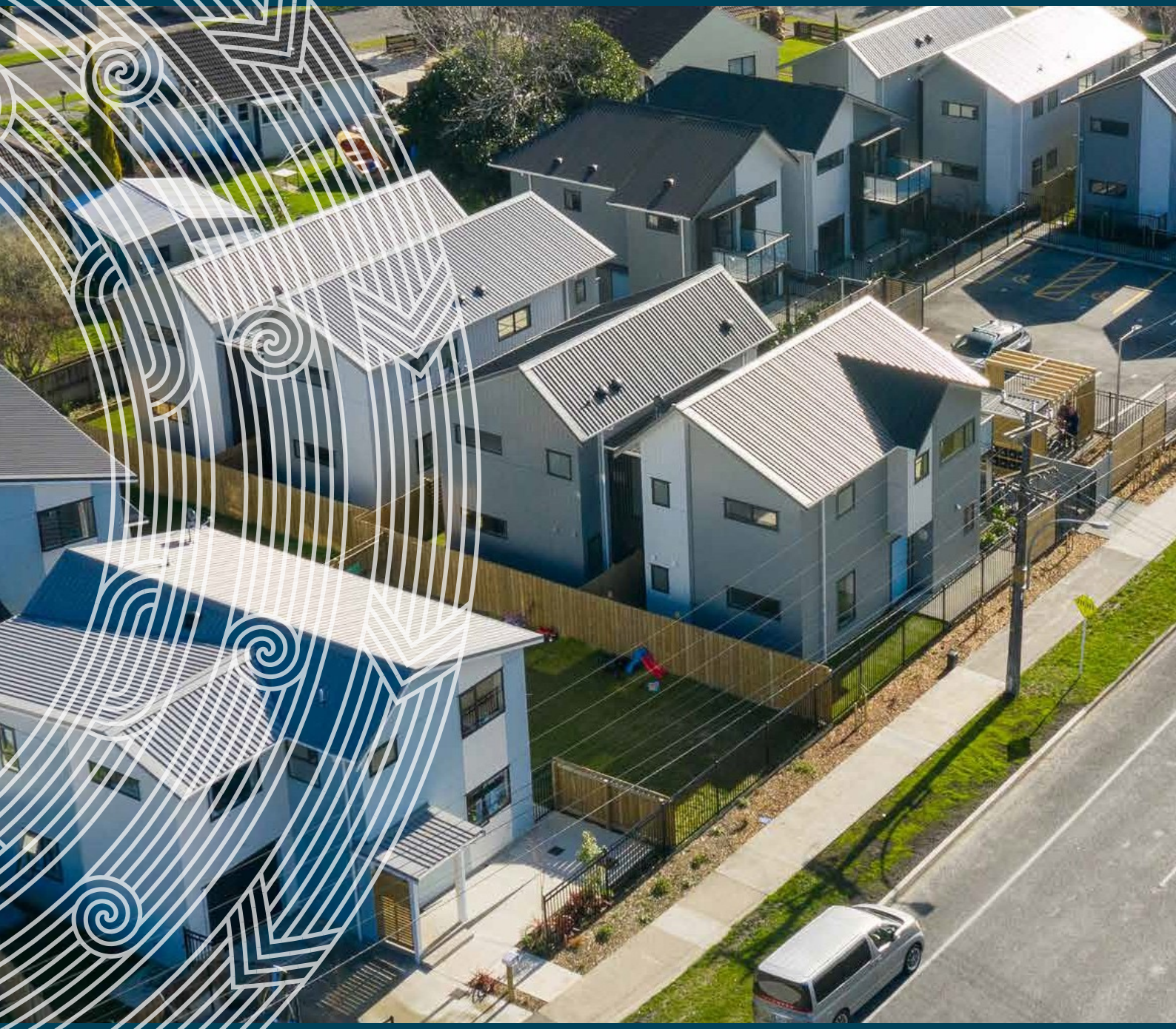
Public Housing Design Guidance

for Community Housing Providers and Developers



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

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Te Aronga

E titikaha ana Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD) ki te mahi tahi ki ngā Kaiwhakarato Kāinga ā-Hapori hei tautoko i ngā kāinga tūmatanui e hou ana e waihanga ana i ētahi hapori tōnui ka whai kāinga kounga e kauawhiawhi ana, e haumaru ana, e maroke ana hoki hei wāhi e whai kāinga ai te katoa.

Ko te whāinga o te mahere nei ko te tuku tohutohu ki ngā paearu e hiahiatia ana mātau te whakatairanga i ngā kaupapa whare tūmatanui pae tawhiti e whai wāhi nei ki te Income Related Rent Subsidy. Ko te nuinga o te kōiriiri hoahoa tautuhi e hāngai ana ki tētahi tira kainoho whānui, tērā i tētahi tira kua āta whāia, arā hoki te āheinga ki te whakawhiti kōrero mō ētahi rerekētanga i ngā tono me te HUD – New Supply i te tīmatanga o te hātepe. Me kaua e pōhēhē ko te tuhinga nei te paearu uruhi, heoi he tuhinga ārahi mō tētahi hātepe hoahoa mahinga ngātahitanga.

E titikaha nei a HUB ki te whakauru i ngā huarahi kaupapa Māori ki ā mātau tūhonotanga ki a Ngāi Māori, ngā iwi me ngā whānau hei te tuku rongoā whare. Ko ngā huarahi kaupapa Māori ka whakauru i te mātauranga Māori, tikanga Māori hoki i te tukuhanga o ngā putanga whare. Ka whakatinanahia pea tēnei i roto i ngā tirohanga ki ngā hoahoatanga, takotoranga, āhuatanga rānei e hāngai ana ki ngā uara me ngā wawata o te hau kāinga. Nā runga i tēnā me kaua e pōhēhē ko te tuhinga nei te paearu uruhi, engari kē he wāhi tīmata mō te hātepe hoahoa mahi ngātahi. Kei te whakamahia e HUD te anga mahi ngātahi o Maihi hei tūhono ki ō mātau kaituku Māori. E titikaha nei a HUD ki te whakawhiti kōrero mō ngā whanaketanga i te tīmatanga rā anō o te wāhanga whaiwhakaaro, kia taea ai e Te Kāhui Kāinga Ora me tira o New Supply te mahi ngātahi ki te kaituku mō ō rātau putanga e wawatatia ana.

E hiahia nei mātau te mahi ngātahi me ā mātau Community Housing Providers katoa puta noa i Aotearoa hei tuku putanga whare papai mō ngā kainoho whare tūmatanui.

Purpose

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD) is committed to working in partnership with Community Housing Providers to support new public housing that creates thriving communities with good quality homes that are warm, safe, and dry where everyone has a place to call home.

HUD is working with Community Housing Providers (CHPs) and developers to increase the supply of new public housing. The demand for new public housing is at an all-time high, so we need to adopt a long-term approach which ensures all new homes are of good quality and fit for years of sustainable, comfortable living by their occupants. Public housing residents do not have the same degree of choice as to what type of house they live in as those New Zealanders in the private rental market; this guide has therefore been created with the needs of a broad range of future residents at heart, and our belief that everyone deserves a good quality home.

The aim of this guide is to provide direction on the desired level of amenity we want to promote in future long-term public housing which accesses the Income Related Rent Subsidy. Many of the specific design details relate to a general, rather than targeted resident cohort, with there being an ability to discuss any proposed variations with the HUD – New Supply team early in the process. This document should not be interpreted as strictly imposed standards, rather a guidance document for a collaborative design process.

HUD is also committed to embedding a kaupapa Māori approach in the way we engage with Māori, iwi, and whānau to deliver housing solutions. Kaupapa Māori approaches essentially provide for the practical application of mātauranga māori (indigenous knowledge) and tikanga (customary values, protocols, and practices) in the delivery of housing outcomes. This may manifest in bespoke approaches to design, layout and functionality which best reflect hau kāinga values and aspirations. In that respect this document should not be interpreted as strictly imposed standards, but a starting point for a collaborative design process HUD has adopted the MAIHI partnerships framework for engagement with Māori providers. HUD is committed to discussing any such developments as early as possible within the concept stage, so that both Te Kāhui Kāinga Ora and the New Supply team can collaborate with the provider on their desired outcomes.

We want to work in partnership with all our Community Housing Providers across Aotearoa to deliver great housing outcomes for public housing residents.

How to use this guide

This guide is a tool for Community Housing providers (CHPs) and developers to understand HUD's design expectations by providing some measurable criteria for public housing catering for a general resident cohort. It is intended for use with a range of resources mentioned throughout the document.

It is expected that the resident cohort type, specific resident cohort needs, and the physical attributes of the development site will affect the design outcome. Variance from these guidelines is not prohibited but it is encouraged to discuss such variances with the HUD – New Supply team early in the design process.

Development controls are governed by several legislative regulations like the Building Act 2004, Resource Management Act 1991 (RMA), Residential Tenancies (Healthy Homes Standards) Regulations 2019, and the relevant district plans. These regulations take precedent over any guidance provided in this document.

If any content provided in this guide requires clarification, you have suggestions for how the guide could be improved, or you identify errors in this guide, please contact HUD – New Supply team at: publichousingguide@hud.govt.nz

He Kupu Whakataki
1. Introduction

This guide has been developed to provide guidance for Community Housing Providers (CHPs) and developers that are seeking funding for public housing from Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (HUD). The Design Guide focuses on the requirements for the Fit for Purpose element of an application for public housing funding.

1.1. Te hāngaitanga ki te Pūtake
Fit for Purpose

Fit for Purpose is an overarching design concept to ensure that new public housing will provide long term good quality homes for residents to live in. We want to achieve the following positive fit for purpose outcomes when working together with CHPs and developers:

- Well located developments, in locations that offer residents easy access to amenities and reduces reliance on cars.
- Placemaking is at the heart of all new public housing developments and promotes the creation of new communities.
- Housing design is high quality, attractive and liveable for its residents.
- Homes are appropriately sized and designed to meet residents' needs.
- Homes are safe, warm, and dry, plus affordable to run, creating healthy living outcomes for residents.
- Materials and finishes are suitably robust and easy to maintain given the long-term nature of the asset.
- Innovation in construction techniques through promoting modern methods of construction.

