ka ora te whenua,
ka ora te tangata;

Ka ora te tāone,
ka ora te kāinga!

When the land is well, the people will thrive;

When urban environments thrive, the home will thrive!

The whakataukī above highlights the importance of sustaining healthy and liveable communities, towns and cities, supporting people's needs and aspirations.

Welcome to the Urban Design Guidelines for the development of all Kāinga Ora housing – covering public, affordable and market housing across Aotearoa.

The Urban Design Guidelines focus on the elements of good design necessary to achieve successful housing, urban form, open space and streetscapes. Kāinga Ora has a legislative requirement under the Kāinga Ora Act to help create sustainable, inclusive, thriving communities that provide people with quality homes, and also to ensure our customers live well, with dignity, and stability in these connected communities. Following the principles of good urban design will help us to achieve this.

Kāinga Ora – Homes and Communities Act section 12

WHĀINGA PURPOSE

PURPOSE OF THIS GUIDE

Tāone Ora – Urban Design Guidelines are a tool kit for Kāinga Ora design and delivery teams, external development partners and designers.

The guidelines outline the minimum level of design quality that Kāinga Ora expects at the superlot and site development scales.

This includes:

- the buildings and the site layout
- the interface with the public realm and the street
- the amenity experienced by people living in that neighbourhood and on those individual lots
- the connection to the wider landscape and recognising the rich cultural layers of the land
- the importance of collaborating and catering to shared values of tangata whenua and tangata tiriti.

The guidelines will help inform better design outcomes as well as provide a benchmark against which projects will be reviewed. While not intended to be prescriptive, the guidelines should be seen as a basis for inspiring imaginative and practical solutions.

ABOUT KĀINGA ORA

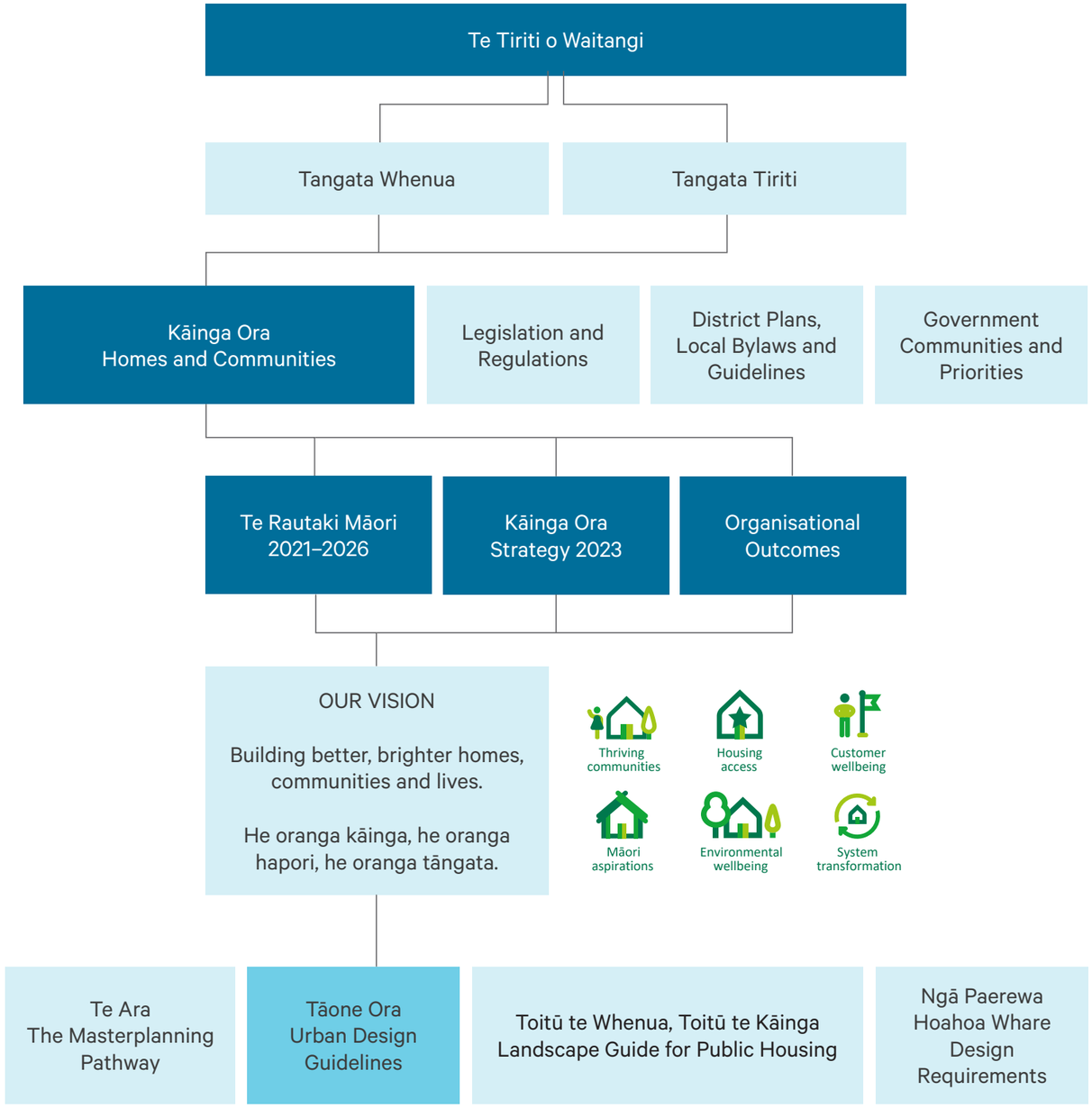
At the time of publishing, Kāinga Ora owns or manages 69,000 homes, giving 200,000 New Zealanders (roughly 4% of the population) a place to call home.

Kāinga Ora is also focused on delivering quality urban developments that connect homes with jobs, transport, open spaces and the facilities that communities need. This includes accelerating the availability of build-ready land, and building a mix of housing, including public housing, affordable housing, homes for first-home buyers and market housing encompassing different types, sizes and tenures.

The design and quality of what we build will help shape environments and communities around Aotearoa.

Kāinga Ora – About Us

Kāinga Ora Design Guidelines



NGĀ MĀTĀPONO
DESIGN PRINCIPLES

TĀONE ORA

Thriving and sustainable communities

Urban design helps build lives and communities by delivering cost-effective design solutions to create built form that fosters community well-being, enhances streets and public spaces, and shows respect for local character and amenity values.

Tāone Ora is the principle of ensuring that the relationship between urban and natural environments provides both for one another, and for people, sustaining the wellbeing of our communities and providing for safer and healthier lifestyles and places.

TANGATA ORA

Multi-generational and inter-generational inclusivity

Whānau (family) and hapori (community) are key. As Aotearoa transitions towards more collective living, it is important that we seek out opportunities for multi-generational and inter-generational living. The way we design and build can inform and provide environmental, social and cultural benefits through creating interconnected, inclusive and accessible places delivering mixed housing typologies, facilities and infrastructure to support and sustain families and communities.

Tangata ora reflects the importance of catering to the needs and wellbeing of people – elderly, adults, youth and children. The communities we develop should respond to and include all members within the whānau unit, to help improve the health, wellbeing and identity of our environments and for the people.

WHENUA ORA

Protecting environments

Urban design should also benefit, protect, retain and/or restore our natural landscapes, ensuring that we contribute to and improve the quality of healthy lives for all living things. It is important that urban design responds across scales, taking into account the wider landscape understanding natural and built systems, significant landscape features (maunga, ngahere, awa, moana) with relation to the site-specific context.

Whenua ora is the principle of recognising and understanding the layers of the landscape (whakapapa) and how urban design can inform the interface between the built and natural environments, benefiting functioning systems (ecological and infrastructure), and provide for safer and healthier neighbourhoods and communities.

TŪHONONGA

The residents' experience

The quality of the residents' experience is an essential measure of successful residential developments. The perception of a place and its people can be heavily influenced by the quality and character of its setting and the level of external amenity that setting can offer.

Providing attractive and functional buildings can enable our residents to take pride in their home and environment.

Tūhononga is the principle of connections, enabling residents to feel connected to their surroundings.

MAHI TAHI

Partnership and participation

Successful urban design is attributed to collaboration, drawing together different professions and sectors, mana whenua and communities, within the overall decision-making process. The process of partnership and participation is important, allowing opportunities for heritage, identity, stories and collective values to inform design outcomes.

The principle of mahi tahi reflects the importance of working together. It recognises the integrity of building and maintaining meaningful relationships while also reflecting our obligations as Treaty partners.

ĀHURUTANGA

Safe living environments

The design of the built environment can have a significant impact on personal safety, security, crime, and social behaviour within a neighbourhood. Urban design plays a critical role in enabling safer and more attractive neighbourhood environments by applying Crime Prevention Through Environmental Design (CPTED) principles.

Āhurutanga is the principle of feeling comfortable within the spaces we inhabit – a place to call home.

USING THESE GUIDELINES

WHY URBAN DESIGN?

Urban design is the creation and enhancement of places that work for people, and for natural ecosystems. It can happen at every scale from the macro strategic level, across a region, city or neighbourhood, down to an individual site level. It uses broad thinking across the whole urban system to enable the delivery of better outcomes.

Better urban design outcomes enable people to be healthy, comfortable and safe, so they can contribute positively to their immediate and wider hapori and whānau groups. Neighbourhoods that unite and that have value, whether it be economic, social, or cultural, become places that are resilient, safe, healthy and loved.

ROLE OF THE URBAN DESIGNER

Our urban designers support our staff, consultants, and contractors in project planning, design, and delivery. They assist development and project managers to design site layouts, architecture, and landscape design that optimise outcomes for all projects. Their involvement includes evaluating design and layout options as well as promoting and sharing best practices and a consistency of approaches to all design-related issues.

→ **Kāinga Ora Design Guidelines**

READING THE GUIDE

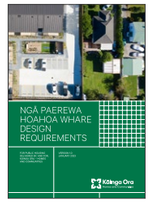
This guide should be read in conjunction with the current planning framework (including any applicable territorial authority rules, district plans, and the Resource Management Act), alongside any other relevant Kāinga Ora documents.

Where another piece of information is required or suggested to be read in conjunction with this guide, this graphic can be found towards the bottom left of the page:

→ **Landscape Design Guide**

GUIDANCE ECOSYSTEM

The Kāinga Ora guidance ecosystem includes performance standards for public housing that must be met, and non-statutory guidance that demonstrates best practice to inform successful design outcomes. This diagram identifies the structure of this ecosystem.

	TE ARA – THE MASTERPLANNING PATHWAY	TĀONE ORA URBAN DESIGN GUIDELINES	TOITŪ TE WHENUA, TOITŪ TE KĀINGA LANDSCAPE DESIGN GUIDE FOR PUBLIC HOUSING	NGĀ PAEREWA HOAHOA WHARE DESIGN REQUIREMENTS
	 This document operates as a standard for Kāinga Ora urban development activities setting outcomes, principles and processes for urban development projects designed and delivered through masterplanning.	 Tāone Ora – Urban Design Guidelines are a tool kit for Kāinga Ora design and delivery teams, external development partners and designers - they outline the minimum level of design quality that Kāinga Ora expects at the superlot and site development scales.	 The Landscape Design Guide for Public Housing is Kāinga Ora's official guide on landscaping standards for all of our state housing and transitional housing developments.	 Ngā Paerewa Hoahoa Whare: Design Requirements sets out the requirements for the design of all new public housing delivered by, and for, Kāinga Ora.
NEIGHBOURHOOD	✓			
SITE		✓	✓	✓
BUILDING		✓		✓
SERVICES				✓

MAKING GOOD DESIGN DECISIONS

Every development site offers unique opportunities and constraints based on existing site and broader neighbourhood conditions, planning framework and an understanding of the sites, development potential. It is typical that multiple design options will be required to be developed and evaluated in order to land on a preferred scenario. Each of the options developed will usually include an assessment of the relative pros and cons, expected yield, site amenities and the typologies to be used.

