



Tāmaki Regeneration Company // 07 December 2016

Operational version 1

DESIGN FRAMEWORK

Tamakiregeneration.co.nz



REGENERATION AND DESIGN



ABOUT REGENERATION

Tāmaki is a strong, welcoming and resilient community. It has outstanding natural features with great potential for regeneration. The area benefits from a beautiful natural environment with the maunga/ mountain (Maungarei), Tāmaki River, and a network of parks and waterways.

Tāmaki offers a highly connected and accessible location for economic development. TRC has and will seek to establish local champions to lead, encourage and support economic development in the area.

TRC and its partners will raise the quality of housing and ensure a more efficient use of land to enable Tāmaki to accommodate its existing and future residents.

Successful urban regeneration is about more than physical transformation of the area. It is about working with current communities of interest to improve the lives of its residents.

TRC's four regeneration objectives are:

- Housing redevelopment
- Social transformation
- Spatial regeneration; and
- Economic development

Regeneration is about all four objectives being delivered in a coherent and interconnected way with aspirations of residents at the centre of the programme.

Taking a regeneration approach will leverage the housing redevelopment activity and allow TRC and its partners to deliver broader inter-generational outcomes.



DESIGN FOR REGENERATION

Design for regeneration is a specific challenge. Design for Tāmaki will require dealing with complex considerations and constraints that do not apply in green-field housing projects. Skilful development of rich, strong concepts that are both sensitive to context and forward-looking requires a commitment to quality design outcomes, and to adopting sound design processes.

Good design is an important tool for achieving regeneration objectives.

Design directly shapes communities in powerful and significant ways. Neighbourhoods, spaces and buildings strongly influence people's health, the safety and security people experience, and the wellbeing that enables people to live, work and study. The quality of design determines results across all of these issues, not just good looking buildings.

Good design is an attitude and working method that engages with stakeholders, solves spatial problems, creates value that outweigh costs, and invigorates the identity of the place that we work within.

Meaningful engagement with all stakeholders is a critical part of designing for regeneration. TRC is also committed to ongoing development of an trust-based relationships with mana whenua. This long-term relationship will include engagement with the Māori community in Tāmaki around development of designs for every neighbourhood.

We want our commercial partners to fully embrace good design in all of their work.

Design should be embedded in commercial models for Tāmaki, from initial partnership discussions and project feasibility studies, through strategic and master planning stages, to detailed design and construction management. The challenges of regeneration will require commitment to design innovation within development business models – to creating new design skills, techniques and concepts for Tāmaki.



DESIGN CHALLENGES

Modern Tāmaki was laid out in the era of twentieth century suburban expansion. While the spaciousness and green attributes this created are much loved, hindsight shows that the suburban model created significant flaws that continue to compromise Tāmaki.

Poorly shaped open spaces, segregated land uses and housing tenures, lack of choice of housing types, missing connections, public spaces that feel unsafe, and worn-out infrastructure affect daily lives.

*Design for regeneration is rooted in sound urban design,
with a critical layer at neighbourhood scale.*

Regeneration in Tāmaki needs to create a great experience of modern urban living, while retaining spaciousness and affinity with the land. Connecting the past, present and future while resolving these challenges will require high-quality design thinking and attention to critical success factors.

Designers should address:

- Weaving a design identity which mutually enriches the land and the city.
- Cultural interests and understandings of place and landscape, acknowledging the rangatiratanga of mana whenua. TRC seeks design outcomes that reflect the values expressed by mana whenua and the Māori community in Tāmaki within an ongoing engagement.
- Re-shaping urban layouts and improving the quality of the public realm. New street and path links, re-aligning boundaries of open spaces and aligning homes to face into them, increasing both positive community interactions and opportunity for private retreat.
- Making neighbourhoods more diverse. Varied density patterns, more mixed land uses, and more varied types of spaces and buildings are central to making neighbourhoods more appealing and enduring.
- Appropriate models of infrastructure upgrade. Pipes and streets need intelligent design solutions that suit more intensive urban settings, rather than approaches that are premised on suburban road and lot dimensions.
- Diversifying the mix of homes. More varied sizes and types, and a mixture of homes for rent and ownership (“Mixed Tenure”) is needed. Affordable models need to be delivered through innovative use of new typologies and design ideas.
- The way that configurations and details of buildings and spaces make the fabric of a neighbourhood.
- Designing sensitively in relation to existing neighbours.



DESIGN PROCESS: OBJECTIVES

Tāmaki Regeneration Company is aiming to ensure that within the design process:

- expectations are clear for all partners
- design discussions are integral to engagement with community and stakeholders
- designs reflect values expressed by mana whenua and the Māori community in Tāmaki as part of engagement
- design work, coordination and decision making is efficient and effective
- work is well resourced by skilled design teams

HOW TRC WILL ENGAGE WITH THE DESIGN PROCESS

Tāmaki Regeneration Company will lead, enable and evaluate the quality of design. Leading the quality of design will be achieved by highlighting its importance in our operations.

- Design quality will be a criteria in the formulation of partnerships & agreements.
- TRC will include design in the discussions that we will have with the people and stakeholders in Tāmaki.
- TRC will build an ongoing process of engagement around design with mana whenua and the Māori community in Tāmaki which builds mana and which recognises rangatiratanga. TRC will seek to support the ongoing involvement of mana whenua and Māori community in placemaking for Tāmaki (Ahi Kā).
- TRC will influence critical stages of design development such as the formulation of Masterplan concepts.
- TRC will provide leadership in coordinating requirements for parks and reserves including facilitating land swaps.
- TRC will take a lead role in identifying key design requirements as part of the masterplanning process, and will facilitate engagement with Auckland Transport on proposed interventions.

TRC will enable design quality through the provision of resources.

- This Design Framework is an initial, overall statement of our expectations.
- To enable the design process TRC will provide skills, methods and resources for developing engagement with communities around Masterplan concepts.

TRC will evaluate design quality using the following tools:

- TRC is looking to implement Neighbourhood-based quality measures for assessing existing conditions, shaping design briefs, appraising design proposals, and measuring the benefit of design changes after development is delivered.
- The Tāmaki Design Review Panel, to which designers and developers will present their proposals for review against this Design Framework at key milestones in the process. This interactive format will enable detailed discussion of design challenges, priorities and outcomes. The Panel will include members who are appropriately skilled in advising on cultural design dimensions. The Panel report will be provided to Council for consent applications, with the aim of achieving greater certainty and efficiency of consenting.

The process for undertaking Design Reviews is illustrated in Figure 1 on next page.