1.2. Ētahi atu paerewa e tika ana
Other applicable standards

All proposals should meet the latest New Zealand Building Code, Healthy Homes Standards (please refer to notes within section 6.3) and all local district plan requirement. These guidelines do not override these statutory requirements, rather they provide for additional criteria to consider.

Further Reading
External sources and recommended further reading material are listed throughout this document and identified by this symbol.

1.3. Ngā paearu e pā ana ki te hāngaitanga ki te pūtake
Fit for Purpose Criteria

The fit for purpose criteria incorporated in the funding application form and scored when assessing the application for public housing includes four individually marked areas:

- social and community
- site and building design
- natural and environmental
- affordable, durable, and sustainable

These areas have all been incorporated into the design guide, to provide guidance on what the HUD-New Supply team are seeking to be included within proposals for new public housing. Below is a brief introduction to the four assessed areas and the important elements encouraged to be incorporated into future funding applications.

1.3.1. Social and Community

New public housing proposals will contribute to creating connected neighbourhoods and communities, which are served by good public transportation links providing easy access to essential services and connections to the wider community. Developments should include appropriate carparking , bicycle parking and mobility scooter provision that has considered the location of the development and the intended resident cohort's ability to access key services with or without a car.

There are inherent challenges of developing on Māori land, which can be rurally isolated and poorly connected to network infrastructure and wider community services. HUD seeks to support the establishment of thriving and self-sustaining papakāinga communities.

HUD encourages CHPs and developers to engage with mana whenua to understand mātauranga Māori relating to the location of the development. This engagement can support the community to develop an identity grounded in local narratives and history.

It is also desirable to have strong levels of community support including from mana whenua and Māori organisations. Community participation in the project design and/or construction is strongly encouraged to contribute to creating thriving communities.

It is important that proposals for new developments promote thriving neighbourhoods and a place for the community to spend time together. This could be through outdoor community spaces, or other amenities appropriate to the resident cohort.

Indoor community spaces are valuable for social interactions in developments where functional outdoor space is not viable, development density is high, where it is a cultural norm, or where the resident mix includes a high number of elderly or vulnerable persons. Indoor community spaces can be considered as part of an application in certain circumstances where justified.

1.3.2. Site and Building Design

HUD seeks to support funding proposals that promote high quality new build developments, incorporating good urban design principles and practices that have carefully considered the needs of future residents. Proposals should ensure the design is consistent with good outcomes for residents, is appropriate for the location and amenity offered through the design.

High quality developments incorporate the provision of private and communal open space (where needed), and provide high amenity for residents with conveniently located carparking and cycling provision, which does not dominate the development. It is important that new public housing is appropriately sized and provides functional living spaces with access to sunlight for the intended number of residents.

HUD recognises that papakāinga, Kaupapa Māori or Pasifika housing developments may include typologies to support intergenerational or extended family living. These typologies may result in more flexible and adaptable living and communal spaces. These typologies also require careful consideration of the relationship between buildings to foster social connection, the relationship of the buildings to the whenua, and the ability to alter buildings over time to meet the changing needs of family/whānau.

HUD intends to support developments that complement and enhance existing neighbourhoods through high quality building aesthetics. This includes using high quality materials and interesting elevational design.

New public housing that is designed to offer additional facilities for targeted resident cohorts, for example accessible homes catering for persons with disabilities and/or older persons is encouraged.

HUD seeks to support Kaupapa Māori design approaches that provide for the integration of Te Ao Māori values into the design of the built environment and open space.

1.3.3. Natural and Environmental

HUD recognises the importance of new housing developments promoting sustainable development that has a minimal impact on the natural environment.

New housing proposals should be low impact, responsible and resourceful. This could be achieved through making efficient use of previously developed land and repurposing existing buildings that are appropriate for residential use.

Papakāinga Housing in rural areas will effectively balance ecological and environmental values with whānau housing outcomes.

HUD also wants to support proposals with higher levels of water efficiency and waste minimisation or reuse. The use of recycled and recyclable materials and environmentally friendly materials and finishes are highly encouraged, including the use of materials that have low levels of embodied carbon.

Development on land that is prone to natural hazards is not encouraged and should be carefully considered when identifying new residential land opportunities.

1.3.4. Affordable, Durable and Sustainable

HUD seeks to support projects that prioritise improving the wellbeing of New Zealanders and their families by requiring developments to not only comply with the Healthy Homes Standard, but also advocating proposals with high levels of energy and water efficiency.

Public housing should be affordable to run and help address the "fuel poverty" that many vulnerable people currently experience. HUD wants to support public housing that is energy efficient to enable households to reduce energy and health costs and located in areas that enable households to reduce their transport costs.

HUD also recommends that new public housing proposals demonstrate the level of sustainability or durability they intend to achieve, either through a third-party certification process or other means. These proposals will be scored more favourably in this category than those which aim to do so, without documentation to validate the outcome.

New development should incorporate highly durable construction materials, as these will help ensure that developments are designed to last and can continue to deliver good public housing outcomes for the duration of the HUD contracts and beyond.

HUD wants to encourage elements of innovation in design, construction processes, sustainability and/or commercial structures that have the potential to be replicated across the market and grow the capacity of the community housing sector.

1.4. Ngā Kāinga Māori me te tikanga MAIHI
Māori Housing and the MAIHI Approach

Better outcomes for Māori in accessing housing is an overarching goal of the MAIHI (Māori and Iwi Housing Innovation) framework at HUD. HUD is taking a deliberate, place-based and MAIHI approach, collaborating with our partners in the community to develop and implement joined-up local solutions where the need for public housing is urgent. MAIHI supports kaupapa Māori and whānau-centred approaches to enable delivery for Māori by Māori.

Through the Public Housing Plan and the MAIHI approach we aim to achieve:

- Greater collaborative partnerships between the Ministry, Kāinga Ora, iwi and Māori, Community Housing Providers, local government, and the construction industry.
- More new public housing in regional centres and towns where housing demand is growing fastest, alongside delivery in main centres.
- More place-based and MAIHI approaches and targeted responses to different housing needs, especially for Māori.

- An increase in the number of new build public housing and a progressive decrease in the proportion of private market homes leased for public housing.

The Ministry is committed to embedding a kaupapa Māori approach in the way we work with Māori, iwi, and whānau to deliver solutions for public housing.

This document should not be interpreted as strictly imposed standards, but a starting point for a collaborative design process. There will be situations where HUD has adopted MAIHI partnership framework for engagement with Māori. For instance, a papakāinga housing development has more than one funding model and resident cohort envisaged. These situations will require a collaborative approach to finding the best solution to deliver the right housing outcomes for the intended whānau. It is advisable that Māori housing developments be discussed with both Te Kāhui – Māori Housing and the New Supply team within HUD early in the process to get the best outcomes possible.

We acknowledge that this Design Guide does not address all matters under the three MAIHI workstreams (Respond, Review, Reset) but seeks to set basic design standards for general housing options and is not designed with the MAIHI framework solely in mind.

Further Reading

Although the general principles of promoting good housing outcomes reflected within this design guide also apply to Māori public housing, there are additional resources we advocate being reviewed when designs are being developed specifically for Māori housing. Of particular note are the following links which provide more detailed considerations:

Te Puni Kōkiri – A Guide to Papakāinga Housing
www.tpk.govt.nz/en/a-matou-mohiotanga/housing/a-guide-to-papakainga-housing

Auckland Design Manual –Māori Design
www.aucklanddesignmanual.co.nz/design-subjects/maori-design

Additional considerations for all public housing designs to reflect the principles of Tapu and Noa are also discussed in section 4.1.

I raro i a MAIHI, ko te Māori te poutokomanawa i te whare kōrero ā-kāinga o Aotearoa, ka tirohia te hītori o ngā whare Māori me te urupare i ngā hiahia o ngā whānau Māori, mā te whai i te kaupapa Māori me te mahitahi me ngā iwi, ngā Māori anō hoki. Ka whakaahuahia e te anga MAIHI te aronga kaupapa Māori ki te oranga o te Māori mā roto mai i ngā mahi whare.

MAIHI puts Māori at the heart of Aotearoa New Zealand's housing narrative, acknowledges the history of Māori housing and seeks to respond to the needs of whānau Māori, including through kaupapa Māori approaches, in partnership with iwi and Māori. The MAIHI framework articulates a kaupapa Māori approach to Māori wellbeing through housing:

MAIHI principles and framework

The MAIHI principles identify Te Mauri o te whānau at the centre of all our responses – that is the life force of the whānau at the centre to build strength and resilience from within.

Mauri

Enabling the life force, an essence for revival and fulfilment to be sustained in wellbeing.

Tikanga

Doing things right, being in the right place at the right time.

Whakamana

Empowering whānau intergenerationally.

Whanaungatanga

Delivery services for Māori through a whakapapa lens.

Manaakitanga

Key mechanisms of engaging and building relationships.

Tino Rangatiratanga

Self-Determination of self-sufficiency through creating your own sense of belonging.

2

Te Hiahiatia o te Wāhi, te Momo Kāinga me te Tūnga Waka

Location, Housing Type and Car Parking Demand

Te Hiahiatia o te Wāhi, te Momo Kāinga me te Tūnga Waka

2. Location, Housing Type and Car Parking Demand

It is important for public housing to be located in close proximity to a mixture of key facilities that are easily accessible and increase the use of sustainable modes of transport. It is equally important that the right housing type is proposed in the right location to not only ensure the housing type and intensity is achievable in the chosen location, but also to ensure there is a proven demand for the housing type.