It is important that a broad range of design and development stakeholders are involved in this process from inception to enable a greater degree of certainly of design quality.

Typical design and development teams will include, alongside urban designers, these key disciplines:

- landscape architect
- development specialists
- development planners
- architects
- engineers and traffic specialists
- arborist

For further information, refer to the **Design Review Panel Terms of Reference**

DESIGN REVIEW

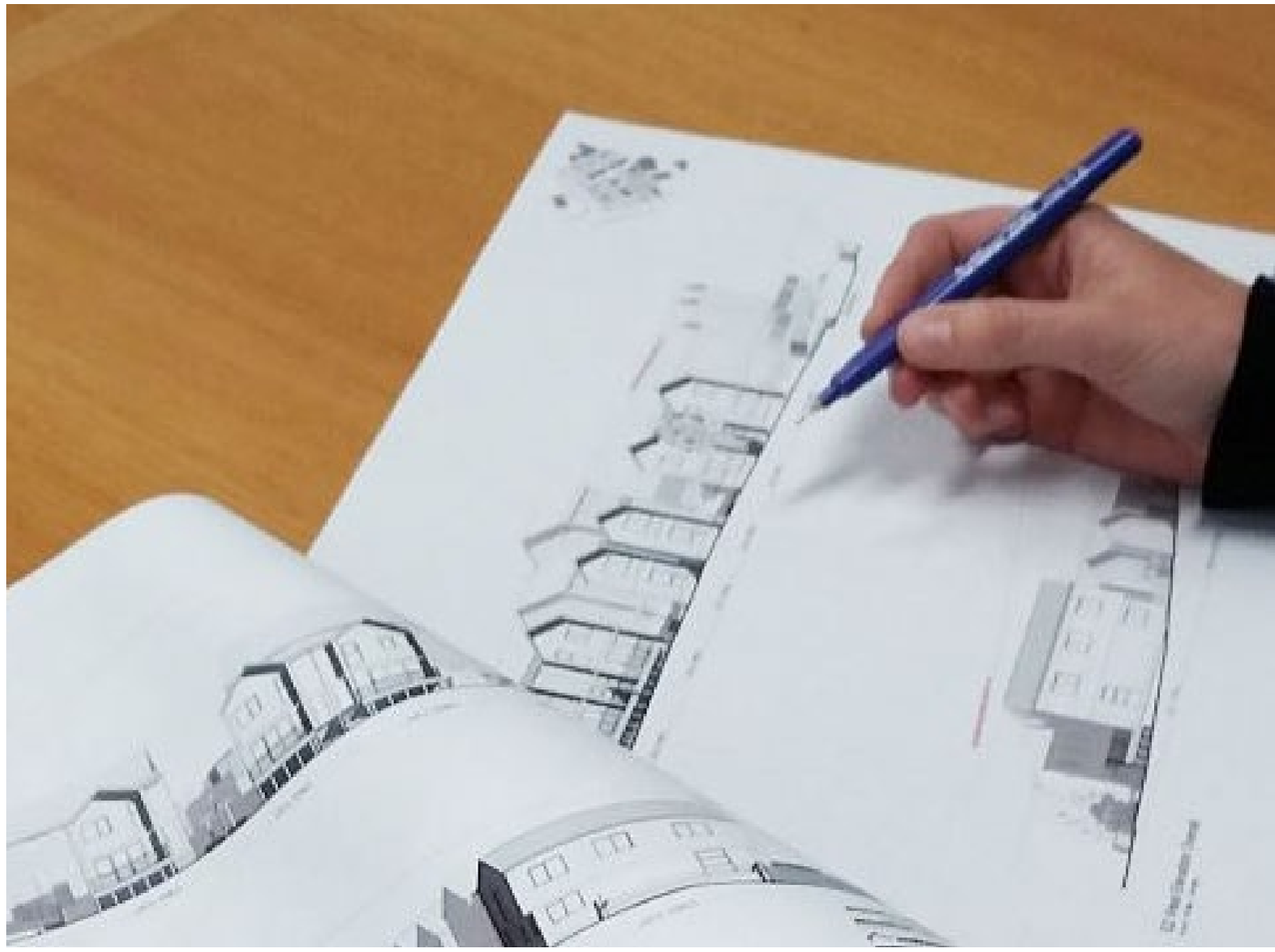
Design review plays a role in the redevelopment of larger sites, acquisition of market builds, and development across neighbourhoods. As a process, it helps ensure high-quality development at significant scales, and an appropriate standard of design quality and design detail across all developments.

Design review incentivises designers and builders to continue to deliver quality design through incorporation of design guidance.

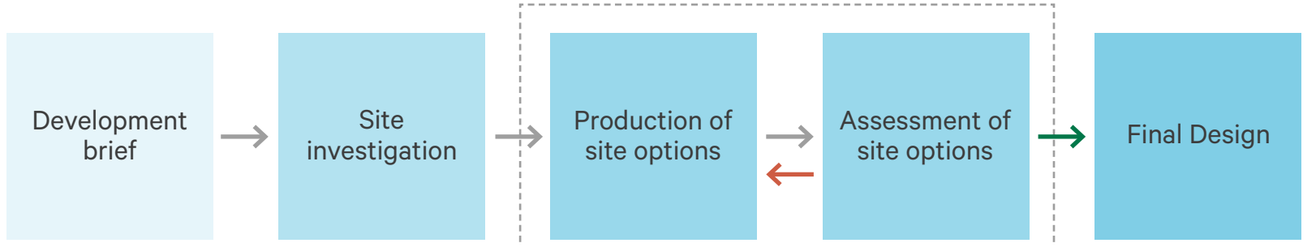
The importance of design review

The Kāinga Ora Design Review Panel (DRP) is a critical friend to development managers, builder partners and their design teams providing urban design advice and promoting good design and a quality urban environment in reference to the relevant design guideline and local authority requirements.

The DRP considers the overall context and setting of the development in terms of the architectural, landscape and urban design qualities articulated in the design guidelines, and reviews development proposals for all sites, scales and tenures.



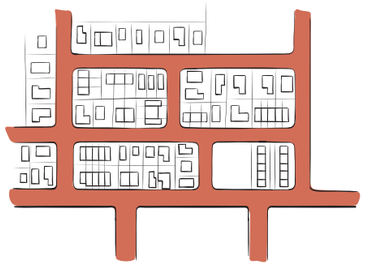
ITERATIVE DESIGN PROCESS



DESIGN REVIEW

STRUCTURE OF THE GUIDELINES

The Urban Design Guidelines are arranged into three sections that consider neighbourhood context, making the most of the site and providing guidance focused on buildings that enable urban design outcomes. All three sections are critical and require an integrated approach to achieve objectives. Each section includes key objectives, design guidance, exemplar Kāinga Ora projects, supporting diagrams and checklists focused on ensuring project teams are responding to our key objectives.

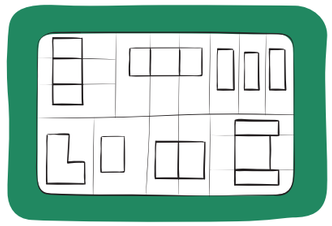


Neighbourhood

This section sets out the relationship of a site with the surrounding context and nearby amenities, including landmarks (natural and cultural), centres and commercial areas, open space, and transport connections. This is about making the most of the neighbourhood's positive aspects.

Guidance is focused on:

- understanding the broader context of the site
- planning a development that responds to the type of neighbourhood and proximity to amenity
- working with the existing environment – especially landscape, views, and ngahere, waterways and moana.

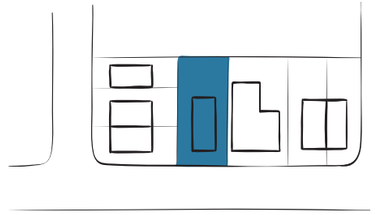


Site

This section incorporates guidance on the preparation of initial ssuperlot and site design and the aspects that will maximise the efficient use of land while providing amenity for residents and a good relationship to the public realm and neighbours. This is alongside consideration of existing site conditions, establishing the best mix and arrangement of housing typologies, providing an appropriate circulation network and establishing a clear landscape strategy.

Guidance is focused on:

- site conditions
- built form
- movement and circulation
- landscape and amenity
- safe living environment.



Building

This section incorporates guidance on external architectural design and treatment of stand-alone or terraced homes and apartments.

Guidance is focused on:

- active public edges
- front doors and entrances
- façade design and materials
- balconies
- design of corner buildings
- privacy and overlooking
- mixed use.

1.0 TE TĀONE NEIGHBOURHOOD

TE TĀONE NEIGHBOURHOOD

Sites and the buildings that occupy them form part of a wider neighbourhood and landscape. The type and use of buildings, the relationship of those buildings to the wider private and public realm, and the movement of pedestrians, cyclists, and vehicles have the ability to positively shape sustainable, inclusive and thriving communities.

Kāinga Ora's objective is to enable people to live in healthy, well-designed and well-functioning urban environments with access to jobs, public transport and social services, as outlined in the Kāinga Ora Urban Development Strategy. The following guidance identifies strategies to support this objective at the superlot scale.

DESIGN GUIDANCE

Site context

- Consider the scale and grain of both the existing and future planned neighbourhood – respond to this broader context and whakapapa of the site in the design approach when considering building typologies, density, carparking ratios and communal space.
- Consider the types of uses nearby – a frontage with a park, waterway, pedestrian path, road, or other non-residential use will require different design outcomes.
- Build with the street in mind. The location of the site, the available street frontage, and whether the site is a back lot, will help determine the type of housing and buildings that are most appropriate. Wherever possible, maximise street-front development while minimising backlots. Avoid locating residential development in enclaves isolated from the public street network.

Proximity and amenity

- Consider proximity to nearby walkable amenities such as shops and open spaces and and to transport amenities such as public transport, cycling networks and arterial roads. Sites closest to these will be most appropriate for greater density and accessible housing and may enable a different response to parking both on site and off site.
- Consider the ngahere of the area – is there an opportunity to incorporate more trees on the site and contribute to the wider landscape? Mature trees should be retained wherever possible. Any new site access should be located to minimise impact on existing street trees.
- Respond to the existing landform of the neighbourhood. Minimise the extent of earthworks and maintain the important natural features within the site such as natural gullies and elevated areas with views. Steeply sloping sites may provide design challenges.
- Maximise views and outlooks where possible while being considerate of the existing landscape.