	WORK SEQUENCE	DESIGN ENGAGEMENT	RESPONSIBILITY	TOOLS			
				Cultural Values Engagements	Design Framework	Neighbourhood Quality Assessment	Social Housing Specification
ONGOING LEADERSHIP	Ongoing relationships	Ongoing engagement with mana whenua Recording of cultural values	TRC	Build trust Record Engage			
PROCUREMENT	TRC seeking partners TRC appointing partners	RFI and RFP requirements Agreement terms	TRC	Reference	Define Contract		Define Contract
MASTERPLAN CONCEPT	Analysis of existing neighbourhood Masterplan preparation Prepare design vision and concept Council, Cultural, Infrastructure consult Draft Masterplan concept TRC endorsement Publish Masterplan	Identify key project outcomes Pre-application discussions Integrated Design Assessment	TRC Delivery partner TRC internal review; Design Review Panel	Reference Engage	Confirm Assess	Assess	
DEVELOPED/ RESOURCE CONSENT	Prepare developed design Council, Cultural, Infrastructure consult Proposed Developed Design TRC endorsement Resource Consent Application	Pre-application with Council staff Integrated Design Assessment	Delivery partner TRC internal review; Design Review Panel		Assess	Assess	Confirm
BUILDING CONSENT	Prepare detailed design TRC endorsement Building Consent Application	Detailed Design Assessment	Delivery Partner TRC				Assess
CONSTRUCTION	Site construction Housing handovers	Progress + conformity reporting Handover declaration	Delivery partner Delivery partner, TRC			Assess	Assess Assess
POST-OCCUPANCY		Design performance reviews	TRC	Assess	Assess	Assess	Assess

STATUS

This document is operated by Tāmaki Regeneration Company through commercial agreements with Partners, and does not have statutory status.

FUNCTIONS

This document is primarily intended to:

- Define the agenda of design principles, issues and key elements
- Define a framework for assessing the design quality of proposals

RELATIONSHIP TO OTHER DOCUMENTS

This Design Framework is not the sole source of design controls or guidance for projects in Tāmaki. Relationships with other key documents are shown on this page and page 11. Of particular note:

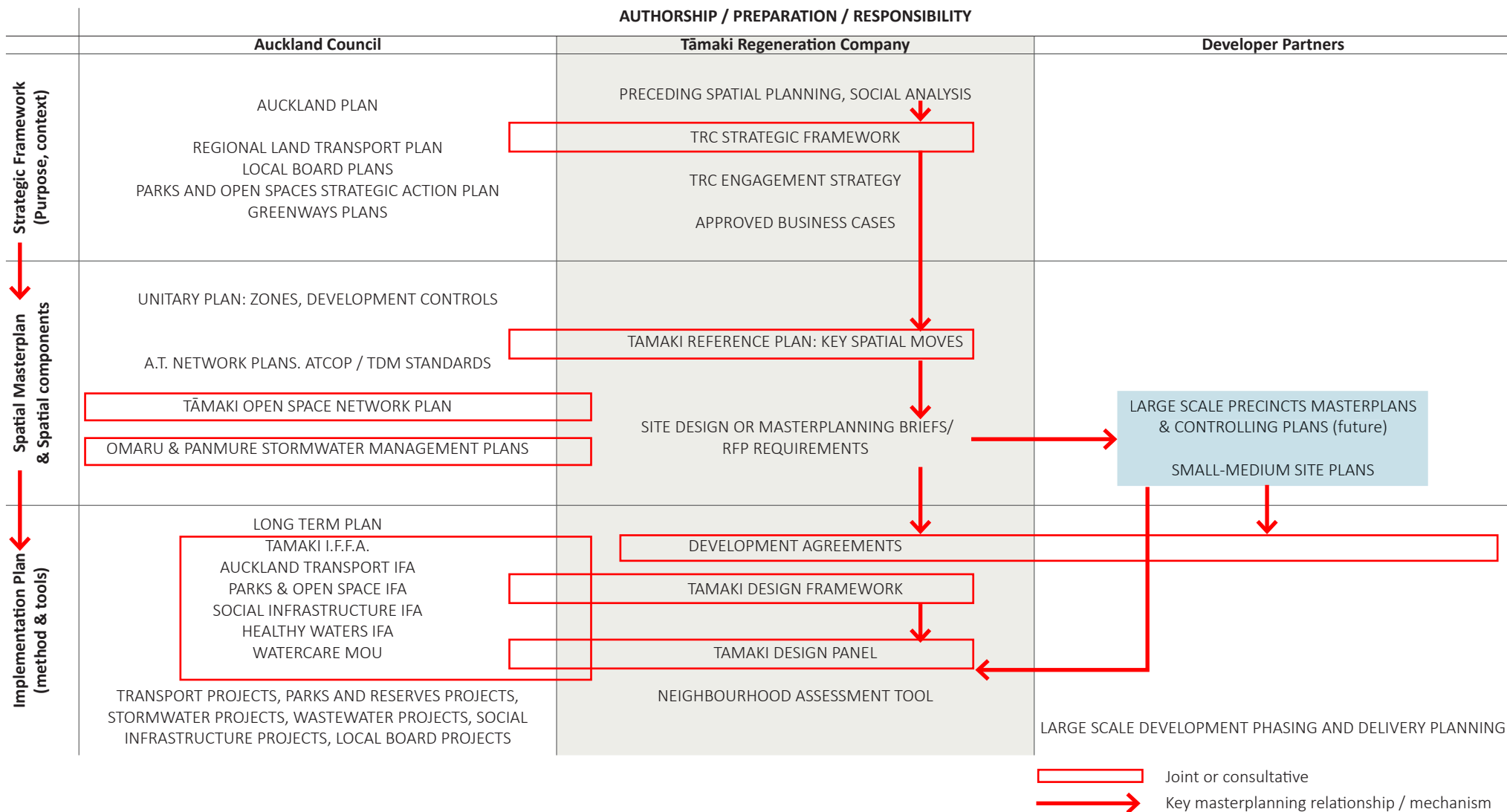
- The Tāmaki Design Framework addresses the specifics of setting and programme associated with this regeneration project.
- Designers should also apply general guidance provided in the Auckland Design Manual, which is an essential counterpart to this document. <http://www.aucklanddesignmanual.co.nz/>
- The Tāmaki Social Housing Specification relates only to housing that Tāmaki Housing Association will purchase from development partners.

WHAT THIS DOCUMENT IS NOT

For clarity, this document is not:

- A spatial masterplan. These will be produced by TRC or delivery partners as appropriate at different scales.
- It is not a Form-based Code. Controls on built form for Tāmaki are applied through operative RMA Plan provisions.
- It is not a style guide. Designs should draw upon the Tāmaki context and the Design Principles for aesthetic drivers. Concepts will be reviewed by the Design Panel.
- Metric-based performance standards. This framework is to be interpreted by skilled designers, rather than providing a formula.
- A typology catalogue for particular building or space typologies. Designers are expected to use and develop typologies relevant and appropriate to Tāmaki.