The car parking provision is an important consideration in new public housing and should be determined in relation to the site's location and the intended resident cohort's need. Early engagement with the HUD-New Supply team is strongly encouraged at the initial concept stage of new public housing proposals, to ensure the level of proposed car parking is likely to be supported. The NPS-UD removes the requirement for car parking from local district plans in certain locations, but HUD will take a practical and resident needs based approach when considering car parking.

2.1. Te Wāhi: Te tatanga ki ngā rauhanga
Location: proximity to facilities

The location of new public housing should be in close proximity to a number of local amenities. Consideration needs to be given to the intended resident cohort to ensure the walking distance of facilities is appropriate. The following amenities should be sufficiently close to the proposed development (i.e. within approximately 5-10 minutes walking distance).

2.1.1. For all housing types:

- Local neighbourhood convenience shops.
- Local park, reserve or other public recreational facility which may or may not include a playground.

2.1.2. For all housing types in urban locations where there is a public transport service:

- Public transport route towards the town centre, with 30-minute (or less) frequency during peak hours.

2.1.3. For family housing:

- A public primary school (a public secondary school should be within 20 minutes walking distance or accessible within 20 minutes from a nearby bus stop).
- An early childcare centre.

Consideration should also be given to the ease of access of the development to medical centres, community support services and additional public recreational facilities.

There may be some discretion in distance from facilities, subject to the overall accessibility of the location being clearly fit for purpose. If a proposed development is in a location which has clear demand for public housing but is not within close walking distance to amenities or a frequent public transport service, careful consideration should be given to the car parking provision if it is likely the resident cohort will be more reliant on cars.

2.1.4. MAIHI Principles

There will be certain papakāinga locations that might be in more remote areas of New Zealand/Aotearoa and therefore would not meet the criteria set out above regarding proximity to facilities. In these instances, a MAIHI place-based approach will be taken when considering the location of new public housing developments. In these instances, there would also be a need to ensure that parking provisions were adequate for the intended resident cohort if future residents, or their whānau support, are likely to be reliant on cars.

2.2. Te momo kāinga
Housing type

Once a housing site is identified for new public housing, consideration needs to be given to the intended resident cohort to ensure the proposed housing type is appropriate. The following should be considered when selecting the proposed housing type:

- The proposed housing mix needs to be reflected within the Housing Register's demand profile for the locality. If information is required about the demand profile, please contact the HUD-New Supply team.
- The proposed housing type and size should be informed by these guidelines for the number of bedrooms provided (see section 4.2).
- Whenever possible there should be a mix of housing types and sizes in large scale developments, however HUD appreciates some CHPs have a targeted resident cohort, where certain typologies are more relevant.
- Social and demographic need, including expectations on the number of 'accessible' dwellings to be provided. HUD encourages the application of universal design principles in all new builds to cater for a wider range of residents' needs.

Proposed development will need to be consistent with expectations for building use, height, scale, and urban form as identified in the applicable district plan.

Any departure from the district plan will need to be explained and evidence presented to show the Territorial Authority supports the departure through pre-application discussions.

2.3. Te tūnga waka
Car parking need

In order to achieve Aotearoa's ambitious climate change targets a modal shift away from private cars to public and active transport modes is required in appropriate locations. The provision of on-site carparking in new public housing will therefore be dependent on the location of the site relative to public transport, services, and facilities. For example, a site located within walking distance of a local commercial centre and rapid public transport route would be suitable for a reduced car parking provision. However, if the site is not within walking distance of shops and services or a rapid transport network a more appropriate level of car parking would approach a 1:1 provision.

The intended resident cohort for the development will need to be considered, with both the positioning and number of car parking spaces. This is particularly important for older persons and people living with disabilities, but also for those homes that are likely to be used by families, depending on proximity to amenities.

The National Policy Statement on Urban Development 2020 (NPS-UD) removes the minimum requirements for car parking within district plans. Public housing is typically a medium to long term proposition which seeks to meet the broadest range of possible resident needs. Public housing residents do not have the same 'supply and demand' driven ability to choose homes with or without parking as that of the private market. There will be situations where the NPS-UD removes the requirement to provide any car parking within a particular proposed public housing site's location, however this would not likely meet the resident demand for parking in practice. CHPs will need to confirm that they support the proposed car parking provision based on their detailed knowledge of the resident cohorts they will be housing. Additionally, if the proposed public housing development is in a location where minimal or no parking provision is envisioned, it is recommended that the CHP canvases the regional MSD representative for information on the current need for parking within the proposed typology and resident cohort. This comment relates to both targeted and general resident cohorts.

The HUD-New Supply team will also need to understand how referrals will be managed for new public housing in developments where the location appears to support a proposal with minimal or no car parking spaces.

Discussions on the car parking requirements with the HUD-New Supply team are strongly encouraged at the earliest opportunity. Preliminary designs should be shared with the HUD-New Supply team to 'sense check' if the car parking provision is likely to be appropriate in the specific location, and for the typology proposed.

3

Te Hoahoanga ā-Tāone me te Takoto o te Wāhi

Urban Design and Site layout

Te Hoahoanga ā-Tāone me te Takoto o te Wāhi
3. Urban Design and Site Layout

Proposals for new public housing should showcase strong urban design principles and relate to or enhance the existing neighbourhood context. This means buildings are located and designed with consideration of the spaces around them, in relation to the street, and views, and if relevant, any neighbouring site development. Good site planning will relate to specific site conditions and the opportunities offered by the site.

Placemaking should be at the heart of new design proposals with careful consideration given to the building design, but also the spaces in-between buildings that contribute to giving new housing an identity. From a kaupapa Māori perspective the design may acknowledge and connect to the known cultural landscape context and the oral traditions and histories which create meaning and pride of place.

Poor quality housing design proposals will not be supported. New public housing proposals should result in well-designed housing developments that can meet the future community needs and homes that residents will enjoy living in long term.

The following sections 3.1-3.6 provide guidance on some of the detailed design considerations that can result in high amenity values for residents. Wherever possible we have indicated the rationale for these best-practice suggestions.

3.1. Te whakaurunga hoahoanga
Design integration

Ensure site and building design is resolved through site-specific design that is optimal, high amenity, and achieves the following outcomes:

- Buildings define and shape good quality outdoor living areas which are sunny and sheltered from the prevailing wind and which support indoor/outdoor connectively.
- Buildings face the street, where practicable, and are also positioned to take advantage of the sun.
- Carparking and on-site vehicle circulation is simple, logical, efficient, and safe, and does not dominate the street edge nor any internal part of the development.
- Visual privacy is maintained between homes and between any common circulation spaces and proposed homes.
- Spaces at the front of the dwelling are privately controlled but publicly visible, while those to the rear are private. This may vary in certain circumstances, for instance papakāinga developments whereby the buildings' outlook may be oriented towards communal open spaces.
- The scale of the proposed design is appropriate to the site, location, and relevant district plan provisions.
- Services, plant, and equipment are located to the side or at the rear of the dwelling, and where potentially visible are screened from the street or any common driveway.

3.1.1. Medium/High Density Development

There is undoubtably a move towards higher density housing development in Aotearoa to make more efficient use of land resources and increase the supply of housing, particularly in major urban settings. This is being implemented through zoning policies by local Councils across Aotearoa and through the NPS-UD. CHPs have an opportunity to be market leaders in developing successful higher density developments that meet the needs of residents.

Consideration should be given to the following when designing at density:

- Proposals should ensure that the design promotes development that is appropriate for the number of residents who will live in the development.
- Careful consideration will need to be given to the overall site layout, the level of communal amenity space, car parking provision and the design of buildings to create high quality public housing.
- The use of qualified architects who have a proven track record in delivering successful medium/high density housing developments is strongly encouraged.

3.2. Te aronga waihanga
Building orientation

Development should ideally face the street wherever possible, with:

- The main entrance to all separately accessed dwellings (i.e. not apartment blocks) being clearly visible and accessible from the street or internal vehicle circulation axis (to align with the principals of CPTED – Crime Prevention Through Environmental Design) . These entrances should be visually reinforced through design to improve legibility and safety.
- All street facing façades to include windows to habitable rooms. For the avoidance of doubt, a habitable room is any room excluding a laundry, bathroom, toilet, or any room used solely as an entrance hall, passageway, garage, or other space of a specialised nature occupied neither frequently nor for extended periods.
- Windows to bathrooms or laundries are avoided on street-facing façades. This is for both privacy to the residents and to improve the visual amenity of the façade.
- Living areas are placed with exposure to the north where possible, with windows positioned for maximum solar gain in winter. In situations where north facing areas are not possible, orientation to the east and west is encouraged. More than a small proportion of south facing homes is not a desirable design outcome.

3.3. Te mahere rerehua o te whare
Building aesthetic treatment

Place-based creative design approaches developed between CHPs and developers are encouraged instead of overly prescriptive aesthetics treatment requirements. The following design features should be considered when developing building aesthetics:

- The relationship of new homes to the precedent of good quality development already established in the existing neighbourhood.
- Papakāinga and Māori housing outcomes provide opportunities to express unique design responses that link to people and place and re-affirm unique Māori cultural identities.
- New housing developments in existing neighbourhoods have the ability to set new design precedents for building heights and characteristics. Careful consideration therefore needs to be given to ensure the design results in high quality new housing in established neighbourhoods.
- Building forms should aim to be aesthetically coherent, avoiding unduly complex forms and break down the scale of any conspicuously large building complex. Using simple high-quality robust materials well is encouraged. These considerations will help with both initial construction costs and ongoing maintenance.
- The façade composition should avoid flat façades that are without shadow-casting detail and provide good compositional relationships. This is to avoid overly ‘boxy’ forms.
- Careful consideration of building height restrictions and the recession plane requirements is important to avoid compromised roof lines or certain homes within a development which have been designed to ‘fit in’ to a restricted space, rather than have optimal resident outcomes.