Te Ara – The Masterplanning Pathway

Sustainable Transport Outcomes

1.1 NEIGHBOURHOOD CHECKLIST

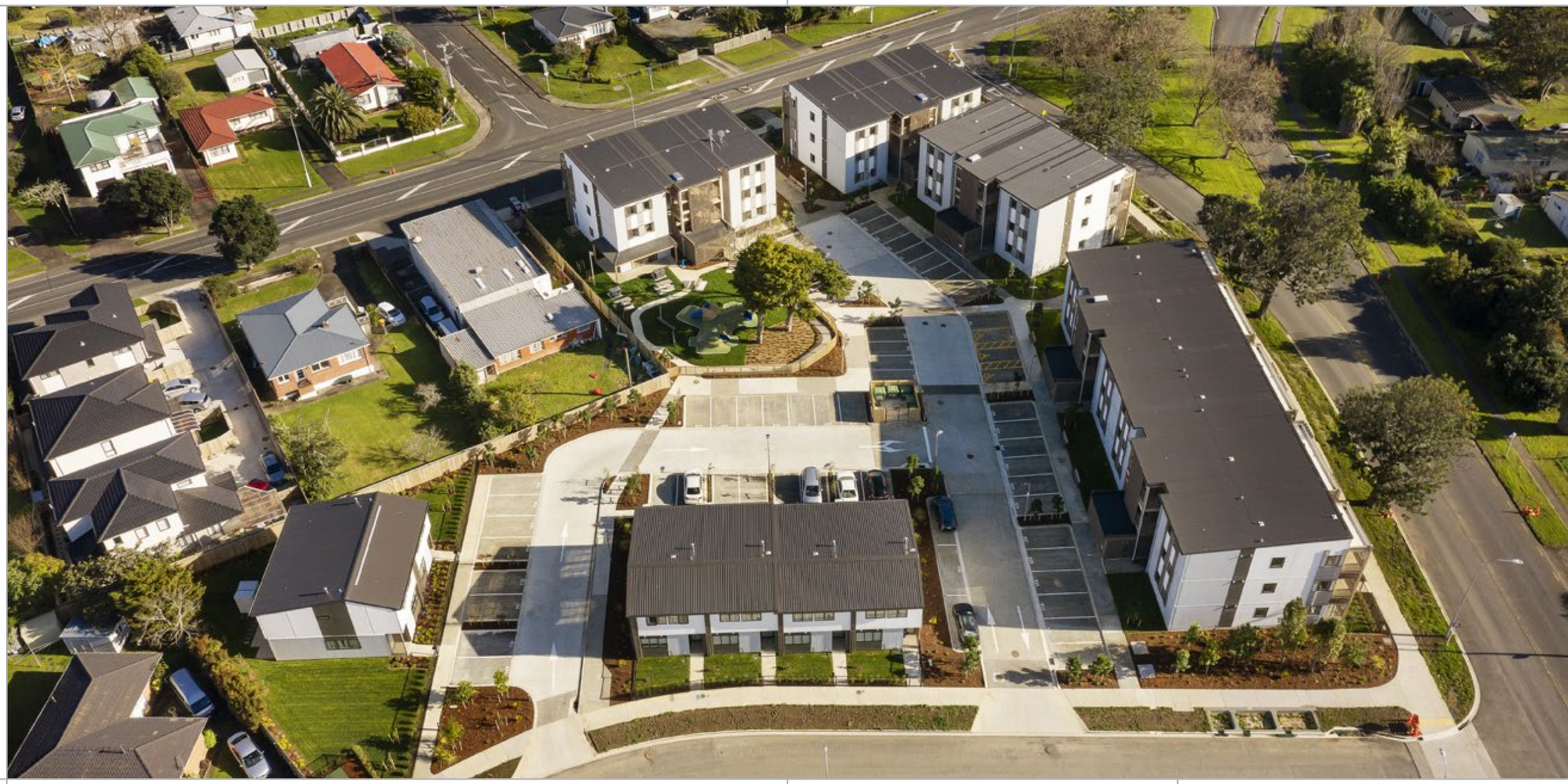
Site Context

- [ ] Look at the broader context and whakapapa of the site – what is the current neighbourhood make-up and the future planned make-up?
- [ ] Does the site have a good street frontage, or is it located to the rear of another site?
- [ ] Are there any site interfaces that might require greater design thought – adjacent streets, open spaces, waterways, pedestrian or cycling routes?

Proximity and Amenity

- [ ] Identify the nearby amenities, especially those that are walkable – shops, open spaces, public transport, cycling networks etc. – and respond with the development brief appropriately.
- [ ] Is there an opportunity to incorporate more trees on the site or keep what is there?
- [ ] Is there an approach to the site that will minimise earthworks and work with the landscape?
- [ ] Are there any views from or through the site that can be used or protected?

2.0 PAENGA SITE



PAENGA
SITE

This section outlines guidance to assist in the design of individual sites and larger superlots. Site design gives due consideration to the existing opportunities and constraints of the site, and should incorporate outcomes that positively respond to the site's best features and context while allowing for an efficient layout of housing.

UNDERSTANDING THE SITE

- Establish development specific design principles to aid in guiding the design of the site layout and giving structure to the design approach/intent.
- Identify and respond to existing site conditions such as views, orientation, natural features, topography and the surrounding built environment.

BUILT FORM

- Design, locate, and orient built form to create positive interfaces with surrounding built and public realms and the street while helping to define communal spaces and maximise privacy, visual outlook and daylight access for occupants.

CIRCULATION, MOVEMENT & PARKING

- Site design should enhance or establish a clear circulation network that prioritises safe movement for walking and cycling while allowing for vehicle movement and parking.

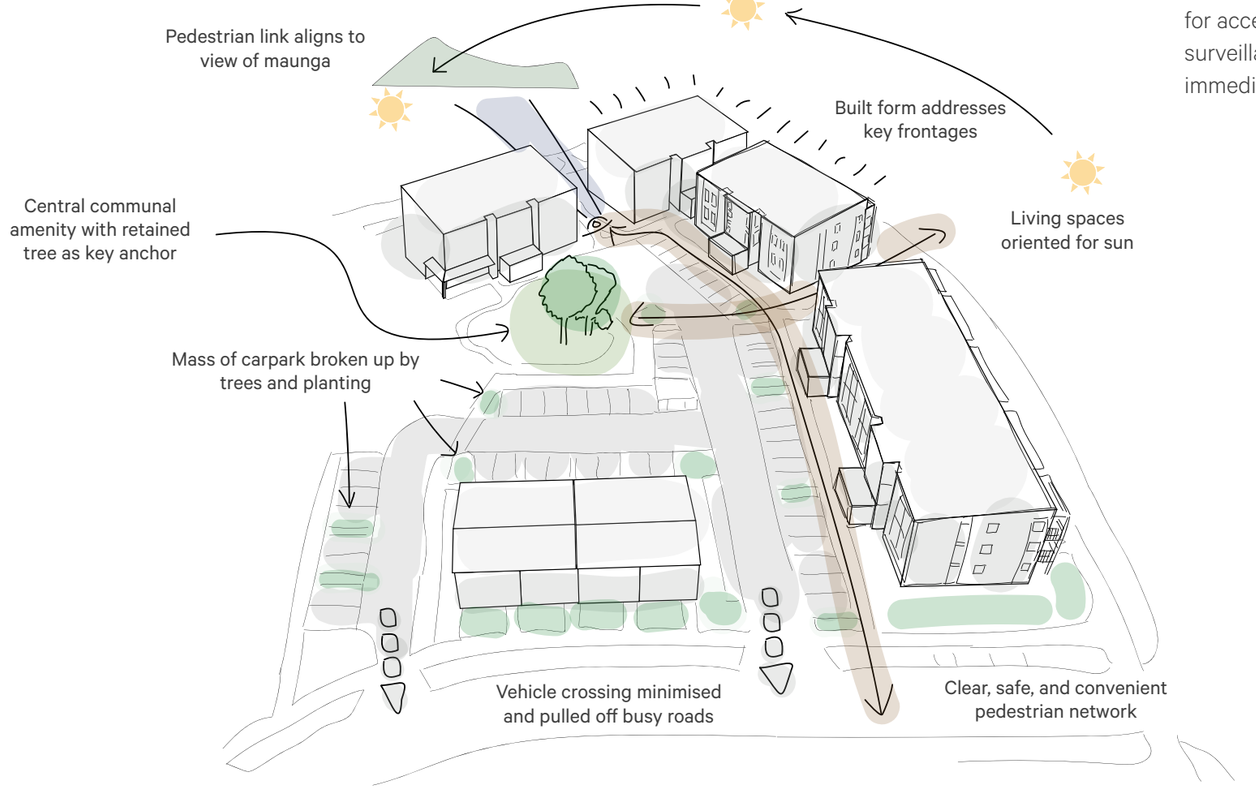
LANDSCAPE

- Open space and landscape should provide opportunities for residents to connect and play, green communal areas, green and blue infrastructure, and help to demarcate public/private interfaces and provide privacy.

SAFE LIVING ENVIRONMENT

- Site design layout should provide for access control and for natural surveillance over the site and the immediate public realm.

Image. Arlington St, Waterview, Auckland.



2.1 UNDERSTANDING THE SITE

EXPECTATION

Good design outcomes are grounded in a clear understanding of the site. Effective site analysis and design helps determine the best use of the site - optimising development potential and residential amenity while providing a place-based response. It responds to site-specific opportunities and constraints and incorporates and complements existing infrastructure, topography, and the natural environment.

EXPLANATION

Consideration should be given to the built and natural environment to ensure site design appropriately responds to its context and contributes positively to the overall neighbourhood.

DESIGN GUIDANCE

Ngahere, water and environment

1. The retention, protection and integration of existing large trees is considered a positive outcome as trees can provide shade, passive cooling, ecological habitat and a natural focal point for planned communal areas.

2. Ensure all existing trees within a site are evaluated in terms of their value from an ecological, spatial, amenity and cultural perspective.

3. There may be floodplains or existing streams across the site. Consider locations of buildings, communal spaces and storage, and look for designs that minimise impervious surfaces.

Earthworks and topography

4. Consider and positively respond to the existing landform of the site. Minimise the extent of earthworks and maintain the important natural features within the site such as natural gullies and elevated areas with views. Maximise views and outlooks where possible, while being considerate of existing landscape character values and potential visual amenity effects.

5. Where possible, design homes to have a finished floor level that is either level with or above the adjacent street level. This approach will help to avoid situations where housing sits below the street level, which may impact physical access, privacy and access to daylight.

6. Where possible, avoid significant retaining walls to the street and laneway frontage as they limit access and can be visually obtrusive. Some retaining may enable a street-facing interface or patio. Where necessary, keep to a height of less than 1m.

7. Sloping sites provide considerable challenges for medium-density typologies. On particularly steep sites, consider architectural solutions such as undercroft parking and bespoke split-level buildings to better address how changes of level are managed across superlots.

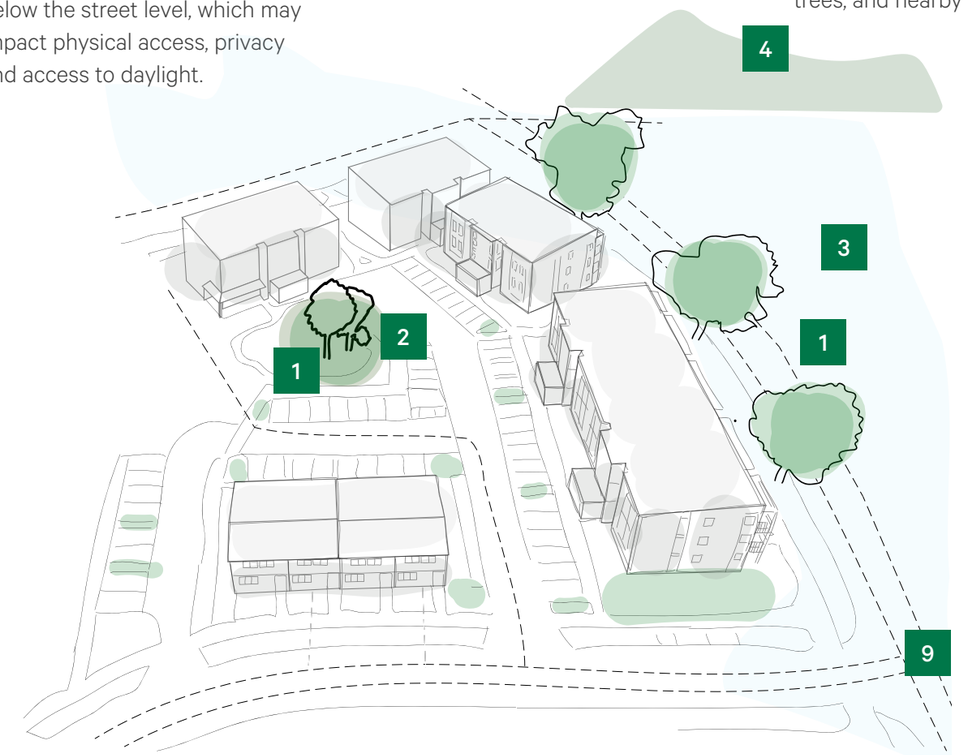
8. Level portions of a site and level sites overall provide the best opportunity for accessible dwellings.

Infrastructure

9. Identify the location of any existing utilities and services (above and below ground) and consider the potential impacts on site design such as positioning of building platforms or carriageways in relation to existing underground pipelines.