	STATUTORY CODES	AUCKLAND GUIDANCE	TĀMAKI SPECIFIC GUIDANCE	TĀMAKI HOUSING STANDARDS
Responsible	Auckland Council	Auckland Council	Tāmaki Regeneration Company	Tāmaki Housing Association
Documents	<div>Unitary Plan</div> <div>Building Code</div>	<div>Auckland Design Manual</div> <div>Te Aranga Principles</div>	<div>Tāmaki Design Framework</div> <div>Tāmaki Reference Plan</div>	<div>Tāmaki Social Housing Specification</div>
Process	<div>RMA consents</div> <div>Building consents</div>	<div>Considered within RMA consenting</div>	<div>Design Review Panel</div> <div>Tāmaki Neighbourhood Quality Assessment</div>	TRC internal review



REVIEW PROCESS

The Tāmaki Design Panel is operated on the basis of two Review meetings for each project.

Each review stage has a defined scope of material for submission, and an outline agenda of key issues for consideration which is aligned with the content in this Design Framework.

The Concept review stage is intended to provide an early assessment of high level thinking for the project.

- Applicants should expect to demonstrate how the design proposal has been informed by the brief, integration with the wider regeneration programme, and context and site analysis. Key design ideas and strategies for the site should be shared, and illustrated with early site plans, sections, dwelling plans, architectural and landscape concepts, and 3D massing. Key considerations at this stage are the quality of strategic decision making, and delivery of regeneration outcomes.

The Resource Consent review stage occurs shortly before lodgement of the consent package.

- Applicants should expect to demonstrate the detailed execution of the Concept design. This will include full plans, sections, elevations and 3D views, with details of materials and colours proposed. Information submitted should be consistent with the Resource Consent package, although it is likely to go beyond minimum RC information requirements.

	Consultations	TRC Review	DRP1 - CONCEPT	Consultations	TRC Review	DRP2 - RESOURCE CONSENT	RC lodgement
	→	→	→	→	→	→	
INFORMATION			<ul style="list-style-type: none"> • Submit to Panel administrators by agreed advance date for circulation to panel • Refer DRP1 submission checklist for details 			<ul style="list-style-type: none"> • Submit to Panel administrators by agreed advance date for circulation to panel • Refer DRP2 submission checklist for details 	
REVIEW SCOPE			<ul style="list-style-type: none"> • Refer to DRP1 Agenda 			<ul style="list-style-type: none"> • Refer to DRP2 Agenda 	

DOCUMENT GUIDE

Three main sections are set out in the following pages:

DESIGN PRINCIPLES

The Design Principles for Tāmaki are conceptual ideas that are key to achieving an identity that is appropriate to the place and community that is Tāmaki.

These big-picture design drivers are the key content that designers should pay most attention to.

If a proposal responds well to Guidance, and to any specific requirements from TRC, but responds poorly to the Principles it will be considered to be below expectations and should expect to be scrutinised further.

DESIGN GUIDANCE

The Design Guidance provides direction around how we foresee translation of Design Principles into design configurations.

Following this guidance is expected to result in outcomes that successfully address our key design challenges. Delivery partners and design teams who depart from Guidance are expected to expressly demonstrate alignment with Design Principles.

BENCHMARKS

The Benchmarks section illustrates relevant development and regeneration projects, with the intention of ensuring that Tāmaki delivers ongoing improvement and innovation in development practice.

Designers and delivery partners are expected to understand and learn from the design approach and methods adopted by these benchmark projects and other sources of best practice examples.



The background features a large orange shape on the left with a rounded right edge, set against a dark background. A woven, light-colored texture is visible in the upper right corner. A vertical strip on the far left contains a repeating pattern of yellow and white triangles.

PRINCIPLES





TAMAKI DESIGN PRINCIPLES

DESIGN FOR TĀMAKI

Tāmaki is a place of distinct identity in terms of cultural, landscape and settlement patterns.

Designs should enhance and be specific to this place in their response to key issues in Tāmaki:

- The features and stories of our land and natural ecology.
- The presence of existing cultures including Māori and Pasifika peoples.
- Celebrating the increasing diversity and vibrancy of the Tāmaki cultural identity in the built environment, whilst recognising mana whenua as hau kainga (home wind)
- The distinct demographic mix of young and old, and the possibilities for stronger relationships between them.

Designs should also be created through application of Te Aranga Māori design principles. The application of these in the Tāmaki context is set out in further detail on the next page.

Guidance on pages 22-24

DESIGN FOR NEIGHBOURHOODS

Tāmaki is a collection of established places, where community bonds form an invisible but essential structure to neighbourhoods.

Neighbourhood designs should enrich community bonds by:

- Ensuring the quality of spaces between buildings are prioritised and are safe, attractive, and functional for all.
- Creating new connections across neighbourhoods.
- Ensuring streets are places for meeting, sitting, walking and cycling as much as for vehicle movement.
- Ensure homes and buildings face streets, are entered from streets and form an attractive edge to streets.
- Introducing new land uses that meet neighbourhood needs in a well-integrated manner.
- Creating a density pattern that relates well to open space amenity, access to services, and travel networks.
- Creating buildings and spaces that are both varied and coherent rather than standardised and repetitive.
- Fully integrating redevelopment of private land, public spaces and public infrastructure.

Guidance on pages 25-32

DESIGN FOR URBAN LIVING

Tāmaki needs buildings and spaces that offer choice, that are good quality, perform well and will appeal to people.

Designs should:

- Provide a mix of housing sizes, types and tenures within a neighbourhood, block and street.
- Cater for a wide range of households, ages and cultures.
- Create spaces that are of appropriate location, size, shape, and privacy suitable for comfortable living.
- Provide car parking that meets needs without dominating the quality of streets and spaces, and positively support access to alternative travel modes.
- Be built to last.
- Be designed in ways appropriate to established, mature urban places.
- Create homes and places that are adaptable and flexible for living in.

Guidance on pages 33-35

DESIGN FOR DELIVERY

Tāmaki needs regeneration to be delivered in an efficient, effective and well-coordinated manner in order to achieve timely increase in housing capacity, choices and affordability.

Designs should:

- Work within the design and delivery framework that TRC has established.
- Be undertaken using Integrated Design methods to ensure that diverse challenges are resolved together.
- Ensure engineering is considered early and integrated in a manner appropriate to a dense urban setting.
- Adopt efficient methods without compromising Tāmaki's identity, diversity and adaptability.

Guidance on pages 36-37

TE ARANGA

Te Aranga Māori design principles provide guidance on how Māori cultural considerations could be integrated into any design project in Aotearoa New Zealand. Further guidance can be found in the Auckland Design Manual.

The diagram here outlines the key areas of application of cultural principles within the design process of all regeneration projects in Tāmaki.