3.4. Te ara tomo
Entrance experience

It is desirable to have homes which are easily accessible from the front gate to the front door, with clear and legible entryways. The following considerations can enhance residents’ experiences when accessing their homes:

- Entry will be possible without the need to move through other identified private outdoor living areas or backyards.
- Separation between the pedestrian pathway to the building entry and the driveway.
- The letter box is located at the street frontage or main entry.
- The street, pedestrian entry route and any exterior common area (if applicable) are visible from within the building.
- Glazed sliding door for the main entry is discouraged for privacy, CPTED and maintenance reasons.

- Entrances should preferably be from the north and allow oversight from the kitchen, dining, or living areas to monitor the arrival of guests.

3.4.1. Specific considerations for townhouses:

- Access for any visitor to the front door is along a route clearly demarcated and separated from any private or shared private open space within the development, which is 'fronted' by homes along the way.
- Align or offset dwelling entrances to provide for privacy at the entry, and/or utilise screens, setbacks, or other similar methods to give an element of privacy and entrance definition.

3.4.2. Specific considerations for apartments:

- Ensure internal circulation to any apartment is direct and safe, and multiple pathways are avoided.
- It is recommended that common entry foyers are secure and access controlled.
- Where possible provide secure space for storage of bulky items (bicycles, scooters, strollers, surfboards, garden implements etc).
- Stairs and corridors need to be integrated into the overall form of the building while limiting circulation past windows to habitable rooms.

3.5. Te hoahoanga o te ara waka me te tūnga waka
Driveway design and car parking

3.5.1. Driveway and vehicle circulation:

- Driveways should be simple, logical, and convenient, and separated from identified outdoor living areas for the safety of residents.
- Set back dwelling entries from the edge of the driveway to allow space for safe pause and transition and ensure doors do not open directly into the driveway.
- Ensure all vehicle access and circulation, carparks and garages are readily accessible.

3.5.2. Car parking location:

- Wherever possible, car parking should be situated to allow passive surveillance from the development but must not dominate the development. If the site does not allow for parking to be set back from the street, or positioned behind the buildings, then landscaping and screening should be utilised to soften the street scape.

3.5.3. Car parking size

External car parking should comply with the relevant authority's standards and, depending on the resident cohort served, include sufficient width for residents to easily be able to get in and out of cars.

3.5.4. Electric Vehicle Charging points

Aotearoa has a commitment to being zero carbon by 2050. This goal will undoubtably result in an increase in use of electric vehicles in the medium to long term. It is recommended that a number of electric charging points, or allocated spaces and infrastructure for future installations, are incorporated into new public housing developments where appropriate. This will future-proof public housing and avoid retrospectively having to install the charging points after the development is completed. HUD appreciates early adoption of such technology within public housing developments adds to the cost of construction and result in ongoing service and maintenance costs. This can be accommodated within the current funding settings. It is advised to discuss any concerns or options regarding these costs with the HUD–New Supply team. Electric vehicles may not be the common mode of transport for public housing residents at present, but we want to encourage developments which look to the long-term amenity of the residents.

3.5.5. Garages

Garages are generally not encouraged for new public housing developments. However, they are sometimes suitable for typologies of 3 bedrooms and greater, especially where the common driveway compromises the ability to provide alternative off-street parking in the design. Garages could also be beneficial for accessible homes where equipment such as mobility scooters could be stored. The garage space will not be included within the GFA of the home, so the garage is in addition to the typology space requirements.

Garage space, if provided, is encouraged to be a minimum of 3.0m × 5.5m internally, excluding any laundry or storage space. This is to be able to accommodate a medium to large sized vehicle, as dwelling typologies where garages are warranted would typically be for families.

3.5.6. Cycle and mobility scooter parking

The provision of bicycle parking is encouraged in all new public housing to promote more sustainable modes of transport. Mobility scooter parking should also be provided in developments that have an intended resident cohort who are likely to use mobility scooters.

The following requirements apply:

- Bicycle and mobility scooter parking should be, where possible, covered and located in an area with natural surveillance. The parking should be secure and positioned in a convenient location that can be easily accessed by residents.
- Scooter parking designs need to consider the requirement for residents to be able to access the scooter within the parking space and have room to maneuverer the scooter out of the space. This can be within a unit where sufficient storage is provided or within a private garden.
- A weatherproof power point is required for mobility scooter parking and is encouraged for electric bikes.

3.6. Te wāhi noho o waho
Outdoor living area

The outdoor living area should be of a size and quality as required by the applicable district plan, and it is recommended that:

- For detached and terraced housing, the outdoor exclusive use areas will be not less than 20m² per home for one- and two-bedroom homes, 35m² for three- and four-bedroom homes and a minimum of 50m² for larger homes. There may be instances, depending on the site characteristics and orientation, where a combination of smaller at ground spaces and a deck or patio might be appropriate subject to this providing enhanced opportunities for outdoor living.
- For apartments the outdoor living area can be in the form of a deck, patio or balcony which will be not less than: 8m² for one-bedroom homes (with a minimum width of 2.0m); 10m² for two-, three-, and four-bedroom homes (with a minimum width of 2.5m); and a minimum of 12m² for five-bedroom plus homes (with a minimum width of 3m for these larger homes).
- Private outdoor living areas should be provided for each dwelling that are ideally flat, directly connected to a living or dining area, located to the north, west or east of the dwelling (i.e. not to the south) and open to the north to ensure it receives sufficient sunlight.

3.6.1. Special requirements for detached and semi-detached family housing:

- It is recommended to provide a secure child's play area separate from the driveway. This may be part of the designated outdoor living area, and its edge treatment must prevent unsupervised small children from accessing the driveway.
- Ensure play areas are visible and can be monitored from primary living areas.

3.6.2. Communal outdoor amenity space

Outdoor amenity spaces where neighbours can meet to socialise is highly desirable in larger developments (circa 20 homes or more) and will assist in creating thriving communities. Consideration should be given to the following:

- These spaces should be appropriate to the scale of the development and in line with the needs of the residents. Refer to Appendix 2 below to calculate the need for communal outdoor amenity space within the development.
- Locate these spaces, where possible, in the centre of the development that can be overseen by residents (and staff if applicable) and ideally accessible from any common indoor areas.
- Clearly define areas for resident use and differentiate these from outdoor space that might be accessible to or used by the wider public or community.
- Locate and design areas for physical comfort with sun, shelter from prevailing winds, and shade when required.
- Where appropriate consider including facilities that can be enjoyed by the residents in these spaces e.g. communal BBQs, seating, and play equipment for children.

3.7. Te whakamaroke kākahu
Clothes-drying

Provide at-ground private washing lines within the outdoor living area, overlooked from the dwelling, and screened from the street for all housing types except apartments. The washing lines should be located in the best clothes drying position and a hardstand access should be provided.

3.7.1. Special requirements for apartments:

- Provide for private open-air laundry drying on the balcony where possible, positioned with the least visual line of site from the street. The washing line should be at an appropriate height to act as a functional washing line and avoid climbing risk to children.
- Common outdoor laundry drying areas might also be provided in addition to private drying areas subject to these being:

  i. overlooked by a substantial proportion of the apartments served and

  ii. located or otherwise configured to not be visible from the street; and

  iii. secure and access-controlled for resident use only.
- Common indoor laundry drying areas are generally not encouraged but, if provided, should be:

  i. of a capacity that will meet the anticipated demand; and

  ii. secured and access controlled for resident use only.
- In some circumstances an access-controlled laundry for resident-only use and including large capacity driers and washing machines might also be installed. This would be on a project specific, needs only basis.

3.8. Ngā hanganga o waho
External works

3.8.1. Outdoor storage for housing other than apartments

- It is desirable to provide, where possible, a secure outdoor storage area of sufficient size to be used by residents to store bulky items.

3.8.2. Fencing

- Low front fences are encouraged, where appropriate, to separate housing from the public realm but still create a street scene with good natural surveillance. The front fence should be a maximum of 1.2m and for side fences within 5m of driveway exits to ensure visibility at the point of connection with the street.
- Depending on the site characteristics the side and rear boundary fencing should be a minimum of 1.2m high.
- Privacy fencing for outdoor living areas to a maximum of 1.8m except where located in the front yard.
- Safety fencing and gate into a child's play area to comply with the 'Fencing of Swimming Pools Act'.

3.8.3. Managing rubbish and recycling

- Locate a bin collection area for waste and recycling collection at the street edge or as otherwise required by local contractors.
- Ensure outdoor rubbish and recycling bin storage associated with the dwelling is conveniently accessible to the occupants with refuse service and collection areas sized for the number of homes in accordance with the local council rubbish removal and recycling provisions.
- Bin stores should be screened to avoid street scenes becoming dominated by bins.

3.8.4. Special requirements for townhouses and apartments

- Provide a common shared bin storage zone, located and screened to be visually unobtrusive, to avoid smell nuisance and be conveniently accessible for pick-up in accordance with local Council rubbish removal and recycling requirements.

3.9. Te hoahoanga o ngā tipu me te horanuku
Planting and landscape design

3.9.1. For all developments it is desirable to:

- Design any planting and landscaping to complement the setting of the development, and to be of a type that is readily maintainable.
- Plant trees and shrubs for shade, visual amenity and to provide privacy for outdoor living areas, between homes and with neighbours. Plant to maintain solar gain to the building and sun to the clothes drying area.
- Ensure trees and planting are located and of a type and scale to maintain passive surveillance of the street and any common area within any multi-unit development.
- Incorporate native vegetation that is ecologically suited to the site, promotes small-scale biodiversity, and could be used for cultural activities including rongoā and raranga (traditional medicines and crafts e.g. weaving).
- Design driveways for safety and fences for visibility for both vehicles and pedestrians at point of connection with the street.
- Consider providing space for communal vegetable gardening and for composting.
- Consider bioretention/permeable surfaces for stormwater management on site.
- Utilise existing landscape features where possible.

