

Hot spots analysis

The **simple** guide to urban design & development TOOLKIT



Be part of the new future of social housing in New Zealand.

WELCOME to the Simple Guide to Urban Design & Development Toolkit for Housing New Zealand. This Toolkit is the starting point for a whole new approach to creating healthy mixed communities that have state housing within them.

Housing New Zealand has a long and proud history of delivering social housing to people who need it most, but we now face unprecedented challenges that are transforming the world in which we live and require us to reframe the way we go about our work.

We are inviting the industry to come to us with solutions to our challenges. We are looking for commercial partners who understand our vision and the need for change - partners who can demonstrate the passion and ability to add value and deliver the expectations we seek in innovative, imaginative, cost-efficient ways - we are looking for partners who show us 'how we can'; we are simply not interested in 'why we can't'.

We want you to be an active part of delivering our vision in the years ahead, inspired to do your best work, because the scale and scope of the challenge and the opportunity we face is huge: no less than creating the new future of social housing in New Zealand.

Glen Sowry
Chief Executive
Housing New Zealand Corporation



WHEN I AM WORKING ON A PROBLEM, I NEVER THINK ABOUT BEAUTY. I ONLY THINK ABOUT HOW TO SOLVE A PROBLEM. BUT WHEN I HAVE FINISHED, IF THE SOLUTION IS NOT BEAUTIFUL, I KNOW IT IS WRONG.

- Buckminster Fuller



Overview

OUR VISION

Our vision is to transform our portfolio - to redevelop, regenerate and intensify our landholdings to achieve attractive, liveable and enduring results: world-class, healthy, vibrant, sustainable, mixed-use communities into which quality state housing solutions are seamlessly-integrated.

In simple terms, we are writing the next chapter of the history of social housing in New Zealand.

OUR STRATEGY

Our strategy to implement and deliver on our vision covers five key areas:

UNLOCK LATENT POTENTIAL

Our desire is to unlock the latent value in our properties - to transform, regenerate and intensify our portfolio to create world-class healthy, vibrant, sustainable and enduring mixed-use communities.

To do this, we will apply a mixed-tenure model to fund our work going forward. We will sell more property than we keep, integrating state housing seamlessly into the surrounding built form and creating product that is of enduring value.

HEALTHY HOMES: HEALTHY PEOPLE

Our objective is for people to live healthily and happily in easily and well-maintained properties - ensuring modern, warm, dry homes of the right size in the right places to meet demand in the years ahead.

To do this, we will embark on a significant building programme around the country, working with a panel of partners who share our vision and approach and will use our Simple Guide to Urban Design & Development as the basis for our work.

ATTRACTIVE, SUSTAINABLE NEIGHBOURHOODS

Our intention is to create attractive neighbourhoods that last for generations, ensuring that years after our properties have been built, 'blind tenure' is still that - our homes fit in with their environment and continue to make a positive contribution to their communities.

POSITIVE PARTNERING RELATIONSHIPS

As an organisation, we want to be seen as the best partner in government, committed to long-term partnering relationships with forward-thinking market players to design and deliver innovative, attractive, affordable and commercial housing solutions.

QUALITY EXPECTATIONS NATIONWIDE

Through a simple, consistent and single-minded philosophy based on expectations, we will ensure that the collective impact of our strategy is felt nationwide - that the quality of all our developments are consistent in respect of design, construction and community wellbeing.

To do this, we have created the Simple Guide to Urban Design & Development that is all about meeting expectations, not blindly obeying rules. It communicates our vision and the outcomes we seek. It explains where we are going and what we need to do together to get there.

A SIMPLE GUIDE TO DEVELOPMENT

Good design cannot be achieved by prescription or regulation, nor is it defined by a particular style or fashion. Good design is timeless, and Housing New Zealand promotes good design as a tool to add value to communities, development partners and investors.

Promoting quality design outcomes involves more than just a checklist of parts, and each site has its own challenges and opportunities that must be explored as part of the design process. However, for ease of use we have captured our vision in the Simple Guide to Urban Design & Development and embodied our aspirations in a framework comprising five design principles and ten design elements.

DESIGN PRINCIPLES

PLANNING

Well-designed places weave buildings, networks and natural landscapes together to create seamlessly-integrated holistic environments.

PLACEMAKING

Placemaking involves the creation of places that enhance and celebrate the special qualities of a site and its people.