This table is based on the broader Te Aranga application framework set out in the Tāmaki Reference Plan, with greater focus here on considerations that are specific to preparing and assessing design proposals.

		DESIGN FRAMEWORK KEY APPLICATIONS								
		DESIGN PROCESS ENGAGEMENT	PEOPLE + SPACES	LAND + PLACES	SPACES FOR PEOPLE	STREETS AS PUBLIC SPACES	ENGINEERING INTEGRATION	MIXED HOUSING	DETAILS THAT MATTER	INTEGRATED DESIGN
MANA Rangatiratanga authority	<ul style="list-style-type: none"> • Mana whenua and the Māori community in Tāmaki contribute to the design process. 	O	O	O	O		O		O	O
WHAKAPAPA Names & naming	<ul style="list-style-type: none"> • Consultation and research on use of correct ancestral names. • Use of appropriate names to inform design. • Recognition of names through signage and wayfinding. 	O		O						
TAIAO Natural environment	<ul style="list-style-type: none"> • Protect, restore and enhance natural environments. • Protect, restore and enhance physical and ecological connectivity. • Preference endemic flora and fauna significant to mana whenua. 			O	O		O			
MAURI TU Environmental health	<ul style="list-style-type: none"> • Protect, restore and enhance natural environments. • Protect, restore and enhance physical and ecological connectivity. • Preference endemic flora and fauna significant to mana whenua. 			O			O			
MAHI TOI Creative expression	<ul style="list-style-type: none"> • Encourage homes and spaces appropriate to cultural needs and whanau • Celebrate cultural heritage and community characteristics that reinforce place and identity. • Seek integration of Māori narratives and themes into appropriate built elements. • Include interpretive signage, particularly for reserves, the coast, and sites of cultural interest. 	O	O	O	O	O		O		
TOHU Wider cultural landscape	<ul style="list-style-type: none"> • Recognise and celebrate views of Maungarei, the Tāmaki River and other significant areas. • Seek of further recognition of tohu through heritage trails, markers, interpretation boards. 			O						
AHI KĀ Living presence / placemaking	<ul style="list-style-type: none"> • Māori participation in design process • Engage and align with community programmes • Programming of public spaces / public realm, spaces for cultural events • Access to weaving species, mahinga kai, waterways 	O	O	O	O			O		



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GUIDANCE



TĀMAKI CHARACTER

THE ESSENCE OF TĀMAKI

Tāmaki is an area with a rich inheritance, a challenging yet positive present, and a diverse and exciting future.

- Tāmaki has a long history of occupation and is a highly significant place for mana whenua. The regeneration of twentieth century settlement patterns offers opportunity to build mana, to recognise whakapapa, and to restore and enhance the cultural landscape. Designs should draw appropriately on recorded cultural values.
- Tāmaki is a nourishing place which drew people to its rich soils and waters. Regeneration offers the opportunity to enhance natural environments and restore environmental health through integrated, low-impact design.
- The Tāmaki community features strong community bonds, a diverse cultural identity, a young population and a passion for life. Regeneration is an opportunity to strengthen meaningful engagement and placemaking that serve and support people.
- Even within this rich landscape and community, many of our built spaces feature flawed twentieth century design thinking. They need renewing, re-connecting, and reinvigorating to support a stronger community and higher quality environment in the future.



PEOPLE + SPACES

Designs should promote strong and diverse cultural attributes in Tāmaki.

- Approaches to this should be realised through a variety of means.
- Recognition of the mana and whakapapa associated with mana whenua should be sought in appropriate spaces, which are most likely to be public places.
- The extrapolation of values, ideas and social behaviours into design concepts is encouraged more than replication of motifs or forms and to use of stick-on elements.
- Of primary importance in developing designs around cultural values is the ongoing relationships and engagement with mana whenua and Māori community in Tāmaki. Designs that reference cultural values should be based on appropriately endorsed expressions.

Designs should particularly recognise the spatial aspects of Tāmaki culture.

- Creation of spaces to gather, to meet, to welcome, and encourage neighbour interaction.
- Design of front yards and reception rooms in dwellings are particularly important within housing areas. Spaces which enable customary processes of welcome and hosting, as well as the separation of private spaces, will be highly valued by a large number of cultures.

Designs should expressly support the young and the ageing population in Tāmaki.

- Designs should adopt a clear strategy for responding to the needs of children in streets and public spaces and in homes.
- Designs should actively provide for children to be active and social in places that are conveniently located.
- Spaces that enable and encourage positive interaction between diverse age groups are encouraged.

Design teams should work under TRC's direction to engage with community groups, and with customers of housing and other services.



LAND + PLACES

Designs should acknowledge and enhance the landscape of Tāmaki.

- Designs should draw from the expression of cultural values identified as part of engagement between mana whenua and TRC through ongoing engagement.
- Designs should seek to respect and enhance the “cultural landscape” by which mana whenua and the Māori community in Tāmaki understand Tāmaki.
- Designs should seek to recognise and enhance significant places identified by mana whenua.
- Visual relationships to Maungarei and the Tāmaki estuary should be enhanced from public spaces and streets.
- Designs that appropriately and creatively celebrate cultural values are encouraged as part of public spaces such as reserves and gathering places.

Designs should enhance and restore natural systems that are within or adjoining a site.

- Restoration of natural environments and environmental health has been expressed as a key concern for mana whenua and the Māori community in Tāmaki.
- Streams and the estuary are particularly degraded with poor water quality. Development should include Low-Impact stormwater treatment, restoring ecological corridors, and include “daylighting” of watercourses where possible.

Designs should enhance existing places associated with landform and settlement patterns.

- Designers should undertake robust analysis of areas, and show how designs create a good urban environment that relates positively to the landscape.



REGENERATING NEIGHBOURHOODS

Design teams should ensure that their work is focused on 'big picture' outcomes which are achieved at neighbourhood scale.

Designs should enhance both the individuality and inter-connectedness for each neighbourhood within the wider Tāmaki area, and to 'repair' any defective forms in the twentieth-century suburban structures that underpin these neighbourhoods.

SPACES FOR PEOPLE

Designs should deal with defects in the shape and location of open spaces, particularly the public reserve network.

- Designs should prioritise making spaces that the community can safely use and be proud of. This includes the design of publicly-owned streets and parks.
- Shared spaces for private ownership, such as driveways and shared outdoor space, should be designed to achieve the same outcome of safety and pride.
- Spaces for gathering should feature creative designs that support positive community interaction. Gathering spaces such as reserves are to be considered a priority for engagement dialogue.
- Development partners are encouraged to enter into and open dialogue with the community around design issues, opportunities and solutions for key gathering spaces.

Designs are expected to improve multiple design attributes:

- creating sightlines into and through spaces,
- providing better functionality such as active recreation spaces for children and adults
- improving the connectivity of access points and routes through spaces

While these are all 'standard' good practice, they are particularly important for Tāmaki, which generally has a large quantity of open space of poor quality and usefulness.