- Avoid plants with spines, thorns, or that are poisonous, or noxious weeds (such as privet) and species that contribute to allergies and asthma. This is for the health and safety of residents, particularly where children are likely to be included in households.

3.9.2. Outdoor construction, materials, and components

- Provide a slip resistant entry path.
- Weathertight, corrosion resistant and lockable letter box with numbers, mounted securely.

3.9.3. Services

- Provide an external hose tap to each separate yard and refuse service area and provide each tap with hardstand and drainage.
- Provide exterior sensor lighting.
- Exterior lighting should be provided to all entry doors, pedestrian access routes from the street and the carpark, driveways, parking, and any common areas (if applicable).

4

Ngā Hoahoanga o roto mō ngā Kāinga Whānui

Internal Building Design for Typical Housing

Ngā Hoahoanga o roto mō ngā Kāinga Whānui
4. Internal Building Design for Typical Housing

New public housing should provide residents with spacious well-designed homes that provide functional spaces for the intended resident cohort to live well. The homes should have a level of quality and an appearance that is consistent with good quality private sector housing.

The guidance outlined in this document is closely aligned with those of Kāinga Ora. The guidance, such as the minimum size of dwellings, are based on that considered necessary to provide the best outcomes for a wide resident cohort. The criteria assume an intended occupation of up to two persons per bedroom, which in turn flows through to minimum sizes of bedrooms and other associated living areas.

There will be instances where a more targeted resident cohort is intended for a development for the duration of its term as public housing, with this reflected in draft plans that may vary from this guide. HUD recognises that papakāinga and Māori housing typologies may be required to provide for intergenerational and/or extended family living, including Kaumātua housing. In these instances, early engagement with the HUD-New Supply team to discuss intended outcomes is essential.

4.1. Ngā whaiwhakaarohoahoanga Māori
Māori specific Design Considerations

HUD is committed to working in partnership with Māori to increase housing supply for iwi that attends to whānau needs. This MAIHI design approach is discussed in more detail under Section 1.4.

Although the general principles of promoting good housing outcomes reflected within this design guide apply to all public housing, including for Māori residents, it is acknowledged that whānau have specific cultural design needs to consider in Public Housing developments aimed specifically at Māori residents.

This is not an exhaustive list of considerations but should be read as a high-level summary of the early design considerations.

Further Reading
Visit www.hud.govt.nz/maihi-and-maori-housing for more resources

4.1.1 Tapu and Noa

In Māori society there is a need to keep certain household functions separate from others in order to preserve their tapu or noa nature. With food being the most noa (common/profane) element, and bathrooms/toilets being the most tapu (sacred). There is a need to keep all food related facilities separate from bathrooms, toilets and clothes washing.

For all public housing developments it is desirable for the laundry space and bathrooms to be separate from the kitchen, dining and living space. Linen cupboards should also not be located in the kitchen where possible.

The table below shows the relationship of the spaces/functions that should be considered when designing new homes:

TABLE 1
TAPU AND NOA

	Main Entry	Laundry	Toilet	Bathroom	Living Rm	Dining Rm
Kitchen	–	✗	✗	✓	✓	✓
Dining Rm	–	✗	✗	✗	✓	
Living Rm	✓	✗	✗	✗		
Bathroom	✗	–	✗			
Toilet	✗	✗				
Laundry	✗					

4.2. He aratohu mō te nui o ngā momo whare me te takoto o te tūāpapa
Guidance on house type sizes and floor plans

The following guidance sets out our aspirations for new public housing in terms of overall home size and requirements for individual rooms. If future homes are built to these standards, we believe there are real benefits to future residents who will be able to enjoy appropriately sized and equipped homes. If there is an intention to design developments that differ markedly from these guidelines, early engagement is encouraged so that the rationale behind this can be discussed.

The preferred overall size of new public housing are shown opposite in Table 2 (and Appendix 1). These are minimum floor areas, but it is also important from a cost versus benefit perspective to not exceed these areas by any more than a small margin (in order of 10%). This also applies to the number of bathrooms and the specification of fixtures/fittings included within the design. There is an appreciation that developments proposing accessible housing are likely to exceed the space standards.

If a CHP proposes to vary from the minimum floor areas or design elements due to, for instance, a long-term targeted resident cohort, please engage with the HUD-New Supply team as early as possible within the concept design phase.

HUD acknowledge that developments for targeted resident cohorts with specific cultural norms (e.g. multi-generational living) are also likely to exceed the space standards. Such variations will be considered on a case-by-case basis.

TABLE 2
PREFERRED TOTAL FLOOR AREA FOR DWELLINGS

House size	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Number of occupants	2	4	6	8	10	12
Single storey Minimum gross floor area	50m²	70m²	95m²	118m²	143m²	160m²
Double storey Minimum gross floor area	n/a	82m²	107m²	130m²	155m²	175m²
Minimum combined area kitchen, dining and living	27m²	36m²	46m²	52m²	61m²	67m²

Measurement method:

In measuring floor areas: 'gross floor areas' are to the exterior of the dwelling's building framing and centreline of intertenancy walls, and do not include decks, patios, balconies or garaging. For dwellings of more than one level, the stairs are counted within the total floor area of each level. Internal room areas in the tables that follow exclude wall framing (i.e. are net areas using internal room dimensions). It is important that the plans presented to the HUD–New Supply team use this measurement method for any stated areas. Ceiling heights within homes should be a minimum of 2.4m and maximum 3.0m to ensure adequate height for functional living along with efficiency of heating.

Sections 4.3-4.9 provide technical aspirations per room or facility which align closely with Kāinga Ora's design standards. HUD-New Supply appreciates these sections are quite detailed. The intent of these sections is to inform design considerations to inspire homes with better outcomes.

4.3. Ngā rūma noho me ngā rūma kai
Living/dining rooms

- Provide for scope within the living space to accommodate lounge seating for the number of occupants in the dwelling assuming two occupants per bedroom.
- Provide for a dining space that can seat the number of occupants at a table (assuming up to two per bedroom for general resident cohorts).
- The living space has a fixed heating source, sized for the area it serves and compliant with the Healthy Homes standards. Gas heating is not permitted for safety reasons.
- Wherever the opportunity arises provide living rooms with daylight from two sides.
- It is preferred that the front door does not open directly into a living room. This can be achieved by providing some form of setback, screening, or other arrangement that might include a lobby. Particularly in smaller typologies, it's appreciated this is not always possible.

4.4. Te kīhini
Kitchen

TABLE 3
PREFERRED KITCHEN SPACE REQUIREMENTS

House size *Element*	**1 bed**	**2 bed**	**3 bed**	**4 bed**	**5 bed**	**6 bed**
Wet bench *(length)*	1.25m	1.25m	1.65m	1.65m	1.8m	1.8m
Dry bench *(length)*	1.4m	1.4m	2.4m	3.0m	3.6m	3.6m
Pantry *(width)*	0.45m	0.45m	0.60m	0.60m	0.90m	0.90m
Drawers	1 bank	1 bank	2 banks	2 banks	2 banks	2 banks
Fridge	750mm(W) x 700mm(D) x 2000mm(H)	750mm(W) x 700mm(D) x 2000mm(H)	750mm(W) x 850mm(D) x 2000mm(H)	750mm(W) x 850mm(D) x 2000mm(H)	750mm(W) x 850mm(D) x 2000mm(H)	750mm(W)x 850mm(D) x 2000mm(H)

4.4.1 Technical requirements for kitchens:

- Ensure the kitchen provides room for everyone to move with a minimum of 1.20m clearance in front of all fixed benches and appliances (exclude chairs if a dining table is adjacent), is not a main thoroughfare and is close to the dining area.
- Ensure appliances are easily accessible and positioned away from corners.
- Provide an external window and natural ventilation and daylighting where achievable and a mechanical rangehood ducted to the outside.
- Provide an alcove or benchtop space for a microwave oven.
- Fridge space is dimensionally appropriate for the unit size and is located for ease of access by the resident cohort. Refer to the table above for optimum dimensions.
- Provide spaces for standard kitchen appliance sizes and a bench height of 900mm and minimum benchtop and pantry depth of 600mm.
- Minimum pantry height is 2.0m.
- Minimum width of banks of drawers is 0.60m and there are four drawers per bank.It is recommended to include cutlery inserts.
- Minimum clearance between oven/cooktop and side wall is 0.30m.
- No oven range, cooktop, or hotplates to be installed under or within 0.30m of a window, against a cupboard or pantry adjacent to doors, areas of heavy traffic, within a breakfast bar, or at an internal corner. These criteria are for safety reasons.
- Provide a location for refuse and recycling.
- Serviceable kitchen bench finishes and detail, upstands and/or splashbacks.
- There is a heat-proof bench surface or set down adjacent to the stove.

4.5. Ngā rūma moe
Bedrooms

TABLE 4
PREFERRED BEDROOM SPACE REQUIREMENTS

House size	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Minimum area *excluding wardrobes*	1 × 10m²	1 × 10m² 1 × 9m²	1 × 10m² 2 × 9m	1 × 10m² 3 × 9m²	2 × 10m² 3 × 9m²	2 × 10m² 4 × 9m²

4.5.1. Technical requirements for bedrooms:

- Studio apartments will not be supported, as they do not meet the space requirements for general resident's use. Furthermore they do not offer adequate delineation of living and sleeping spaces.
- Each bedroom has a wardrobe that is 0.6m deep and minimum 1.2m wide. In addition to the general minimum areas of bedrooms stated above, any bedroom should have a minimum dimension of 2.9m in any direction (i.e. the area cannot be achieved by a long but narrow space).
- An external facing window should be provided.
- Bedrooms should be avoided on the ground floor of two or more storey homes unless they are intended to be accessible for a specific resident cohort type.