10. Infrastructure outside the site can have design implications for site entrances and internal layout – consider power or light poles, transformers, bus stops, street trees, and nearby intersections.

Image. Building slab is stepped down slope to ensure building entries are at, or just above road level. 1550 Great North Road, Waterview.



Ngā Paerewa Hoahoa Whare – Design Requirements
Section A.1.2 Site response: building and orientation

2.1 UNDERSTANDING THE SITE – BUILDING ON SLOPES

EXPECTATION

The design of site layout and buildings responds to slope, so that the need for earthworks and retaining is minimised. Building platforms are staggered to address how changes in level are managed across superlots. Retaining walls are designed in a way that they do not adversely impact on residents' amenity.

EXPLANATION

Medium-density housing can be difficult to design and construct on sites with more than a gentle slope. Yields are also likely to be lower. Staggering building platforms and breaking up retaining is necessary to avoid high retaining walls that impact on useable outdoor space, daylight and sunlight for residents.

DESIGN GUIDANCE

1. Bulk earthworks: achieve cut/fill balance to maximise developable area that is predominantly flat.
2. Avoid development in high-value ecological corridors and steep gully topography.
3. Set up principal streets running up and down the slope to ensure ease of pedestrian and vehicle access to sites.
4. Manage slope along a street with landscape walls and driveway design.
5. Include a mid-slope batter to create flat building platforms where possible. Although the use of sloped batters is a more space hungry approach, it may be appropriate in some instances. These battered slopes also provide green amenity and ecological outcomes.
6. Develop bespoke house typologies that are adaptable to a sloping site and that use split slabs or make use of the potential for undercroft parking. It is considered that bespoke housing is likely to be necessary where sites exceed 1:12.
7. When desigining under croft parking, ensure good natural surveillance and lighting is used to create a sense of safety and reduce areas of concealment.

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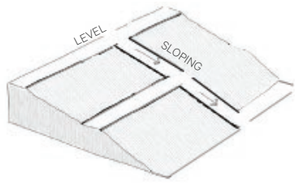

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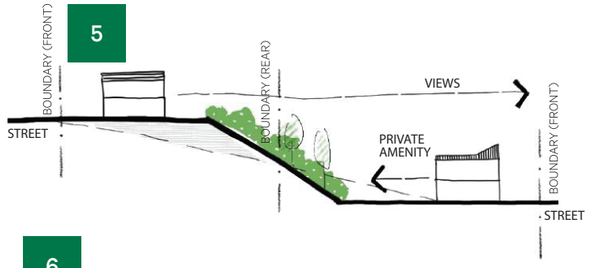

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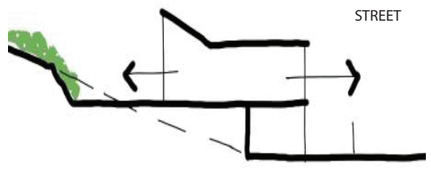

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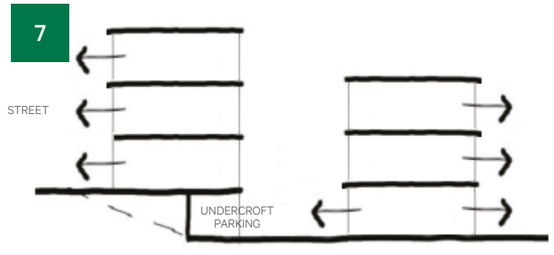


Above image. Grace Street, Oräkei, Auckland. Living spaces, balconies, and sloping frontage.

Above image. Undercroft parking as a response to slope. Note surveillance from open space and housing opposite.

2.2 BUILT FORM

EXPECTATION

The layout of the built form on the site provides high-quality living for future residents while providing a positive interface with neighbouring sites and the public realm.

EXPLANATION

The design, orientation and location of built form creates the relationship with surrounding built form and public realm, helps define communal spaces; privacy, visual outlook and daylight access for occupants; and influences site circulation, use and cost of development.

DESIGN GUIDANCE

Public interface and frontage

1. The layout of residential buildings should provide a legible public front and a private back. Align buildings with public streets or open spaces and create a defined active edge.
2. Building entrances and habitable rooms such as kitchens and living spaces are oriented to the primary street frontage or JOAL where appropriate. This enables greater activation and passive surveillance of these spaces, contributing to a greater sense of safety.
3. Developments should maximise back-to-back distances with other buildings to minimise overlooking where possible. This pattern of development allows for perimeter blocks that reinforce the street edge and maximise the available private space within the centre of the block.
4. Buildings that front parks should address the park and provide passive surveillance. In addition to this, where a lot backs onto a park or open space, a pedestrian access should be included to form a physical connection between park and property.
5. On lots with limited or no public road frontage, the accessway, JOAL or private drive to the lot is the primary frontage with the building fronting and activating this access. The JOAL should take on the role of the street, best realised where development is on both sides. In these circumstances and on any other awkwardly shaped sites, it is important to ensure that access is clear and obvious.
6. Prioritise outlook over streets, parks or communal areas, instead of over neighbouring sites where privacy may be compromised.

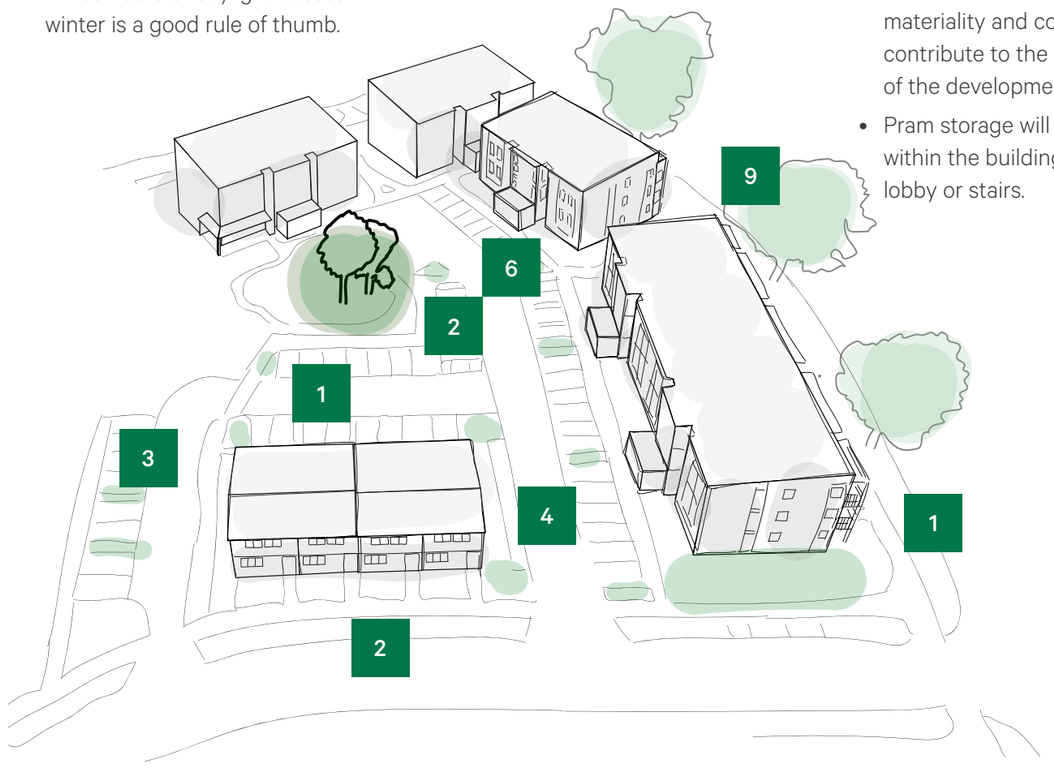
Building orientation, outlook and privacy

7. Orient and arrange buildings to ensure private spaces and daylight access is provided while avoiding dominance and overshadowing between buildings.
8. Prioritise daylight and sunlight access to living rooms and private outdoor living courts or decks. Three hours of daylight access in winter is a good rule of thumb.
9. Avoid street-facing private outdoor spaces. Where possible, place these above the level of the street and allow them to be spacious enough to accommodate landscaping and screening to provide adequate privacy.
10. Consider the layout of existing and planned developments on neighbouring sites and the impact on outlook and privacy. Wherever possible, either internalise outlook to the site or across the street.

Storage

11. Where there is a lack of ground-floor storage or limited ability to move bulky items between floors such as in apartment buildings, provide for secure storage of bicycles, mobility scooters and prams.
    - Storage may be communal or individual lockers but ensure it is secure, protected from the weather, well lit and allows for charging options where needed.
    - Communal bike stores are significant structures and should be considered in the same regard as architecture where the final built form, materiality and colour should contribute to the overall quality of the development.
    - Pram storage will be located within the building near the lobby or stairs.

Image. Positive streetscape and building frontages.



Ngā Paerewa Hoahoa Whare – Design Requirements
Section A1.1 Site response: building form and orientation

Section A1.2 Site Response: building form and orientation

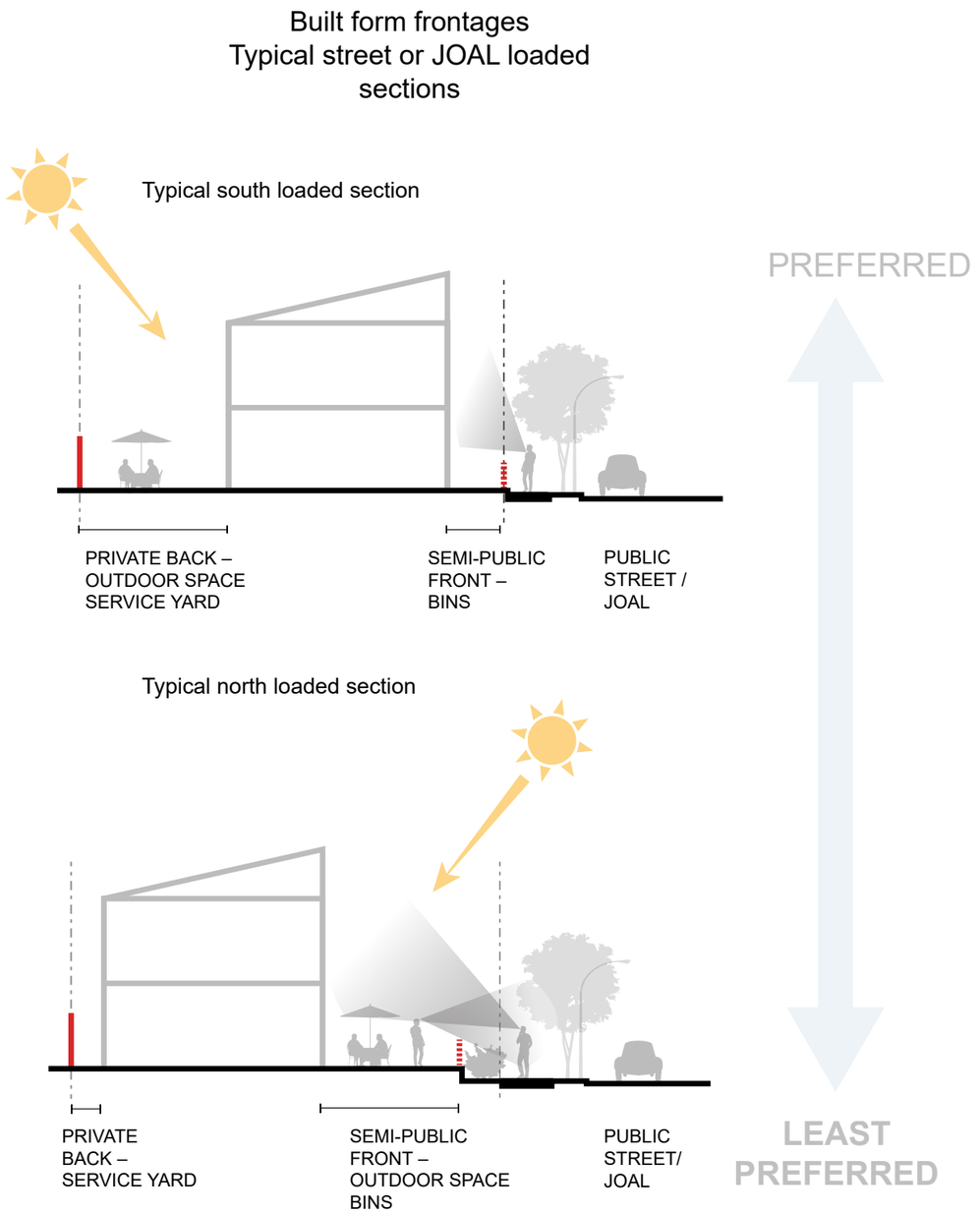
2.2 BUILT FORM – FRONTAGE RELATIONSHIPS

EXPECTATION

Frontages that interface with streets, public spaces or JOALs are carefully designed to contribute to a sense of community and provide 'eyes on the street'. Frontages will feature generous windows and well-used spaces such as kitchens and living spaces. Where primary outdoor spaces front streets, public spaces or JOALs, utilise a change in level, semi-permeable fencing and landscape to provide adequate privacy from the street while still allowing for a level of interaction.