PUBLIC SPACES

Public spaces should contribute to the creation of a high quality environment for people of all ages to enjoy.

COMMUNITY

Successful places reflect the diversity and rich lifestyles of the population and foster a sense of pride and stewardship in the community.

SUSTAINABILITY

Environmental, economic, social and cultural sustainability are integral to good design outcomes.

DESIGN ELEMENTS

1 FORM, LAYOUT & LOCATION

Development should complement the surrounding area and enhance character and amenity values including local context, underlying land forms and natural landscapes. Consideration should include the form, layout and location of buildings, spaces, circulation networks, parking and service areas.

2 ACCESS & CIRCULATION

Developments should contribute to a safe, integrated, sustainable and well-maintained transport and circulation network that is designed to improve the quality of life of the community and facilitate good access for all travellers whether they use cars, public transport, walk or cycle.

3 SOCIAL & ECONOMIC INFRASTRUCTURE

Land is a precious resource. Optimising the development potential of sites by promoting compact, quality environments and better facilitating the integration of social, transport and network utility infrastructure is critical to long-term social, environmental and economic sustainability.

4 CHARACTER & IDENTITY

Development proposals should enhance and celebrate an area's unique sense of place including historic places, heritage sites, buildings and structures, character neighbourhoods, gateways, landmark features and natural landscapes, and the personality and identity of its people.

5 PUBLIC & PRIVATE SPACE

Buildings and the spaces between them work together to create the 'public realm' - the common space enjoyed by the whole community. Public spaces should be designed to provide a high quality, vibrant environment where people can meet and gather.

6 DESIGN QUALITY & AMENITY

Development proposals should support the creation of a quality, compact, vibrant and attractive city characterised by integrated, liveable, efficient and sustainable communities with good urban design principles informing all types and scales of built forms.

7 COMMUNITY WELLBEING

Development proposals should promote community wellbeing through the establishment and enhancement of memorable and successful places that are environmentally, economically, socially and culturally sustainable.

8 SAFETY & STEWARDSHIP

Development proposals should inspire a sense of wellbeing by creating safe environments that reflect the diversity and the rich lifestyles of the population, encourage a vibrant mix of people, ages, uses and activities, and promote a sense of civic pride, neighbourliness and community stewardship.

9 ENVIRONMENTAL WELLBEING

A successful development must consider environmental sustainability as an integral part of good planning and urban design principles: improving the wellbeing of our environments is a key consideration for a city's long-term success and growth.

10 CITIZENSHIP

Places are not shaped so much by designers as they are by leaders and citizens, whether they be politicians, business people, professionals, statutory organisations or community groups. The principles that guide our actions and the expectations we place on each other have a profound impact on our environment and effectively define the 'urban etiquette' of a place.

A SIMPLE PROCESS

The Simple Guide to Urban Design & Development outlines Housing New Zealand's expectations for better-designed environments and highlights key design principles we consider to be fundamental to the creation of healthy, sustainable, memorable communities.

It is intended that designers, developers and investors, as well as Housing New Zealand staff and policy makers, will use the Guide as a tool to help deliver better-designed buildings and community environments that work well now and into the future.

While not in itself a statutory document, the Simple Guide to Urban Design & Development and the expectations and assessment criteria described within, will form an integral part of our development briefing and quality review processes and will be used by Housing New Zealand as the basis for discussions with local authority planning teams and other key stakeholders for significant development proposals.

As with all elements of the Toolkit, the process of briefing and reviewing design and development proposals is simple:

1 SIMPLE PROJECT PROFILE

The Simple Project Profile comprises a project profiling template that will explain the relative importance of each of the expectations described in the Simple Guide to Urban Design & Development to a given project or development site:

- !!! VERY IMPORTANT
- !! IMPORTANT
- ! NOT VERY IMPORTANT

2 THE SIMPLE GUIDE TO URBAN DESIGN & DEVELOPMENT

The Simple Guide to Urban Design & Development offers a comprehensive overview of the design principles and each of the design elements included in the Guide, and explains the measurables that will help us determine whether a given expectation has been met.



IF YOU WANT TO BE SUCCESSFUL,
IT'S JUST THIS SIMPLE. KNOW
WHAT YOU ARE DOING. LOVE
WHAT YOU ARE DOING. AND
BELIEVE IN WHAT YOU ARE DOING.

- Will Rogers