4.6. Ngā whare horoi
Bathrooms

TABLE 5
PREFERRED BATHROOM APPLIANCE PROVISION

House size	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Appliance provision	Toilet Vanity Shower	Toilet Vanity Shower	Separate Toilet room, plus Vanity Shower Bath	Toilet ×2 Vanity Bath Shower	Toilet ×2 Vanity ×2 Shower ×2 Bath x1	Toilet ×2 Vanity ×2 Shower ×2 Bath x1
				1 WC per floor level Showers should be provided on the same level as the majority of bedrooms; homes with 3+ bedrooms should have a shower on each floor that has bedrooms. (As per Kāinga Ora's 'Housing Standard: Design (M-255)' document).		

4.6.1. Technical requirements for bathrooms:

- Where there are requirements for two toilets (typologies with four or more bedrooms), it can be located within the bathrooms or separate.
- Where one toilet is required (one- and two-bedroom typologies) the toilet is typically located within the bathroom. Shower minimum size 900mm × 900mm.
- Provide wall space for towel rails, capacity to suit intended occupancy.
- Baths to be located on the upper level of any two-storey unit.
- Mechanical extract ventilation in bathrooms that discharge to the outside.
- Ensure there is no visual line of sight to any toilet fitting within any bathroom from the living or dining room, kitchen, or the dwelling entry.
- If these standards are exceeded i.e. additional bathrooms are proposed to be provided, HUD-New Supply would strongly encourage early engagement to ensure that the development still represents value for money.

4.7. Ngā whare horoi kaka
Laundry

TABLE 6
PREFERRED LAUNDRY REQUIREMENTS

House size	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Location	Can be located in bathroom or cupboard		Separate laundry, or in a garage Min. 3m²			Separate laundry Min. 5m²
Minimum tub width	Tub width 350mm		Tub width 560mm			

4.7.1. Technical requirements for laundries:

- Provide adequate space for a laundry tub, where possible, washing machine, clothes drier (wall mounted is acceptable) and under bench and overhead cupboards for storage.
- Laundry should be located on the ground floor of a multi-storey houses so as to be accessible to clotheslines/drying areas.
- Laundries are discouraged in kitchen areas as discussed in section 4.3 for Tapu and Noa design considerations, however it can be accommodated within a separated space, such as a dedicated cupboard, where an alternative space is not feasible.
- Laundry has reasonable access to the outdoor drying area.

For all detached three-bedroom or larger houses this should, wherever possible, be direct.

- Washing machine minimum width 700mm for one-two-bedroom homes and 850mm for three-bedroom homes and above, with a depth 700mm.
- Dedicated extract to the outside provided for any clothes drier.

4.8. Ngā whata
Storage

TABLE 7
PREFERRED INTERNAL STORAGE

House size	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Storage floor area *(Includes linen and HWC cupboards, excludes wardrobes)*	2 m²	2 m²	3 m²	5 m²	7 m²	9 m²

4.8.1. Technical requirements for storage:

- All cupboards minimum depth 500mm and maximum depth 600mm, except that storage for large bulky and seldom used items such as suitcases might be 0.90m deep.
- If storage is within an under-stair void, only that portion which is 1.8m high or taller can be counted as contributing to the area of storage.
- Cupboard provision and appointment should, in addition to linen and HWC, allow for rubbish and recycling; brooms and cleaning equipment; coats; and general household storage including suitcases.
- Provide a hot water cupboard large enough to provide for the requirements of the dwelling and located to minimise pipe runs.
- Provide at least one full width shelf and a hanging rail in every wardrobe. Removable rails are discouraged for safety reasons, especially in family units.
- Provide shelves within all storage cupboards in a configuration to suit the purpose of the cupboard and maximise storage function.
- Providing coat hooks in storage cupboard close to the front entry is encouraged.
- Ensure general storage cupboards and wardrobes can be opened from the inside (for safety reasons).

4.9. Ngā taputapu me ngā ratonga
Hardware and Services:

4.9.1. For all developments:

- Windows to have lever handles.
- At least one window is openable in all bedrooms, dining rooms, lounges, kitchens, and common spaces.
- Provide child-proof latches on all cupboards that would be accessible to small children, and which might contain cleaning products.
- Provide thermally effective curtains to all living, dining and bedrooms, and curtains or blinds to any other windows that are exposed to close range view from a neighbouring site or common path within the site.
- All hard-surfaced floors commercial grade (Minimum Vinyl homogenous 2mm thick with matching vinyl welding rod) flooring systems complete with aluminium threshold strips, resistant to abrasion and water, slip resistant and easily cleanable as a continuous impervious surface and can handle wheeled traffic.
- Finishes in wet areas are impervious to moisture.

4.9.2. Special requirements for apartments:

- Ensure any internal circulation area or corridor has access to natural light and ventilation.
- All building common areas have facilities for cleaning including a sink and equipment storage.

4.9.3. For noise control between apartments:

- Ensure the Sound Transmission Class (STC) for intertenancy partitions and Impact Insulation Class (IIC) for intertenancy floors both achieve ratings of 55 or greater. The ratings of 55 are the minimum under the Building Code, however achieving higher ratings of 60+ is encouraged.
- Avoid hard floor surfaces such as ceramic tiles or timber, which can contribute to noise transmitting to homes below.

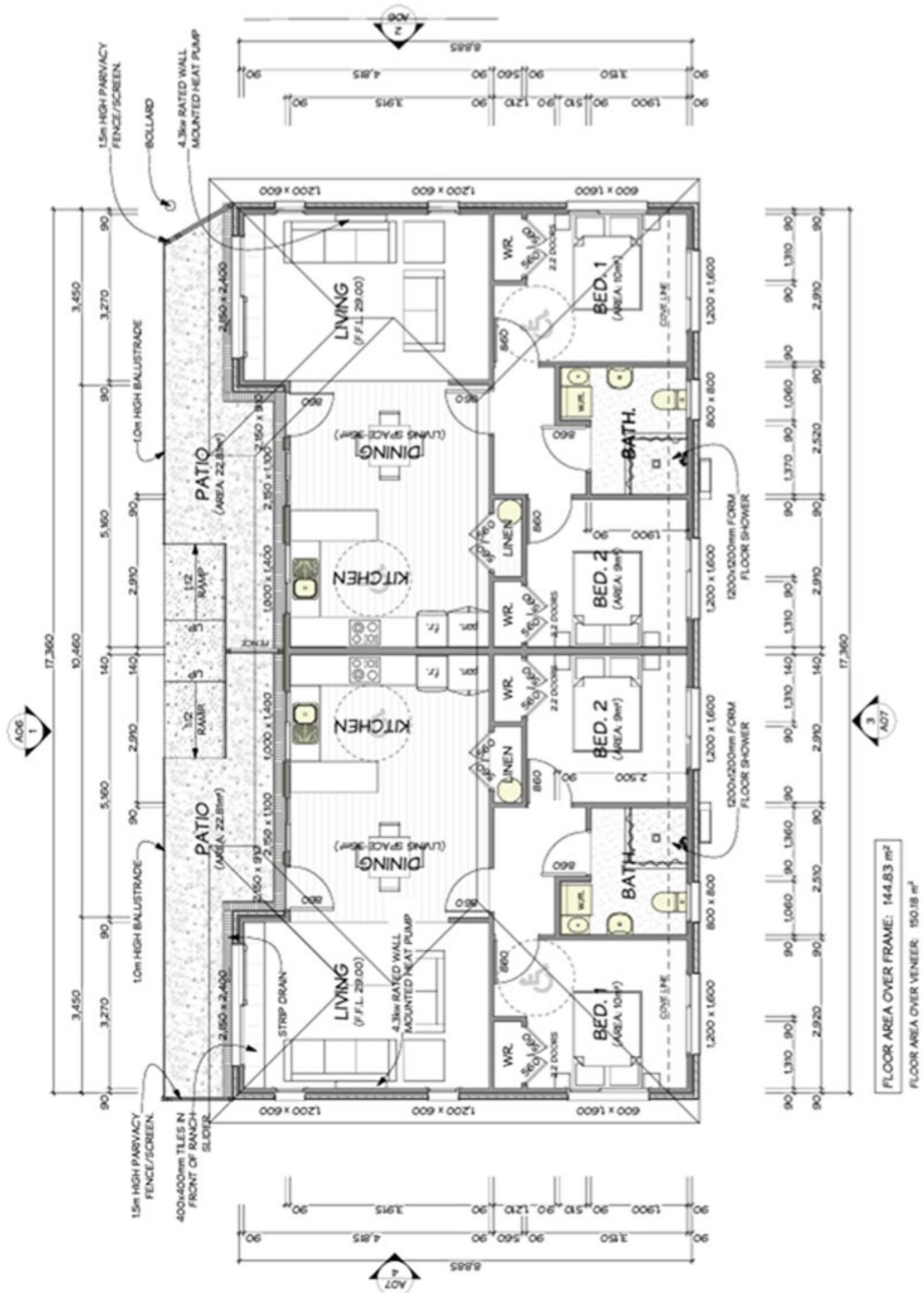
4.9.4. Fire Safety:

- Ensure that smoke detectors are fitted in all new dwellings.
- Ensure multiple exit points from dwellings, with large windows or French doors off communal sleeping areas.
- Avoid the use of artificial material and fibres in the construction of dwellings. The toxicity of fumes emitted by these materials in a fire situation is a major cause of fatalities.

4.9.5. Weathertightness and durability:

- Flush eaves are not permitted, and spouting is to be located 200mm (minimum) clear of walls.
- Parapets, internal gutters, and decks over internal spaces, and retaining walls as part of the building envelope are not permitted. This is to ensure weathertightness and durability.
- Television aerials or similar should not be fixed through roofing.
- Single-skin exterior finishes and polystyrene, plaster and stucco cladding systems are not permitted.
- Metal exterior wall cladding where it is accessible to pedestrians is not recommended (i.e. at any ground level).
- All interior doors are recommended to be flush finished, solid polystyrene core hung on 3 hinges minimum, 4mm MDF skin, paint finished, for lower long-term maintenance. Bi-folding doors are not preferred. HUD discourages hollow core internal doors for a general resident cohort. Cabinetry recessed into an external wall is not permitted (reduces thermal envelope effectiveness).
- All door glazing is toughened glass.
- All glazing is clear, apart from where required for privacy, which should have a suitable pattern that will obscure vision.
- Bi-folding doors, sliding windows and louvres are not permitted (due to increased risk of injury and water egress).
- At least one window is openable in all bedrooms, dining rooms, lounges, kitchens, and common spaces.