- Designs should prioritise good edge conditions. This will depend on the configuration of the urban structure and lot patterns around a space, and in the detailed arrangement of building and lot interfaces.
- Designs will often need to re-configure surrounding development to create a good edge to a space. The qualities of interaction with land uses around spaces will be key.

- Interfaces between private land and public spaces should be formed as frontages. Use of high fences, lack of windows and characterless materials on frontages should be minimised with great effort.
- Many public spaces in Tāmaki are formed around stormwater reserve corridors that require a carefully judged balance of safe activity and ecological restoration. Strategic planning and layout of spaces, and the arrangement and selection of plantings are key design elements.
- Plantings in streets and reserves should be coherent with the neighbourhood and wider area, and to the urban structure and to the underlying ecological pattern. Species with cultural significance should be prioritised wherever practical to support the living presence of Māori. Selections should be confirmed with input from relevant Council teams.



STREETS AS COMMUNITY SPACES

Consideration of streets as community spaces (place) not just transport space (movement) is critical for Tāmaki. This requires a creative approach which resolves many different technical, social and economic factors.

- Design of surrounding buildings and space for transport and movement should be undertaken together.
- Street design should reinforce positive differences in the relative importance of Place and Movement, with most residential streets emphasising Place.
- Design for movement should prioritise Walking, Cycling, Public Transport, then Vehicle, in that order.
- Existing streets in Tāmaki generally prioritise vehicles, and are likely to require intervention for pedestrian quality & safety.
- On-street parking as part of an overall provision is encouraged, but this should not dominate streets. Streets with extensive

on-street parking should feature plantings and features that offset the visual impact of vehicle.

Prioritising pedestrian activity in streets should be encouraged through:

- the width and alignment of paths,
- the arrangement and detailing of driveway crossings to create a smooth, level and clear path for walking,
- the regular provision of safe crossings,
- the use of traffic-calming elements such as build-outs, raised tables and tree planting,
- the location of lighting and
- the provision of seating in streets at key locations where it may be attractive and useful

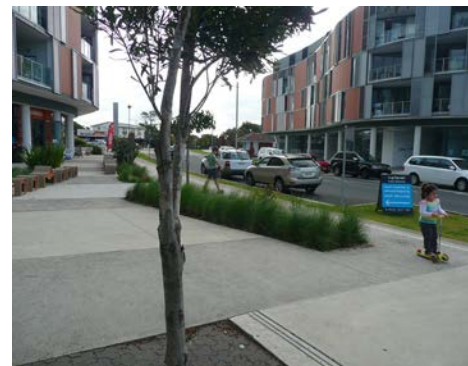
Designs for private shared driveways should consider adopting the strategy of a shared space philosophy in hosting a variety of activities and movements safely.

This approach should extend to:

- the way in which surrounding homes 'front' onto the space
- arrangement of boundaries
- details such as the configuration of lighting and the location of letterboxes

In some cases, streets may be an appropriate location for inclusion of cultural references, such as the inclusion of naming.

- Expression of cultural values within street spaces should be appropriate and endorsed through engagement with mana whenua and the Māori community in Tāmaki.



Occupying front yards and engaging with neighbours at the street interface is a specific, observable, and positive community behaviour in Tāmaki today. Recognition of this as a spatial value is of great value to the existing and future community.

Designs should encourage interaction and occupancy at street interfaces:

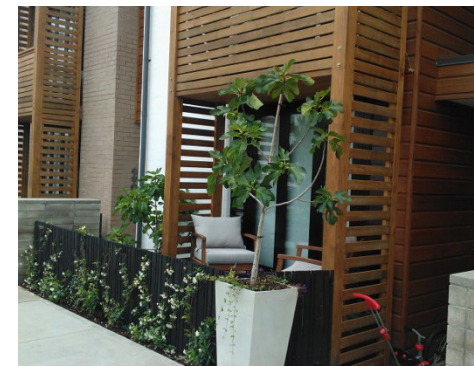
- Site layouts and buildings should be arranged with 'front to front' and 'rear to rear' relationships.
- Buildings should be approached from the street wherever possible; primary entrances away from the street are strongly discouraged. Where parking is behind a building this should be accessed through a subsidiary door.
- Approaches to building should recognise the importance of welcoming behaviours for many cultural groups. Thresholds and greeting spaces should feature in designs.



- Street-frontages should be designed to suggest occupancy near or at front doors. Seating or a space suitable for seating is encouraged.
- Street frontage spaces should be set out in dimensions which cater for an appropriate level of occupancy and activity on the street frontage.
- Transitional shelter elements such as verandas and porches are strongly encouraged on the frontage of buildings.
- All streets, shared driveway spaces and paths should be 'fronted' by buildings. Fronts should feature regular pedestrian entrances, and be overlooked with windows from habitable rooms.
- Windows should minimise inappropriate overlooking / inter-looking, while deliberately presenting an attractive public 'face' to street.



- Avoid oversized glazing to the street with no layers of privacy control (planting, screens, transitional spaces), particularly for bedrooms.
- Open-plan landscape street front spaces without fence or planting enclosure are discouraged as part of the more dense urban form which is anticipated. This condition should be used only in uniquely specific conditions in response to relevant public space conditions.
- Low fences on street frontages are appropriate. High fences along street frontages are strongly discouraged. Where required, any high fence adjacent a street should be minimised in extent, and should be visually layered with vegetation in front.
- The design of lots and configuration of buildings should ensure that the criteria above can be met for all streets, driveways, access spaces and pathways.



BETTER CONNECTIONS

Neighbourhood connectivity is a critical issue in Tāmaki, where development patterns often deny convenient access into reserves and to centres, shops and community facilities.

- Shared driveways in particular should be designed with an approach of creating 'mini-streets'.
- Neighbourhood designs should increase the degree of movement connectivity.
- New street and path connections should be provided where analysis highlights 'missing' links.
- Connections should create positive interactions between vehicles, cyclists and pedestrians that enhance traffic and personal safety.
- Designs that propose connectivity without vehicle access will be required to justify why this is the best solution in terms of outcomes, and will be subject to a high level of design scrutiny.
- Any pedestrian or cycle only links will be required to meet minimum width, finish and overlooking arrangements.



DENSITY AND LAND USES

The pattern of density should be considered early in the development of Masterplan concepts.

- Designs should propose a varied pattern of urban density.
- Density patterns should vary in response to the particular relationship of neighbourhoods and sites to the landscape and settlement pattern.
- Density patterns should create a variety of choices of housing and spaces through use of different forms and typologies of buildings.

The variation of densities should operate at a number of scales.