EXPLANATION

Buildings and spaces that front the street provide a key role in creating active edges. These edges provide an opportunity for the community to connect by allowing informal interactions between residents and the public. They also help create safer streets for pedestrians.



Above image. An upper-level balcony with northern aspect provides primary outdoor space that delivers privacy and connection to the street.

Above image. This well-used street-facing outdoor space uses street edge retaining, planting and architectural screens to provide privacy.

Toitū te Whenua Toitū te Kāinga – Landscape Design Guide for Public Housing

Section D Boundary design

Section E.3 Retaining

2.3 MOVEMENT, CIRCULATION AND PARKING

EXPECTATION

Buildings are arranged to establish a clear and legible circulation network that prioritises safety and movement for walking and cycling.

EXPLANATION

Circulation networks need to be clear, legible and safe for all users, and this is influenced by the layout of buildings, entrances, and parking on a site. The arrangement of vehicle circulation and parking has a major impact on the overall site design process - and also on the proportion of hard surfaces. Large areas of surface can be mitigated through the use of permeable paving or by breaking these areas up with trees and other planting.

Ngā Paerewa Hoahoa Whare – Design Requirements
Section A3 Site movement and circulation

DESIGN GUIDANCE

Pedestrian accessibility

1. Prioritise the movement of pedestrians. Minimise potential conflicts between walking, cycling and vehicles. This includes using full grade separated footpaths and raised table crossings and minimising the distance that vehicles need to reverse to turn around.
2. Design for accessibility and intergenerationally, achieving accessible pedestrian movement routes that connect up street interfaces, dwellings, parking and communal open spaces. Accessibility outcomes can be enhanced through designing out steps and steep footpaths, which create barriers for movement for a broad range of people with mobility issues.
3. Pedestrian routes should be appropriately lit and contribute to a sense of safety.
4. Consider the use of through-site pedestrian access to increase connectivity and permeability through larger sites, particularly where there are nearby amenities and services for residents.

Vehicle movement and parking

5. Vehicle movement networks must consider vehicles of all types, including cars and service and emergency vehicles. These networks should also provide for speed-calming measures, including speed bumps/side friction. Pedestrian circulation space should not be used for vehicle movement.
6. Design of site circulation should consider the most efficient use of land on the site and minimise impermeable surfaces. Use permeable surfaces where possible.
7. The provision of parking should take into consideration access to public transport, local amenities and services. For a site that is within a walkable catchment of transport, education and employment opportunities, less or no parking may be the preferred outcome.

Image. Clear circulation network and site access. St Georges Road, Avondale, Auckland.

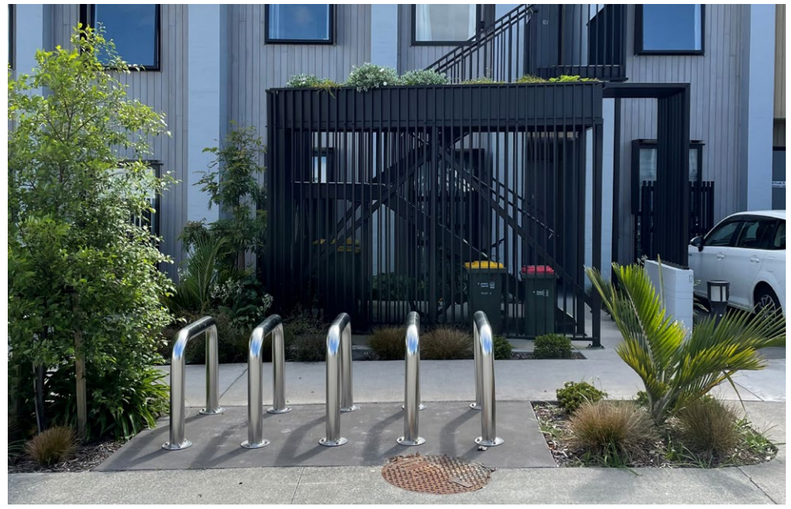


Image. Visitor bike parking and bin store.

2.3 MOVEMENT, CIRCULATION AND PARKING

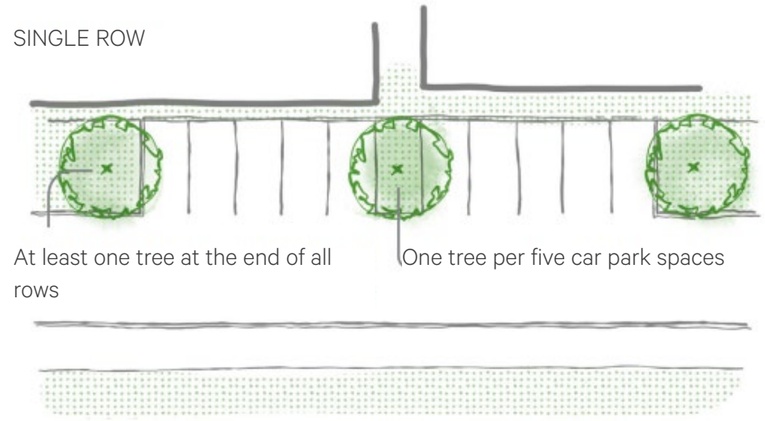
8. When establishing an appropriate response to parking, consider the opportunities for parking on lot, off lot and on street. In terms of efficient use of land, consolidated off-lot parking is preferable and may provide opportunities to reduce parking in the future.. Avoid stacked parking. Assess whether on-street car parking can provide for short stays, including visitors, drops-offs, and pick-ups and deliveries.

9. Ensure mandated parking spaces are clearly marked . Avoid providing opportunities for informal parking to protect landscape and pedestrian areas. The use of physical obstructions such as bollards and kerbs can ensure that areas of planting and communal open space are protected from informal parking.

10. Minimise the number and width of vehicle access to the surrounding road network. Where necessary, multiple crossings should be paired to mitigate the overall impact on the street. Ensure all adjacent street trees are identified, and fine tune vehicle crossing locations to minimise the impacts and/or removal of street trees.

11. Parking can have a major negative impact on the design of a site. Carparking, in particular areas of consolidated parking, should be located away from the street edge. Where this is impracticable, use a landscape buffer to create a pleasant edge to the street.

12. Within the site, break up the dominance of larger areas of parking as well as the impact of heat retention through the use of tree planting and associated ground cover – one tree per five carparks for single rows and one tree per six carparks for double rows.



Images. Range of parking types – Off-lot, on street, and on lot. Note the grade separated footpath for the off-lot example.

2.4 LANDSCAPE

EXPECTATION

Quality landscape outcomes contribute to healthy living and wellbeing, provide visual relief and complement architecture. Additionally, they support ecological functions, provide privacy and respite and deliver landscape spaces that are comfortable and inviting.

EXPLANATION

Well-designed landscapes play a key role in the public perception of neighbourhood quality and resident and visitor experience within the site. The appropriate selection of specimen trees and soft landscaping to street frontages, laneways and private yards enables continuity and enrichment to neighbourhood character and amenity.

Toitū te Whenua Toitū te Kāinga – Landscape Design Guide for Public Housing

Section B Site design

Ngā Paerewa Hoahoa Whare – Design Requirements

Section A2.1 Private outdoor space

Section A2.2 Communal outdoor recreation spaces

Section A2.3 Outdoor service areas

DESIGN GUIDANCE

Ngahere

1. Mature trees should be protected wherever possible. Minimise the removal of existing mature trees. Large specimen trees in particular provide the opportunity to enhance developments by offering a counterpoint to built form, providing scale, creating local focal points, providing shade and enhancing the character of the neighbourhood. Site layouts should allow sufficient space for tree planting, and consider the mature size of the tree.

Privacy, entrances, and edges

2. Planting designs ensure private outdoor spaces have access to daylight and minimise overlooking from other dwellings. Street-facing private outdoor spaces are best located above the level of the street and should be designed to be spacious enough to accommodate landscaping and screening to provide adequate privacy.

3. Planting highlights thresholds and entranceways and defines boundaries, reinforcing building and access interfaces and providing privacy to ground-floor units and amenity to communal spaces.

4. A fencing and screening proposal demonstrates how private and public thresholds and edges will be defined, providing privacy to outdoor living spaces and screening for elements such as rubbish bins, clothes lines and bike stores.

Services

5. A waste management strategy provides for individual lot and collective waste storage areas. Consider accessibility, convenience, and the sensitivity of the location in terms of odour as well as proximity to open space areas.

Communal space

Communal space can include play space, open space, māra kai and other shared amenity.

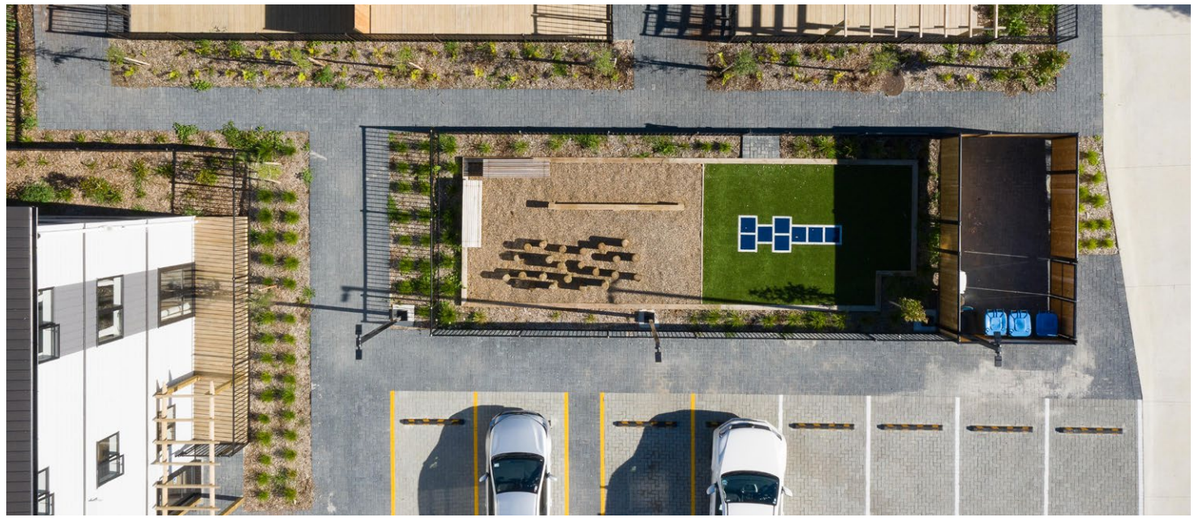
6. Where possible, multi-unit developments have access to sunny and well-overlooked communal outdoor amenity spaces enabling residents to interact in a safe and comfortable environment.