SOURCE: JENNIAN HOMES NELSON BAYS LTD.



5

Te Hoahoa i runga i te whakaaro ki te Taiao

Designing for Nature and the Environment

Te Hoahoa i runga i te whakaaro ki te Taiao
5. Designing for Nature and the Environment

Development should create better places to live, while protecting the natural environment (atua). Prior to designing a new housing development any important natural features should be identified in order for them to be retained and enhanced. Developments must ensure they do not have a negative impact on the natural environment to follow the principles of kaitiakitanga.

Potential natural hazards will need to be considered to ensure residential development is appropriate on the proposed land.

5.1. Ngā ketunga papa
Earthworks

Developments should be designed to respect natural landforms, by:

- Minimising excessive cut or fill earthworks.
- Ensuring earthworks are designed to minimise the risk of instability or exacerbate natural hazard risk.

5.2. Te pai o ngā rawa ā-whenua
Efficiency of land resources

Housing development is encouraged on previously developed land to minimise the use of greenfield land that could have a high ecological/ productive value.

Densification of existing low-density development is encouraged through high quality innovative housing design. HUD will only support developments that will have a positive impact on the existing neighbourhood and provide a good quality living environment for residents.

The repurposing of suitable existing buildings into residential use would be supported. These buildings must be able to meet Healthy Homes Standards and achieve acceptable seismic ratings, being greater than 80% of the New Build Standard.

5.3. Te pupuri tonu me te whakaniko i ngā āhuatanga o te taiao
Retaining and enhancing natural features

Natural watercourses and existing vegetation should be retained, where possible, especially if they support the following:

- Protection of natural wildlife habitats to retain continuity.
- Utilising existing mature vegetation provides a sense of establishment to new developments.

- Encouraging appropriate riparian management to ensure that rivers and wetlands stay healthy.

If it is not possible to retain important natural features, measures should be put in place working with a qualified ecologist to mitigate any loss. The inclusion of landscaping strategies that will enhance biodiversity and support a range of habitats for wildlife to flourish is strongly encouraged.

The use of low impact design or water sensitive urban design is encouraged to reduce the risk of flooding and provide natural stormwater management.

Papakāinga housing in rural areas will effectively balance ecological and environmental values with whānau housing outcomes. Viewshafts to prominent landscape features are maintained and/or accentuated.

5.4. Te pai o ngā whakamahinga wai
Water use efficiency

5.4.1. For all developments:

- Include water efficient plumbing fittings and fixtures.
- Consider water meters in appropriate locations to allow for monitoring of water use and identify areas where water can be used more efficiently in the future.
- Consider rainwater collection for irrigation or non-potable water use (e.g. flushing toilets).

5.5. Ngā rawa tukurua me ngā rawa whakauka
Recycling and sustainable materials

5.5.1. For all developments:

- A preference for materials that are recycled, have recycled content, or can be recycled or reused. Consider the life cycle of materials, including end-of-life costs of the building.
- Environmentally certified materials and finishes (e.g. Environmental Choice, Green Tag, Declare Certifications, Environmental Product Declarations, FSC Certification with Chain of Custody certification).
- Reduction/elimination of emissions from synthetic materials and non-water-based paint systems.
- A focus on utilising timber products where possible or other materials with low embodied emissions.

5.6. Te whakaiti i ngā para waihanga
Reduction of construction waste

Consider the building material waste generated during construction and how this can be minimised by identifying opportunities for alternative design solutions which reduce materials use and/or waste creation.

Further Reading
A useful reference tool to help reduce waste can be found on the following BRANZ site: https://www.branz.co.nz/sustainable-building/reducing-building-waste/rebri/

5.7. Ngā haepapa rangatōpū
Corporate responsibility

Preference is given to contractors, suppliers and products that demonstrate social responsibility (e.g. carbonZero, Enviro-mark, ISO9001 Quality Management, ISO1400 Environmental management standards, Just organisation, Site Safe).

5.8. Te karo matepā
Hazard avoidance

Proposals for new housing developments on land that is subject to identified hazards, or not deemed geotechnically suitable for development, is not encouraged. Identified hazards could include flood zones, a slip hazard area or on a fault line identified by the Territorial Authority or a government agency.

If proposals are put forward on a site with any identified hazard this should be discussed with HSRP at the earliest opportunity. Information will need to be provided around the hazard and the risk it poses to future development and if there are suitable mitigants planned for the development to counter the risk of the hazard.

Any other risks or potential hazards must also be identified. These include, but are not limited to, air quality, noise, soil contamination and proximity to high voltage power lines.

6

Te Hoahoa i runga i te Utu Ngāwari me te Mauroanga

Designing for Affordability, Durability and Sustainability

Te Hoahoa i runga i te Utu Ngāwari me te Mauroanga

6. Designing for Affordability, Durability and Sustainability

Developments will be efficient and affordable to build and run, with energy-efficient appliances, hot water, and heating. Homes will be warm and comfortable, with well-designed thermal envelopes and adequate fixed heating for the size of the home. Developments should use low-impact resources, smartly and be future ready.

HUD recognises that a focus on durability and sustainability often increases cost. If this leads to better outcomes for residents, such as reduced utility costs and maintenance, then commitment to these higher standards will be favourably acknowledged and may be accommodated within the current funding settings.

6.1. Te mārō me te mauroa o te hoahoanga
Resilient and durable design

6.1.1. For all developments:

- Well-built, robust, low-maintenance homes which reduce operating and on-going maintenance costs.
- Durable, long-life materials and fittings that don't require intensive maintenance or replacement.
- Construction should be undertaken by an experienced contractor with a quality assurance management procedure.

6.2. He horanuku māmā te whakatika, he rauhanga māmā te whakamahi
Low maintenance landscape and easy-to-use facilities

6.2.1. For all developments:

- Amenities that are easy to care for and retain high value over time.
- Clear maintenance plan to ensure landscaping is well maintained.

6.3. He kāinga hauora
Healthy Homes

The Government is committed to ensuring New Zealanders have warm, dry, and safe homes through the introduction of the Healthy Homes Standards. The Healthy Homes Standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties. All new public housing should meet Healthy

Homes Standards as a minimum requirement. The insulation requirements are shown in the factsheet linked below.

Note: The Healthy Homes Standard does not cover all aspects of current building code requirements for insulation which will also need to be met.

Healthy Homes Standards are not mandatory for Community Housing Providers (CHPs) until 1 July 2023, but private landlords must ensure their rental properties comply with these standards within 90 days of any new, or renewed, tenancy after 1 July 2021. Therefore, any new build housing a CHP proposes should meet these requirements to avoid having to do retrospective work when the standards apply in 2023.

Further Reading
The following links are useful guides to the general Healthy Homes requirements:
https://www.hud.govt.nz/assets/Residential-Housing/Healthy-Rental-Homes/Healthy-Homes-Standards/Healthy-Homes-Standards-factsheet-June-2020.pdf

https://www.tenancy.govt.nz/healthy-homes/

6.4. Te tohu whakaū i te kounga o te hoahoanga nō tētahi atu, te tohu taiao rānei

Third-party design quality or environmental certification

Designing and delivering housing developments that achieve third-party certifications, such as, but not limited to, HomeFit, Homestar, Greenstar, Passive House and the Living Building Challenge is strongly encouraged. Developments that propose to achieve these certifications will score higher in the application evaluation undertaken by the HUD-New Supply team. This is because the CHP can provide additional assurance during the assessment phase that the applicant intends to meet certain standards with regards to how the build will be managed from an environmental aspect, and how it will then perform from both a resident's and property manager's perspective.

HUD does not mandate the achievement of any particular third-party certification but does encourage the use of such avenues to ensure robust design and build principles are applied. This will continue to be monitored, as more housing is built to these third-party certifications, and data is available around the added benefits of delivering to higher specifications compared to those currently required for Healthy Homes Standards and the Building Code.

Further Reading

HUD – New Supply suggests further reading material in these case studies and certification standards – a starting few examples can be found here:

New Zealand Green Building Council (Te Kaunihera Hanganga Tautaiao) - Research & Reports
https://www.nzgbc.org.nz/news-media-and-reports/research-and-reports

Passive House Institute NZ (Te Tōpūtanga o te Whare Korou ki Aotearoa) - Resource Downloads
https://passivehouse.nz/resources/resources-downloads/

BRANZ – Building Design Resources
https://www.branz.co.nz/building-design-resources/

HomeFit – How HomeFit works
https://www.homefit.org.nz/how-homefit-works/

Ministry of Housing and Urban Development - Government Policy Statement on Housing and Urban Development (GPS-HUD)
https://www.hud.govt.nz/documents/government-policy-statement-on-housing-and-urban-development/

6.5. Te auaha o te waihanga
Innovation in construction

The use of modern methods of construction is supported as a progressive alternative to traditional building methods. This could be through utilising panels, components, or fully off-site manufactured housing. There are significant benefits to adopting new building technology including:

- Quicker build programme.
- Factory controlled conditions resulting in higher quality finishes.
- Less activity/trades on site at once resulting in less disruption for neighbours.

6.6. E takatū ana mō ngā rā kei te heke mai
Future ready

New public housing design that anticipates change and future technologies is encouraged. This means homes will be built to reduce the impact on the environment and are able to change to meet the needs of future generations by being:

- Photovoltaic cell (solar panel) and storage battery ready.
- IT connected.
- Electric vehicle ready (e.g. power outlets, or the facility to add these in the future).