- At the Tāmaki-wide scale, densities should be higher near to town centres, shops, public transport routes and open spaces.
- Designs should provide more compact dwellings near to the amenities that complement the smaller living spaces associated with such dwellings.

Mixing density patterns at a more local level increases local choice for residents, enables retention of mixed communities during redevelopment, and supports whanau living and long-term residency in neighbourhoods.

- Blocks and streets should feature varying lot and building sizes.
- Designs should use fine-grained strategies for varying density.

Delivering varying densities will need designs to be intelligent in their resolution of relationships between varying building forms.

- Neighbourhood designs should test block subdivision, lot subdivision and building forms. Masterplan concepts presented to the Design Review Panel should explicitly demonstrate testing of options and reasons for selecting the preferred design.
- Designs should avoid handling subdivision and buildings in separate design processes.



VARIETY & COHERENCE

Tāmaki features areas with relatively consistent patterns of streets, lots, building forms and materiality, a legacy of initial development. Renewal of housing in Tāmaki will also involve relatively large numbers of dwellings, and large areas of change within the existing community.

In contrast, New Zealand homes are now relatively customised, a reflection of development models very different to the Tāmaki redevelopment.

Exploring how to increase variety while taking account of the transition from an existing built environment is a central and critical design theme for Tāmaki.

In tension with this is the inescapable fact that large-scale and higher density redevelopment cannot be treated as an exercise in custom home creation.

Coherence and commonality are encouraged for their value in creating a harmonious environment, but designs should not allow these to become overbearing attributes.

- Design teams are required to express their approach to variety and coherence when proposing designs to the Design Panel.
- Designs should create a well-balanced integration of coherence and variety in form and expression of buildings and spaces.
- This balance should be structured in diverse ways across Tāmaki.
- Coherence and variety should be considered at a variety of scales – within neighbourhoods, across blocks and between adjacent buildings.
- Articulating variety in response to specific site conditions – to open space, the role and character of streets, the arrangement of building types against each other – is encouraged as part of making an urban

environment that is interesting and satisfying for people to live in and find their way around.

- Designs should acknowledge that people that will live in Tāmaki and that the built environment will not be static. Designs should provide opportunity for individual expression.



Cohherence and variety should involve design of a variety of elements in each development. Variety should be apparent in the following:

- site layouts
- lot variations
- the size, scale and sequence of public spaces including streets
- building massing
- materials and colour
- building elevation composition
- landscape surfaces
- boundary treatments
- planting,
- street formations

As well as being expressed within the individual elements above, variety should be considered in terms of:

- the inter-relationship of these parts
- their relationship to the broader urban settlement pattern in Tāmaki
- and the pattern of the landscape



ENGINEERING INTEGRATION

Development in Tāmaki will involve amalgamation and re-subdivision of land. However the density of redevelopment creates challenges which are very different from conventional green-field subdivisions.

Space for engineering elements is considerably more limited, and the resolution of engineering elements requires considerable design attention.

Tāmaki is an undulating landscape. Arrangement of driveways, roads, lots, buildings and outdoor spaces at the densities proposed requires engineering, architecture and landscape to be considered together for solutions to be effective and cost-efficient.

At a strategic level, design of subdivisions and buildings should be undertaken in a much more closely integrated manner:

- Coordination of site levels, sub-ground infrastructure, street interfaces, retaining

walls, driveways and areas for planting need to be considered together to avoid poor constructability and visual appearances.

- The location of drainage runs and utility service trenches may require very detailed integration and coordination with authorities.
- Opportunities for stormwater infrastructure within reserves and open spaces should be integrated into masterplanning. This should aim to achieve efficient and effective treatment provision (supporting Mauri Tu) and to maximise the aesthetic and functional use of open spaces.
- Provisions for stormwater flowpaths and detention or retention (where required) need to be addressed in ways that do not compromise the usability of outdoor spaces.
- Design of access routes for vehicles should take account of regular servicing requirements such as waste collection and furniture delivery to homes.
- Street designs will require early coordination with Auckland Transport.
- Early identification and integration of bus facilities, cycle and walking networks is an important engineering issue that informs some significant strategic outcomes for TRC, and is essential to ensure that investment programmes directed by partners are realised in cost-efficient ways.



DESIGN FOR URBAN LIVING

This guidance section focuses on homes as they form a substantial part of the Tāmaki programme.

Where TRC is involved in development of other land uses, for example where retail may form part of a mixed-use development on land under TRC control, the higher-level Design Principles will form an important consideration in any Design Review process.

MIXED HOUSING: TENURE, TYPOLOGIES, AFFORDABILITY, USES

Providing a mixture of housing is key outcome, and contributes to a wider range of strategic objectives. TRC seeks housing choices for different stages of life, varying incomes and preferences, supports extended family, and avoids stigmatising low-income groups.

Distinct separation of tenures into larger groups is discouraged. Any such proposals will be subject to additional scrutiny regarding the justification for and detailed provision of homes.

- Designs should mix tenures –housing for market sale, for market rent, for rental by community providers, and for social rent.
- Designs should be “tenure-blind” – that is, they should not separate out tenure by the use of different external design elements.
- Different strategies will be appropriate in different contexts, and may include “pepper-potting” and creating of very small groups of social and community housing properties.

- Designs should mix housing types within a neighbourhood, street, block and site as much as possible, combining attached houses, detached houses, and apartments.
- Different building forms should relate to site context and attributes, and aim to create spacious outdoor relationships.
- Options for mixing form and tenure should be tested and presented to the Design Panel.
- Neighbourhood designs should mix the sizes of homes, providing a variety of numbers of bedrooms even within similar forms, avoiding dominant use of similar size homes.
- Neighbourhood designs should aim for a mix of target markets – young families, older families, couples, single person households, owner-occupiers and rental investors.
- A mixture of parking locations and types within each block or street is encouraged, to avoid dominance, allow flexibility and optimise space.

PAPAKĀINGA

‘Papakāinga’ refers to modern communal Māori housing solutions. Papakāinga designs are also relevant to Pasifika cultures, and can include:

- Whānau homes: Individual sections in a masterplan that supports extended whānau.
- Papakāinga: communal housing, possibly with shared facilities

TRC encourages opportunities for common or grouped housing to be explored. Key differences from ‘conventional’ housing include:

- The process of briefing, design, financing
- Site layout relationships
- Building- exterior relationships
- Internal planning relationships

More detailed guidance can be found through The Māori Housing Network, Te Matapihi (website), “Ki Te Hau Kāinga” (HNZC, 2004), Hasting DC’s Papakāinga Guide, and the Bay of Plenty Māori Housing Toolkit.



NEIGHBOUR INTERFACES

Boundaries with existing neighbours will be a significant condition within the Tāmaki programme.

While a variety of controls will be applied through Unitary Plan provisions, TRC is looking for design proposals to adopt best practice in considering the challenges of urban infill relationships.