7. The design and scale of communal spaces is proportionate to the scale of the development and considers the anticipated mix of residents and the proximity of existing amenities within the surrounds of the site.

8. When considering the layout and design of communal open spaces:

   - ensure they are in sunny, centralised locations.
   - gradients are less than 1:20 for ease of access.
   - the space has direct sightlines from dwellings, the street, and/or other well-used public spaces.
   - consider environmental aspects of the space and provide shade and protection from prevailing winds.
   - consider the placement of activities, such as play elements, in relation to the associated noise and reverse-sensitivity of neighbours and residents.
   - where children's play is proposed, ensure these areas are separate from vehicle circulation routes.

Left image. Landscape strategy has been developed alongside mana whenua based on the principle of tangata ora. Large sliding gates enable private outdoor spaces to be able to open generously to a central space, which enhances the opportunities for collective living and reinforces cultural connections. Maraenui, Napier.



Above image. Location of communal open space is sunny, well overlooked and easily accessed by all homes within the superblock. Busby Street, Blockhouse Bay, Auckland.

2.4 LANDSCAPE – IMAGES

Above image. A large area of lawn provides a space that can accommodate a wide range of informal and planned activities.

Above image. Bader-Mackenzie, Māngere, Auckland. Opportunities for specimen trees have been included. This approach will contribute to greater amenity, shade and mitigation of urban heat effects as they mature.

Above image. Hobsonville Point, Auckland. Communal bin store is conveniently located and well ventilated.

Above image. Bader-Mackenzie, Māngere, Auckland. Communal spaces, designed for children, and overlooked by buildings and the pedestrian network.

2.5 SAFE LIVING ENVIRONMENT

EXPECTATION

Residents and their whānau feel safe and secure in their homes and immediate neighbourhood environments.

EXPLANATION

CPTED (Crime Prevention Through Environmental Design) is a crime prevention discipline that promotes effective design of the built environment to deter anti-social behaviour and foster local custodianship within a community.

CPTED helps reduce crime and fear of crime by reducing criminal opportunity and fostering positive social interaction among legitimate space-users.

A good understanding of local circumstances together with the site-specific application of CPTED principles at the design stage leads to successful community safety and crime prevention initiatives that benefit the development and the wider community.

Ngā Paerewa Hoahoa Whare – Design Requirements
Section A1.3 Site response: safety, security and privacy

DESIGN GUIDANCE

The Ministry of Justice's Guidelines for Crime Prevention through Environmental Design (CPTED) sets out seven qualities for well-designed, safer places.

These qualities are presented below under two overarching headings: natural surveillance (the quality that affords places clear visibility – seeing and being seen) and access and ownership (the implementation of clear physical boundaries to attract or restrict people's presence).

Natural surveillance

1. Surveillance and sightlines: Ensure clear sightlines are provided between homes and the public realm as well as down shared drives and/or pedestrian lanes from streets, public reserves, and other areas of high activity. Any planting should also retain sightlines.

2. Activity mix: Design to encourage passive recreation in public spaces to maintain surveillance. Provide informal surveillance between streetscapes or other public spaces and the homes that front onto them. This includes the ability to see and be seen when approaching and/or entering private property.

Access and ownership

3. Access: Movement networks should be designed to encourage through traffic and offer alternative routes for pedestrians. Consider sightlines and pedestrian choices within the networks to deter criminal activity.

4. Layout: Configure sites to afford maximum exposure of homes to the public realm, including streets, reserves, and shared accessways, and avoid the creation of isolated enclaves of backlot housing clustered beyond public view.

5. Sense of ownership, rangatiratanga or mana: Ensure the delineation of public and private property is unambiguous, with clearly defined boundaries that demarcate each home's defensible space.

6. Quality environments: Maximise the visual quality and amenity of spaces to foster sense of pride and custodianship. Ensure environments are well designed, managed and maintained to provide amenity with reduced maintenance requirements.

7. Physical protection: The landscape should encourage active use of appropriate areas and limit access to sensitive environments or private areas. Avoid areas of entrapment, including blind alleys, high fences around entrance doors, and areas hidden from view by planting or walls.

8. Provide appropriate lighting in all areas, including entrance doors and laneways and/or common areas.

Wayfinding and orientation within a development should be clear and logical and work within the legible patterns of the wider neighbourhood.

Above image. Clear sightlines for pedestrian network. Well overlooked by apartments. Entrances clear and visible. Northcote Point, Auckland.

Above image. Communal spaces, overlooked by buildings and connected to the pedestrian network. Visibility into and out of the space. Great North Road, Auckland.

2.6 SITE CHECKLIST

	2.1 Understanding the site
☐	Significant trees are identified and retained where possible.
☐	Site layout considers floodplains and any existing streams.
☐	Site design responds to topography of the site – limiting earthworks and preserving landscape values.
☐	Building platforms take account of existing infrastructure.

	2.2 Built form
☐	The design of built form and site layout creates positive interfaces with surrounding built form and public realm.
☐	Building orientation and design provides views over the street.
☐	Building layout helps frame communal spaces and maximise privacy and visual outlook for occupants.
☐	Building orientation and design allows for daylight access to private outdoor spaces and living rooms.
☐	Street-facing private open spaces are raised above the street.
☐	Front-to-front and back-to-back relationships between buildings.

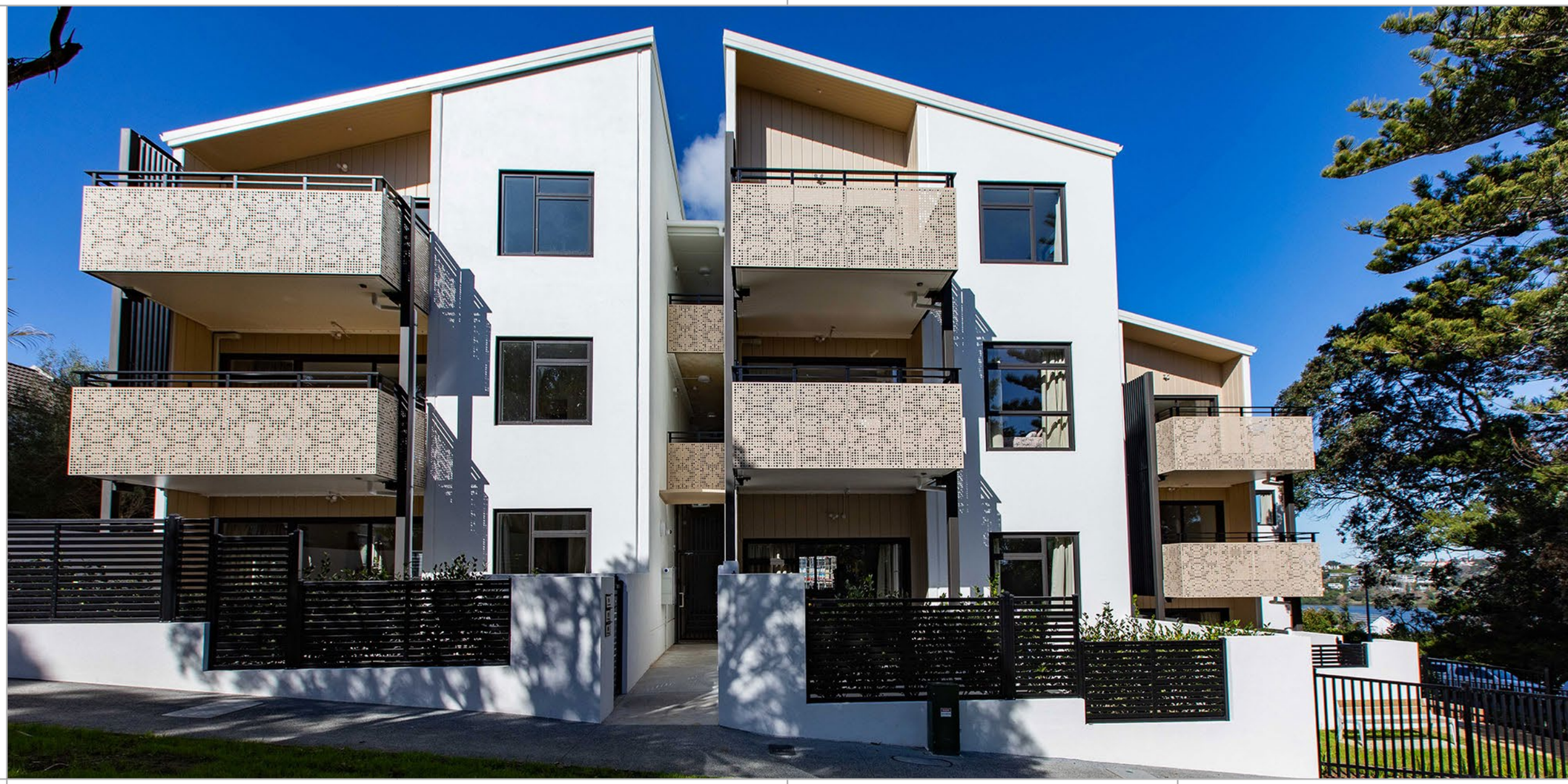
	2.3 Movement, circulation and parking
☐	Site design enhances or establishes a clear circulation network for vehicles and parking while prioritising safe movement for walking and cycling.
☐	Accessible routes are provided to accessible dwellings and through the remainder of the site where possible.
☐	Full grade separation pedestrian routes are provided on larger sites.
☐	Circulation layout and location provides for passive surveillance over circulation routes.
☐	Storage for bicycles, mobility scooters, and prams is included.
☐	Parking and acccess design is efficient and limits impermeable surfaces.
☐	Parking is away from the street.

	2.4 Landscape
☐	Landscape and planting help demarcate public/private interfaces and provide privacy.
☐	Communal space is sunny, accessible and well overlooked.
☐	Play areas are well placed, visible, noise considered, and separate from vehicle movement.
☐	Waste storage considers accessibility, convenience, and ssensitivity.

2.7 SAFE LIVING ENVIRONMENT CHECKLIST

2.5	**Natural surveillance**
☐	**Surveillance and sightlines:** Ensure clear sightlines are provided in areas of activity.
☐	**Activity mix:** Passive recreation in public spaces is encouraged. Informal surveillance between streetscapes or other public spaces and the homes that front onto them is created.
2.5	**Access and ownership**
☐	**Access:** Pedestrians have alternate routes, through traffic is encouraged.
☐	**Layout:** Buildings are well oriented to the public realm. Backlot housing is avoided.
☐	**Layout:** Pathfinding within the development is clear and logical.
☐	**Sense of ownership, rangatiratanga, mana:** Delineation between public and private property is clear across the site.
☐	**Quality environment:** Amenity and design of spaces fosters pride and custodianship by residents.
☐	**Physical protection:** Site layout does not created areas of entrapment. Avoid blind alleys and high fences around entrances.
☐	**Lighting:** Lighting is appropriate for safe movement through the site and access to buildings.

3.0 TE WHARE BUILDING



TE WHARE BUILDING

The design of residential buildings impacts significantly on the people who live in them and the overall quality of the public realm. Thoughtfully designed buildings positively influence the lives of the whānau who live there alongside contributing to developing well-functioning neighbourhoods.

ACTIVATION AND PUBLIC EDGES

3.1 The placement of habitable rooms is encouraged towards the public-facing edges of the site to maximise passive surveillance and activation of public edges.

FRONT DOORS AND ENTRANCES

3.2 Building entrances are clear, safe, and welcoming.

FAÇADES

3.3 Façade design should appropriately address and engage with the street, reflect local narratives where possible and support an attractive pedestrian experience.

BALCONIES

3.4 Balconies should be sized appropriately and ensure adequate privacy and weather protection while providing for outlook.

CORNER TREATMENTS

3.5 Buildings on corners are prominent and require careful design creating more than one active frontage.

PRIVACY AND OVERLOOKING

3.6 Buildings need to be designed to provide for amenity and privacy for residents as well as protection of these for neighbours.