- Access ways and parking should be away from neighbour boundaries as much as possible.
- Private to private, public to public is a sound principle that should be adopted when arranging site layouts, and in this case any shared driveway should be considered as a public space.
- The orientation of outlook and location of outdoor living spaces in relation to neighbours should be minimise nuisance for all residents. Care should be taken with

building massing, location of windows on side elevations, and configuration of any balconies.

- Retaining walls along boundaries should minimise dominance and overlooking towards neighbours. Development should avoid increasing the vertical elevation of ground levels next to a neighbour boundary wherever possible.
- The arrangement and design of fences and planting along boundaries with neighbours should be considerate of shading, privacy and future growth of planting.



TYOLOGIES AND SPACIOUSNESS

Spaciousness is a key attribute in creating a successful increase in urban density, and will help ensure that investment in neighbourhoods and homes creates long-lasting liveability.

These immediately apparent attributes also determine a range of more personal and socially significant outcomes for people living in these homes, ranging from feelings of privacy and mental well-being to the practical requirements of providing space for children to be active and healthy on an everyday basis.

Note that Unitary plan minimum dimensions should not be assumed to be best practice in terms of separation and privacy – designers should test proposal options and justify concepts to TRC and the Design Panel.

- Designs should seek to create spaciousness in the nature of external spaces, whether private, shared or public.
- Subdivision and building designs should size any new urban blocks and lots carefully to

limit wasted space, and instead to maximise useable outdoor space and building separation.

- Typologies that are advantageous in urban form-making are encouraged: row houses, duplexes and apartments can offer a greater sense of space due to their site efficiency.
- Detached houses should use zero-lot arrangements to optimise their space configuration wherever practical.
- Typology allocation should involve early testing of integration with the design of site works including retaining walls and road levels.
- Designs should address the quality of private and public outdoor spaces as paramount. Designers are strongly encouraged to reduce the footprint of homes if this is required to achieve satisfactory outdoor space provisions.



DETAILS THAT MATTER

Buildings should be designed with cultural values in mind. Designs should seek to avoid arrangements that are undesirable such as:

- Inappropriate location of rooms in relation to each other for cultural reasons.
- Appropriate location of bedrooms within the public to private hierarchy of a dwelling.

Parking is a key issue in more dense urban environments. Studies of regeneration and mixed housing projects around the world have identified tensions over parking as key flaw in design outcomes.

While a practical and workable level of parking choices is important, designs should recognise that this is a well-located area with a good range of alternative transport choices.

- Parking provision should be based on analysis and testing related to location and dwelling type.

- Parking should not dominate the residential environment, particularly the quality of streets and frontages.
- Garaging is encouraged, particularly for attached and detached family housing models.
- Double garages should not be extensively used, due to their impacts on streets and frontage quality and to enable effective development densities.
- Vehicle parking and manoeuvring areas should be designed with consideration of child safety.

Design for waste storage will require careful consideration of what works for residents and for practical collection.

- In most cases houses should be provided with on-lot space for 3x wheelie bins, with consideration of how collected from street positions.

- In larger building groups and in particular for apartments, shared storage areas should be provided in convenient and discreetly located positions on the site.

Space for storage within dwellings is a common issue in experiences of higher density living.

- Designs should aim to achieve plenty of storage; the precise amount will vary and is not really the issue – recognising and making provision suitable to the type of property and anticipated occupants is key.
- Internal storage should be varied and distributed within the home.
- Family homes should include large stores or dedicated space for prams or buggies close to the dwelling entrance.
- Homes with gardens should include an external store that does not restrict usability of the space.

The addressing of homes and buildings to the street requires attention to detail elements.

- Designs for letterboxes and utility meters should aim to locate on individual lots or minimise the number in any grouped location.
- Wherever possible, arrangements should be made to secure postal delivery into shared driveway spaces where this can avoid the grouping of letterboxes at the entrance to driveway-based groups of homes.



DESIGN FOR DELIVERY

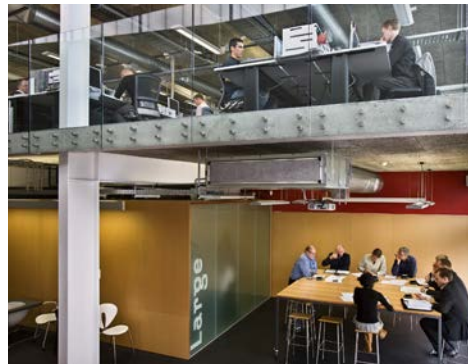
LEVERAGING TRC FACILITATION

Design teams should align their working programme, methods and resources with the key contributions which TRC will make to the regeneration programme, in particular:

- coordination and facilitation of re-housing for customers of the Tāmaki Housing Association
- leadership and facilitation of stakeholder engagement, including community and Council
- leadership and coordination of physical and social assets through Infrastructure Funding Agreements (IFA's)

INTEGRATED DESIGN

- Delivery partners are expected to work with TRC and key stakeholders, rather than developing designs in isolation.
- Leverage TRC's activities, assets, assistance and Intellectual Property to facilitate more efficient and effective design production.
- Design teams should be operated in an integrated manner, involving all the required professionals in an open process of design development.
- Aim to work together to overcome challenges as effectively and efficiently as possible. Workshop methods and design reviews are welcomed as valuable steps in successful design development.
- Document the design process as it proceeds in order to produce a design statement for Resource Consent. Design objectives and development briefing parameters should be clearly articulated early in the project. Conceptual solutions and drivers should be clearly articulated.



STANDARDISATION + INDIVIDUALITY

Efficient delivery of a large scale regeneration programme is likely to involve methods that involve standardisation of building construction and design.

These are welcomed, but attract potential risks around repetition which must be recognised and avoided. Tāmaki was originally built with a large element of standardisation which resulted in limited housing choice, poor street interfaces and poor overlooking of public open spaces.

TRC will not welcome approaches to standardisation that are likely to result in these or other poor outcomes.

- Designers and developers are encouraged to investigate how standardisation can result in better outcomes through techniques commonly deployed in manufacturing industries.



Approaches which are encouraged include:

- standardisation and prefabrication methods which are able to deliver a wide range of variety and flexible building outcomes, rather than dictating or limiting physical outcomes
- mixing of standard elements and variable construction elements,
- building plans that offer efficient space planning together with flexible adaptability or extension,
- standard palettes of fencing and external elements that can be combined in varying ways

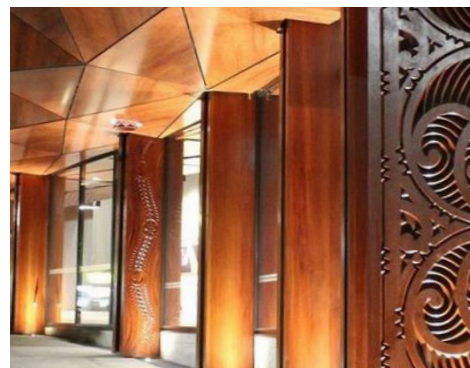


ENGINEERING COORDINATION

Design team should ensure they integrate with engineering provisions which are planned to support the regeneration programme.