MIXED USE DEVELOPMENT

3.7 Mixed use buildings provide for active ground floors, with clear frontages and delineation of activity.

Image. Brookfields Avenue and Onehunga Mall, Onehunga, Auckland.

Ngā Paerewa Hoahoa Whare – Design Requirements
Section B Building

Appendix B: Universal design and accessibility

3.1 ACTIVATION AND PUBLIC EDGES

EXPECTATION

The placement of active habitable rooms is encouraged towards the public facing edge of the site to maximise passive surveillance of the street or other adjacent public space.

EXPLANATION

Activation of public edges – popularised as the concept of 'eyes on the street' – refers to providing visibility of the street from areas of a building that are occupied throughout the day. This can help residents of a neighbourhood and users of the street to feel safer and better connected, and potentially reduce crime and anti-social behaviour. This need for activation will be balanced with providing adequate privacy for the residents within the buildings.

DESIGN GUIDANCE

Active edges and passive surveillance

1. Active habitable rooms located on the ground floor, such as living, dining or kitchen spaces, front the street. Windows are generously sized and located to allow views over the street. If any active habitable rooms are located on upper floors, these also front the street where possible.
2. Where a building façade faces side on to the street, additional design consideration is required to ensure that passive surveillance is achieved and any blank façades are avoided.
3. All buildings directly adjacent to parks or open spaces need to address and provide passive surveillance and positive engagement with the space. This should include habitable spaces paired with low, more permeable fencing and gated access to the park where possible.
4. In the case of apartments, where practical, provide all ground-floor street-facing units with individual entrances from the street to contribute to the activation of the street and provide visual interest to the public realm

Garages

5. Where fronting a street, garages should be designed to be no greater than half of the width of the front façade of the building. Single or tandem garages are preferred above double garage doors to minimise the potential visual prominence of garages. The front façade of the building should project forward, with garage doors set behind the façade by a minimum of 0.5m.
6. Garages should be set back from the site's front boundary by 1.5m or less to limit parking in front of a garage. Where this is not the case, this should be a minimum of 5.5m to ensure that 'front of garage' parking does not overhang public footpaths.

Left image. Well-used elevated private open space on the street front.

Left image. This south loaded terrace utilises ground-floor kitchen window and first-floor balcony to positively address the street.

3.2 FRONT DOORS AND ENTRANCES

EXPECTATION

Building entrances are easy to identify, safe, welcoming and physically easy to navigate.

EXPLANATION

Building entrances that are easy to find contribute to the legibility of the neighbourhood and the function of the street. Entrances that are easy to navigate, clearly lit, and lack opportunities for concealment contribute to the safety of residents.

DESIGN GUIDANCE

Entrance design

1. Building entrances are clearly visible, with front doors located close to and facing street frontages.
2. Building entrances are well lit with good visibility from the street to minimise concealment opportunities where people can hide.
3. Building entrances include adequate protection from weather and, where possible, provide space to temporarily place items such as prams and shopping bags.
4. Front doors are clearly associated with an address and are readily picked out from the building façade.
5. Building entranceways are designed with consideration given to the location of windows, allowing an occupant to see a visitor at their front door prior to opening it.
6. Ranch sliders or similar are not appropriate as front doors.

Access to entrances

7. Entrance paths should be separate from the driveway or car pad and lead directly from the street to the front door.
8. Maximise the potential for accessibility to building entrances. Accessibility outcomes can be enhanced through designing out steps and steep footpaths, which often create barriers for movement for a large proportion of the population.
9. Provide shallow grade, step-free pedestrian connections between building entrances, carparking areas, communal open spaces and the surrounding street network where possible.
10. In the case of apartment buildings, provide visitor cycle parking near the building entry.

Above image. The communal front door is visible from the street, open bright and welcoming.

Left Image. Where apartments front a street or open space, a gated connection can be provided for ease of access and greater activation of edges.

3.3 FAÇADES

EXPECTATION

Façades are well designed and constructed with quality materials that are easily maintained. Care and attention should be given to their design to ensure the building stands up to critical observation from near and afar. It is essential that all building elevations are considered and designed as an integral part of the overall development

EXPLANATION

The façades of a building visible from a street or open space play an important role in contributing to the character and attractiveness of an area. Façades should therefore be designed to have a pleasing scale and appearance, proportion and rhythm, solid-to-void relationship and materiality. A well-designed façade allows residents to feel pride in their home. and sits well within the neighbourhood.

DESIGN GUIDANCE

Façade design

1. Ensure façades contribute to an interesting and lively public realm by incorporating:
    - frequent doors and windows, with few blank walls
    - depth and visual interest through the use of three-dimensional features such as sun shading, bay windows, balconies and porches
    - lively internal uses visible from the exterior or projecting outside
    - the use of materials and details that show care in design and execution – consider the treatment of the base, middle and top in the overall façade composition.
    - features that contribute to an overall diverse and interesting street appearance.
    - storytelling and placemaking opportunities.
2. The rear and side façades are often highly visible, especially when the development is taller than surrounding buildings. The rear is usually where services and access are located. These façades need to be carefully considered to ensure they do not detract from the overall environment.

Material, colour and variation

3. Consider the arrangement and mix of façade treatments. There are occasions where coherence is achieved by the repetition of a single façade treatment that continues for the length of a block. In other cases, individual building façades may vary as they progress along the block.
4. The use of colour should balance individuality with coherency. Take care not to overmodulate design through use of different colours and materials both within a building and between buildings. Consider colour selection so as to not differentiate between building tenure.
5. Materials will, wherever possible, express what they are rather than attempt to imitate another material. Materials are durable and selected with ongoing maintenance in mind.

Left image. Good visibility over the street, bold façade design.

Left image. Variation of colours within a cohesive palette of materials.. Crosson Architects. Photograph: David Straight.

3.4 BALCONIES

EXPECTATION

Design balconies to allow views and casual surveillance of the street or public open spaces. Balconies are sized appropriately and ensure adequate privacy and weather protection while providing for outlook.

EXPLANATION

Balconies for apartments as well as terraced houses and stand-alone buildings are an important consideration for providing outdoor space. They provide an extension to the main indoor living areas, effectively creating an extension of these spaces. They may take the form of a recessed balcony, a cantilevered or semi-cantilevered balcony, a terrace, or a ground-level deck. When well designed, balconies and terraces become important architectural elements, contributing positively to the form and articulation of a building and contributing to the liveness of the street.

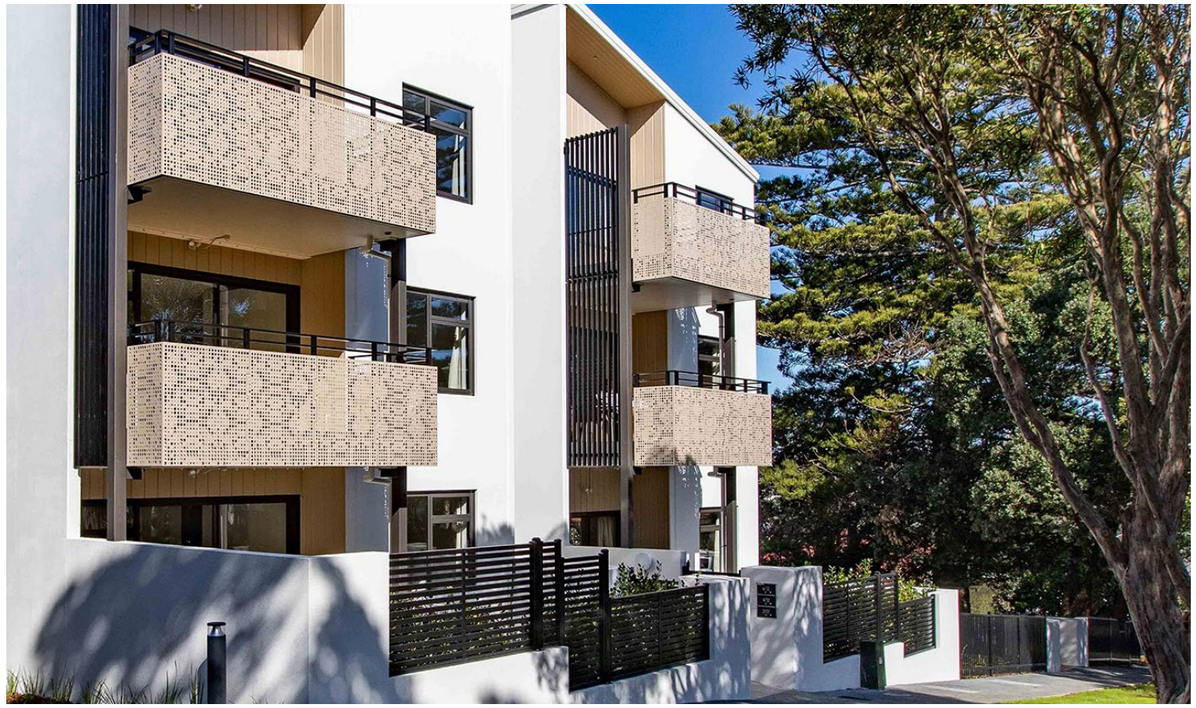
DESIGN GUIDANCE

Location, access and size

1. Access to balconies from indoor living spaces should be achieved with sliding glazing to allow balconies to be significantly opened up. Balconies should act as a direct extension of the main internal living area but may also have a secondary connection to a bedroom.
2. Recessed balconies should be opted for where possible because they provide better privacy (acoustic and visual), better weather protection and a more attractive form of architectural articulation than cantilevered balconies.
3. Ensure balconies are sized in relationship with the unit size and have enough room for a table and chairs. Balcony depth plays a key role in how successfully the space can be occupied.

Privacy and screening

4. Balustrades should be designed to create an appropriate level of privacy for occupants. Consider the use of semi-permeable balustrades or screening to balance providing privacy while retaining outlook and sunlight for interior living spaces. Glass balustrades do not provide privacy for the balcony or the building interior, especially at night.
5. Designing balustrades to partially screen someone who is seated on the balcony from the public is a useful benchmark.
6. Balconies should also provide adequate screening for the likes of clothes drying, bicycle storage areas or air conditioning units.



Above image. Balconies are generously sized and recessed and overlook the street. Sudeley Street, Orākei, Auckland.

Left image. Recessed balconies in combinations with screening. Photograph: Ross Keane SGA Ltd.

3.5 CORNER TREATMENTS

EXPECTATION

Buildings located on corners with more than one public frontage are appropriately designed to both mark and interact with the corners they inhabit.

EXPLANATION

Corner sites are often prominent markers within a neighbourhood. Buildings located on these sites need to be well designed and have a relationship with more than one frontage, whether this is more than one street or a street and another public space such as a park.

DESIGN GUIDANCE

1. Buildings on corner lots should address both frontages – designs should ensure that buildings overlook, and have a visual relationship with, streets or public spaces.
2. Corner buildings should include some high-quality architectural features to reinforce the corner and the building's visual prominence. Features should be three dimensional and not limited to standard fixings or features such as windows.
3. The front door faces the street and acknowledges the street hierarchy. On corners where the streets are equal in hierarchy, front doors to corner lots may occur on either elevation.

Above Image. Corner terrace that addresses multiple street frontages with design features. Hobsonville Point, Auckland.

3.6 PRIVACY AND OVERLOOKING

EXPECTATION

Indoor and outdoor living spaces provide privacy for residents, while building design does not impact on privacy or amenity of neighbours.

EXPLANATION

Buildings, along with sites, need to be designed to give privacy to the residents who live there and to the spaces they occupy. As development densities increase, greater consideration needs to be given to design of these spaces.

DESIGN GUIDANCE

1. In the case of apartment buildings, be considerate of the privacy of any adjacent private outdoor areas, including balconies. Provide appropriate separation, landscape and screening to ensure the separation and privacy of these spaces is maintained.
2. Private outdoor spaces should be screened from entrances, other dwellings, and overlooking from adjacent dwellings.
3. Except for apartments, private outdoor spaces are usually placed away from the street. North-oriented dwellings require careful design.
4. The location of private indoor spaces is balanced with a desire to provide passive surveillance over the street.