Planned provisions are expected to be identified through Stormwater Management Plans and Infrastructure Funding Agreements initiated by TRC.

- Designs should coordinate with upgrade programmes for the wider Tāmaki area, including stormwater, transport and utility supplies.
- Programme coordination should aim to minimise disruption and maximise mutual benefits.
- In some cases, work should ensure that long-term considerations are taken into account, not just benefits to an immediate development proposal.





BENCHMARKS

The background of the slide features a photograph of a sunset over a body of water. The sun is low on the horizon, creating a warm orange and yellow glow that reflects on the water's surface. Dark, silhouetted clouds are scattered across the sky. In the distance, a line of trees and some buildings are visible. A large, light blue geometric shape, resembling a right-angled triangle with a rounded hypotenuse, is overlaid on the right side of the image, pointing towards the center where the word 'BENCHMARKS' is written. The overall color palette is dominated by blues, oranges, and yellows.



These projects map out the recent progression of design models in Auckland and New Zealand. They are referenced as a collective library of good practice examples, from which designers can learn. They also form a baseline of established, viable development models which Tāmaki Regeneration Company regards as the starting point for further improvement and innovation.

HOBSONVILLE POINT, AUCKLAND

DEVELOPMENT TYPE- Greenfield

COMPLETED- Ongoing

AREA- 167 Ha

DENSITY- 45 Dw/Ha

A mixed use “urban village” which has delivered high quality, visually appealing houses within cohesive neighbourhoods.

GOOD DESIGN OUTCOMES:

- Frontage of houses provide a strong edge to streets
- Living spaces set forward from garages to minimise vehicle dominance at the front of dwellings
- Variety of cladding material, finishes and set backs to provide diversity along street frontages



- Dwellings where detached are “zero lotted” on southern boundary to maximise northern exposure



REGENT PARK, WELLINGTON

DEVELOPMENT TYPE- Brownfield

COMPLETED- 2012

AREA- 6447 m²

DENSITY- 42 Dw/Ha

Social housing development undertaken by Wellington City Council as part of an upgrade to their housing portfolio.

GOOD DESIGN OUTCOMES:

- Dwellings attached through single storey carports breaking up overall massing
- Diversity achieved through materials and finishes
- A range of outdoor space provided- both communal and private
- Outlook from units over communal space provides for safe community atmosphere



ADDISON, AUCKLAND

DEVELOPMENT TYPE- Greenfield

COMPLETED- 2011

AREA- 84 Ha

DENSITY- 36 Dw/Ha

Large greenfield development exhibiting innovative, best practice medium density design within a fully integrated master plan.

GOOD DESIGN OUTCOMES:

- Dwelling front and overlook park spaces providing activity along the park edge
- All dwellings well insulated above code requirements
- Building materials are robust and easily maintained to ensure attractiveness over time
- Outdoor spaces are orientated for best exposure to sun



- Accommodation over garages to provide overlooking of rear access lanes



STONEFIELDS, AUCKLAND

DEVELOPMENT TYPE- Brownfield

COMPLETED- 2009

AREA-110 Ha

DENSITY- 40 Dw/Ha

Residential development incorporating stand alone, terraced and apartment dwellings in a disused quarry site.

GOOD DESIGN OUTCOMES:

- Material selection references historic site use providing sense of identity
- Combination of terraced and detached typologies
- Dwellings front and overlook streets and park spaces
- High quality public park areas are distributed through out site
- Pedestrian connections given precedence over vehicular in street design



BEAUMONT QUARTER, AUCKLAND

DEVELOPMENT TYPE- Brownfield

COMPLETED- 2005

AREA- 2.4 Ha

DENSITY- 100 Dw/Ha

Inner city residential development which reinterprets the traditional terrace house to deliver a dense and pedestrian oriented precinct in a disused gas works site.

GOOD DESIGN OUTCOMES:

- Walking routes through site and connection to city
- Substantial diversity in housing typologies
- Retention of mature trees provide sense of character to development
- Balance between providing privacy to residents while providing overlooking of street



SEATOUN, WELLINGTON

DEVELOPMENT TYPE- Brownfield

COMPLETED- 2005

AREA- 4200 m²

DENSITY- 30 Dw/Ha

Comprehensively designed high end residential development implementing shared lane ways.

GOOD DESIGN OUTCOMES:

- New pedestrian access ways connect interior of site to coast
- Application of shared lane ways throughout development
- Diversity of building materials, landscaping and screen elements provide attractive public realm
- Innovative use of courtyard residential typologies



THE ALTAIR, WELLINGTON

DEVELOPMENT TYPE- Brownfield

COMPLETED- 2013

AREA- 9964 m²

DENSITY- 69 Dw/Ha

“Rear loaded” terrace housing within a central city brownfield site. Masterplanned into a series of blocks to reduce the overall mass of the development and incorporating outdoor communal spaces within the site.

GOOD DESIGN OUTCOMES:

- Dwellings fronting onto communal open spaces to provide security
- Shared surface pedestrian and vehicle access provides traffic calming within the development
- Variety of building materials and highly articulated facades provide interesting street frontage



- Dwellings stepped within blocks to provide privacy between units



THE OCKHAM, AUCKLAND

DEVELOPMENT TYPE- Brownfield

COMPLETED- 2011

AREA- 875 m²

DENSITY- 285 Dw/Ha

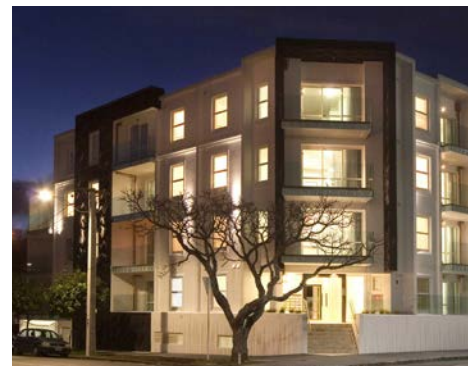
25 apartments occupying a corner site within a largely detached residential area. The buildings massing fronts both streets and provides a large communal courtyard.

GOOD DESIGN OUTCOMES:

- Upper apartments address and overlook both streets
- External living spaces provided for all apartments including large communal courtyard
- Ground floor apartments provided with privacy through level change of semi basement parking while still allowing overlooking onto street



- Mix of apartment types and sizes providing flexibility and housing choice
- Building mass steps down to adjacent residential developments





IN ASSOCIATION WITH:



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