Above image. Privacy between dwellings, visibility over the street but limited visibility into living spaces.

3.7 MIXED USE

EXPECTATION

Mixed-use developments have a strong relationship to the street and support a variety of uses over time.

EXPLANATION

Mixed-use developments often are a mid-point between delivering residential only and fully commercial developments.

Design guidance for mixed-use development depends on the use being proposed – some will be commercial while others provide a range of wrap-around services, communal areas, or site-specific support services.

SITE DESIGN GUIDANCE

1. Ground-floor commercial should front the street. There may be exceptions for large sites that can internalise a vibrant core.
2. Limit vehicle crossings through commercial frontage.
3. Ground-floor communal internal spaces should have a strong connection to any exterior communal spaces.
4. Commercial mixed-use development should be prominently placed and connected within the wider neighbourhood.
5. Build to the street edge (no front yards) with a continuous street frontage (no side yards) unless providing an accessway or pedestrian route into the site.

BUILDING DESIGN GUIDANCE

1. Maximise the amount of glazing to connect the mixed-use development to the street.
2. Provide generous floor-to-floor building heights that provide for flexibility of use over time.
3. Provide distinct entrances for the mixed-use and residential portions of the building.
4. Provide canopies along the length of the street frontage of any retail streets.

Image. Mixed-use development, Hobsonville Point, Auckland.

3.8 TYPOLOGIES

BACKGROUND

Many of our neighbourhoods and communities will benefit from a range of dwelling typologies and sizes to reflect both the wide range of requirements within communities and the potential to age in place within a community.

These will include fully accessible dwellings, studios to multiple bedrooms, stand-alone and duplex dwellings through to mid-rise apartments. Each typology will bring design requirements and sometimes challenges, to the way they best fit within a neighbourhood.

STANDALONE

1–2 Levels

20–30 dph*

May include accessible bedroom & bathroom

Stand-alone housing is typically a single detached, one or two storey family home. The typology can be found in locations from rural lots to central city suburbs – although increasingly these are being found more in outer and greenfield areas as central areas densify.

DUPLEX HOUSING

2–3 Levels

40–60 dph*

May include accessible bedroom & bathroom

Two dwellings joined along a shared wall, typically with their own entrances and articulated as one building. Duplexes are typically found in suburban residential environments amongst stand-alone dwellings and terraced housing.

TERRACED HOUSING

2–3 Levels

50–70 dph*

May include accessible bedroom & bathroom

Three or more dwellings joined by shared side walls typically reading as individual dwellings with their own entrances, articulated as a single building or several structures each with individual private open spaces at the rear.

LOW-RISE APARTMENTS

2–3 Levels

80–100 dph*

Accessible entry to ground floor units. May include lifted core.

A low-rise apartment is a typology typically around three storeys and often walk-up. Architectural styles can vary significantly but low-rise apartments will contain a shared entrance and set of stairways and hallways, internal or external, that provide access to individual units. Low-rise apartments are found in finer-grained urban environments from town centres to inner-city suburbs.

MID-RISE APARTMENTS

4+ Levels

100+ dph*

Fully accessible to all units possible

A mid-rise apartment typology is typically built around a core that includes a lift. Groups of apartments are accessed by an entrance containing a lobby, elevator and hallways. Mid-rise apartments can vary architecturally, including in their height, and are found in a variety of urban environments, including town centres, the central city and CBD.

* dwellings per hectare

3.9 BUILDING CHECKLIST

	3.1 Activation and public edges
☐	Ground-floor interface with the street or adjacent public space includes sizable windows and openings from habitable rooms or kitchens.
☐	Where a building fronts a park, interface includes low permeable fencing and gated access to the park where possible.
☐	The front façade of the building projects forward of any garage doors.

	3.2 Front doors and entrances
☐	The building entrance is clearly visible, with front doors located on the primary street frontage.
☐	The building entrance is well lit with good visibility from the street and minimal concealment opportunities.
☐	The building entrance includes adequate protection from weather.
☐	The building entrance includes a window allowing an occupant to see a visitor at their front door prior to opening it.
☐	Entranceway path is separate from the driveway or car pad and leads directly from the street to the front door.
☐	The building entry maximises the potential for accessibility to the building. Where practical, all steps and steep footpaths have been designed out.

	3.3 Façades
☐	The exterior of the building makes a positive contribution to the public realm.
☐	Materials express what they are rather than attempt to imitate another material.
☐	Materials are durable and selected with consideration to future maintenance.
☐	The rear façade accommodates servicing while not detracting from the overall aesthetic of the building.
☐	Clothes racks, bicycle storage areas, or air conditioning units have been screen from the street.
☐	The design of the balcony contributes positively to the building façade

	3.4 Balconies
☐	Balcony provides adequate weather protection, including shade and shelter from the rain and prevailing wind.
☐	Sightlines from the street that would otherwise impact on privacy for occupants are minimised through use of semi-permeable materials and variation in balustrade form.
☐	Access to the balcony is achieved through sliding glazing and significantly connects interior and exterior living spaces.
☐	Balconies are sized in relationship with the unit size and have enough room for a table and chairs.
☐	Clothes racks, bicycle storage areas, or air conditioning units have been screened from the street.
☐	The design of the balcony contributes positively to the building façade.

	3.5 Corner treatments
☐	Corner buildings include some architectural feature that addresses both frontages.
☐	The front door faces the street and acknowledges the street hierarchy.

	3.6 Privacy and overlooking
☐	Overlooking of adjacent private outdoor areas is limited or is appropriately screened
☐	Private outdoor spaces are screened from entrances, other dwellings, and the street.

	3.7 Mixed use
☐	Ground floors contain active uses that are strongly connected to streets or frontages.
☐	Glazing is maximised across street frontages.

GLOSSARY

A	
Āhua ngāwari te utu	Affordable.
Āhuatanga toiora	Wellbeing.
Amenity space	Common or private, on-site indoor or outdoor spaces designed for active or passive recreational use.
Amenity values	Attributes and characteristics of a development that make it more appealing.
Awa	River, stream, creek or other waterway.

B	
Building Bulk	Also known as massing, the combined effect of the arrangement, volume and shape of a building or set of buildings.
Brownfield	(See Infill/brownfield developments)

C	
Circulation networks	The system and movement patterns of pedestrians and vehicular traffic in a space.
Circulation	The movement patterns of natural systems, pedestrians and vehicular traffic through a space.
Common space	A space or area of a building or site accessible by tenants, owners and visitors, including parking and service areas, access routes, lifts etc.
Communal space	A space or area of a building or site designed for the exclusive shared use by people in a development.
Community wellbeing	The level of morale, health and value that is fostered and shared by and within a community.
Connectivity	The ability to link to and communicate with other systems.
CPTED (Crime Prevention Through Environmental Design)	Using smart design to reduce or eliminate areas that attract criminal and/or anti-social behaviour or areas that make people feel unsafe.

D	
Delineated	A design feature, principle or boundary used to signify and enhance spaces, buildings or forms of importance.

F	
Façades and frontages	The outside walls of a building seen by the public, or any wall viewed by a person not within the building.
Form (underlying/ urban)	The arrangement of a built-up area, made up of many components, including building and use proximity, location and types of use, and how much of the natural environment is integrated with the built-up area.
Form	The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of a development.
Future planned	The development potential of a site or neighbourhood versus the current built state.

G	
Gateway	A site, junction, building, monument or landscape feature that marks an entrance, arrival point or significant threshold to a city, district or neighbourhood.
Green corridors	Ecological corridors or eco-friendly paths and lanes used for movement of people and/or natural habitats (this term can also be used to refer to a green belt).
Greenfield	Development on land not previously used for urban development. Often previously rural.

H	
Hapori	Community
Hauora	Health, wellbeing associated to identity.
Height variations	Differences in, modulations to and tapering of building heights or their respective ridge lines or eave heights.
Hononga ā-ahurea	Cultural relationships.
Hononga ā-taiao	Environmental relationships.

I	
Infill/brownfield developments	Developments on land that has previously been used for development, usually within or surrounded by established urban areas.
Interfaces	Where two different functions, activities, buildings or objects meet.
Iwi	Tribe.

J	
JOAL	Jointly owned access lane or a commonly owned access lot (COAL).

K	
Kāinga	Home or dwelling.
Kaitiakitanga	Guardianship or stewardship.
Kaumātua	Elderly.
Kaupapa (Māori)	Theme or subjects associated to Māori.

L	
Landmarks	Buildings, structures or spaces that act as clear and distinct orientation points and provide a sense of location or identity for residents and visitors.

M	
Mana whenua	Māori who have retained authority over their land or territory for long periods of time.
Manuhiri	Visitors.
Māori	The indigenous people of Aotearoa New Zealand.
Māra kai	Production garden or cultivation.
Mātanga	Expert, specialist.
Mātua	Parents.
Maunga	Mountain, mount or peak.
Mauri	Life force or principle and vitality.
Mokopuna	Grandchildren.

N	
Noa	Common or something that has no restriction.

O	
Open space	Land that is undeveloped (has no buildings or other built structures) and is accessible to the public, including parks, reserves and natural landscapes.
Overshadowing and dominance	These are influenced by building height and aspect and are usually calculated and tested as part of the design process because they influence the environment and surrounding buildings and public spaces

P	
Passive surveillance	When people are seen or believe they can be seen, by others (i.e. through windows) they are less likely to carry out criminal or anti-social behaviour.
Permeability (connectivity)	The degree to which an area is permeable or well connected. Includes the provision of multiple choices in the form of a variety of pleasant, convenient and safe routes.
Permeability (stormwater)	The degree to which an area is permeable in respect of surface treatments that are able to soak up stormwater.
Private space	Spaces or areas of a building or site only accessible to the tenants and/or owners.
Public realm	The public and semi-public spaces that form most people's first impression of a city or neighbourhood. Primarily, the public realm comprises the street space between the faces of buildings (including the façade, front yard, sidewalk and streets) and open spaces like parks and squares.
Public space	Spaces or areas of a site or neighbourhood available for use by all members of the public.

S	
Social space	Spaces where people gather and interact including civic squares, parks, social centres and other community facilities.
Streetscapes	The visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces that combine to form the street's character.

T	
TA	Territorial authority.
Tamariki	Children.
Tangata whenua	People of the land.
Taonga	Something that is special or a prized possession.
Tapu	Sacred or something that is prohibited or restricted.
Te taiao	The natural world.
Tenures	Different types of ownership model, which can include social housing, rental homes and privately owned accommodation.
Topography	The precise description of the physical form of an area, including natural and man-made land forms and relief features.
Tuitui	Engage with people.

U	
Universal accessibility provisions	Features and provisions that make homes usable for a wide range of users with a focus on accessibility, adaptability to changing needs, functionality and safety. Typical features may include level-access entries and doorways, wide hallways, level-access showers and lever control doors.
Urban grain	The balance of open space to buildings and the nature and extent of subdividing an area into smaller parcels or blocks. Urban grain includes the hierarchy of street types, physical linkages and movements between locations and modes of transport.

V	
Viewshaft	A clear line of sight that is maintained for the purpose of views into, from and between a development (shafts are usually axes/cones).
Visual amenity	A generic and agreeable character or feature that could make a place more appealing and an attractive place to be, work and live.

W	
Whakapapa	Genealogy (refers to the associated layers of land, people and place).
Whakataukī	A proverbial saying.
Whakatinana	Implement.
Whanake	Develop.
Whānau	The family unit and kinship.
Whanaungatanga	Wider family kinships and relationships.
Whare	House or dwelling.
Whenua	Reflective of landscape and the associated connection to people.

PLEASE GET IN TOUCH IF YOU HAVE ANY QUESTIONS IN REGARDS TO THIS DOCUMENT:
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Kāinga Ora
Homes and Communities