7

Te Kanorau ā-Kāinga

Housing Diversity

Te Kanorau ā-Kāinga
7. Housing Diversity

There is a recognition that not all residents' housing needs will be met using the standard design requirements within this design guide. It is important to ensure that the guidance includes specialised housing typologies, which are being designed for resident cohorts with bespoke needs.

A proportion of new public housing will need to be designed to meet a diverse range of needs including accessible housing and older persons housing as important housing typologies. This section of the Design Guide includes requirements that are in addition to, or are a variation of, the standard design requirements.

7.1. He kāinga whai tomonga e wātea ana
Accessible Housing

The provision of accessible homes is encouraged in all appropriate developments to meet the widest possible needs of Aotearoa's population. The number of accessible homes (or accessibility-ready homes) should be related to the proposed resident cohort and the location and suitability of the site for such use.

Multi-unit residential developments with a shared common entry area will have accessible homes at ground level as the primary location. Accessible homes must be located on the ground floor, or a floor served by a lift and should only be provided where:

- There is fully accessible connection from the street to the dwelling entry or lift lobby.
- An accessible car park is provided closely related to each accessible unit in the circumstance that the development is of a type where mobility-impaired occupants will have a car.
- There is storage suitable for a mobility scooter or wheelchair with covered access from the unit and an 'accessible route' to the street. Mobility scooters should have easy access to a power point.

We encourage third party certifications such as Lifemark where this can demonstrate a development will be accessible.

Accessibility-ready homes are encouraged especially where the resident cohort are likely to age in place. Accessibility-ready homes have the space, design attributes and services which allows ready adaptation to fully comply with accessibility standards in the future. This includes having:

- Internal plan dimensions, door openings that allow Universal Access, and can readily be adapted for full accessibility.

- Service spaces such as kitchens, bathrooms and laundries that have dimensions, plan arrangements and joinery that will allow them to readily be adapted for full accessibility.
- A bedroom and accessibility-ready bathroom at the entry level (if a two-storey unit).
- Accessible door thresholds for all external doors.
- Wall reinforcement provided for future retro fit of grab and handrails for toilet and shower, and a shower seat.
- A step-free bathroom/shower floor with safety glass shower screen.
- Accessible and functional letter boxes for use by residents with reduced or impaired mobility and/or upper limb function. The letterbox should also be accessible via hard surfaces appropriate for wheelchair uses.

Further Reading

The following links provide useful additional information when planning new accessible developments:

Designing for access and usability | Building Performance (Building.govt.nz) - A guide to provide information about good practice for the design of buildings that are safe and easy to use for everyone.

Homes without barriers: A guide to accessible houses | BRANZ Lifemark-Design-Standards-Overview-1.pdf

Design for Access and Mobility- Buildings and Associated Facilities: New Zealand Standard 4121:2001 (this design standard is broader than the purely residential context, covering any new or altered building, other than private residential buildings).

7.2. He kāinga mō ngā kaumātua
Older Persons Housing

The majority of accessibility considerations in 7.1 are also applicable to older persons housing but we would encourage as a minimum the following:

- Each unit has a bathroom with an accessible shower.
- Suitable storage for mobility scooters or wheelchairs with covered access from the unit and an ‘accessible route’ to the street. Mobility scooters should also have access to a power point and be easily manoeuvred out of the storage area.
- Universal access provided to all homes with, depending on the identified user group, full accessibility, or future proofing to allow modification for accessibility.

7.2.1. Social connection

Older persons are at an increased risk of experiencing loneliness and are likely to spend more time at home than other resident cohorts. The inclusion of spaces and facilities that support social interaction between residents in larger scale (20+ unit) developments are encouraged. This could include common social rooms and shared outdoor garden spaces, which might incorporate elements such as seating or vegetable gardens for the residents to enjoy.

The design of developments can also provide opportunities for social encounters by designing dwellings with a view over life, this could be through locating balconies and terraces to overlook common spaces or paths to provide opportunities for social encounters.

7.2.2. Car Parking

The amount of car parking provided in medium/higher density developments is likely to decrease due to the NPS removing the requirement of car parking from local district plans. However, we would strongly encourage careful consideration be given to the parking provision in developments aimed at older persons. Not having adequate car parking can result in residents feeling socially isolated as many are still reliant on cars. It can also make it difficult for whanau and friends to visit residents in their homes due to a lack of car parking.

A provision of short stay or drop off car parking is encouraged to allow visits from carers or whanau/friends in developments that do not have nearby on-street car parking available.

HUD are seeking CHP proposals that provide innovative solutions to car parking, which could be in the form of community transport that provides residents with the ability to undertake journeys to the supermarket, which might otherwise be difficult without owning a car.

8

Te Tukanga

Process and Submission Requirements

Te Tukanga

8. Process and Submission Requirements

HUD wants to engage with CHPs on new public housing proposals at the earliest opportunity. Once initial designs are developed, we would encourage CHPs to share these with HUD in order for us to provide feedback on the general suitability of the housing proposal. This will hopefully avoid abortive rework by the CHP and ensure that, when the detailed designs are developed, they satisfy our fit for purpose requirements at the application stage. Refer to Appendix 3 below for a flow diagram of the engagement and feedback process leading up to a formal application submission.

8.1. Te wāhanga tuatahi – te arotake whai wāhi
Stage one - opportunity review

Stage one is a review of the site's location, typology and scale of development, and resident cohort demand. This is followed by a review of the draft designs, floor layout and site plan. After this review is undertaken the CHP should have clarity around whether their design proposal is likely to be supported by HUD.

8.2. Te wāhanga tuarua – te aromatawai tono ōkawa
Stage two – 'rinse through' and formal application assessment

The second stage is the HUD assessment of the final detailed design that should have been developed considering the feedback provided at stage one. The application will require detailed designs and specifications including full details of materials and systems. A full list of plans required for the submission is outlined below in 8.4.

8.3. Ngā kaihoahoa
Designers

The engagement of a qualified professional designer such as a registered architect or architectural designer is strongly encouraged. They should have appropriate skills and proven experience in the type of housing that is proposed. Proposals will be assessed on the quality of the proposed development, which is more likely to be achieved by a skilled and experienced designer, who is appropriately qualified to provide documentation for building consent.

Further Reading
HUD recommends further reading material in Kāinga Ora's 'Housing Standard: Design (M-255)' document, for consideration by the CHP and their design team. HUD does not require compliance with this Housing Standard, but sees it as a valuable reference document or point of departure in creating design briefs or specifications.

8.4. Ngā puka e hiahitia ana mō te wāhanga ki te tono
Documents required for the application stage:

- Site plan with accommodation schedule detailing the total number of homes with a breakdown of the housing types (1:200) showing:
  - Proposed building footprints
  - Position of buildings immediately adjacent to the site
  - Contours (on sloping sites)
  - Geotechnical and hazard identification (where applicable)
  - Circulation including paths, carparks, and tracking curves for access.
- Floor plans showing the internal layout of different floor levels of apartment buildings (scale 1:200)
- Fully dimensional floor plans (1:100) showing the gross floor area (GFA) and typical furniture layout for each unit type. This is crucial for checking the overall size of the proposed homes and net room areas against the minimum guidelines. The GFA of each individual dwelling should be calculated utilising the measuring method under section 4.2.
- All building elevations (scale 1:100)
- Landscape plan showing:
  - fencing and paving details
  - plant species
  - location and size of private outdoor living area
  - provision for washing lines
  - any communal amenity spaces
  - refuse strategy
  - lighting
  - storage areas
- Outline specification of materials, products, fittings, and fixtures (to ensure cost profile and budget is consistent with quality requirements).
- Summarise relationship to the key district plan criteria that apply to the site, noting zoning, confirming whether or not a resource consent is required, and identifying any areas where standards are not complied with.

All other requirements within this design guide should be addressed as part of the funding application form.

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Āpitihanga 1

Appendix 1

Āpitihanga 1
Appendix 1

HE TOHUTORO: TE HOAHOANGA O TE WĀHI ME TE WHARE
Quick reference: SITE and BUILDING DESIGN

Table 1 - Preferred Floor Area and Sanitary Fixtures

Size of Property	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Notes
Occupancy	2	4	6	8	10	12	Maximum no. of occupants
Single Storey	50m²	70m²	95m²	118m²	143m²	160m²	Minimum Gross Floor Area
Double Storey	N/A	82m²	107m²	130m²	155m²	175m²	Minimum Gross Floor Area
Kitchen, Dining Living	27m²	36m²	46m²	52m²	61m²	67m²	Minimum combined area
Bedroom	1 x 10m²	1 x 10m² 1 x 9m²	1 x 10m² 2 x 9m²	1 x 10m² 3 x 9m²	2 x 10m² 3 x 9m²	2 x 10m² 4 x 9m²	Minimum area excl. wardrobes. Wardrobe min. width of 1.2m
Storage	2m²	2m²	3m²	5m²	7m²	9m²	In addition to wardrobes
	Includes linen cupboard and HWC cupboard						
Laundry	Can be in bath-room or cup-board. 3m² Tub width 350mm	Can be in bath-room or cup-board. 3m² Tub width 350mm	Separate laundry, or in garage. 3m² Tub width 560mm	Separate laundry, or in garage. 3m² Tub width 560mm	Separate laundry, or in garage. 3m² Tub width 560mm	Separate laundry. 5m² Tub width 560mm	No laundry in upper level. Min. area includes space for clothes dryer, tub and washing machine of 850 (W) x 700mm (D)
Bathroom	Toilet, Vanity, Shower	Toilet, Vanity, Shower	Separate toilet room plus, Vanity, Bath, Shower	Toilet x2, Vanity, Bath, Shower	Toilet x2 Vanity x2 Bath Shower x2 (One WC per floor level)	Toilet x2 Vanity x2 Bath Shower x2 (One WC per floor level)	Sep. WC room to have vanity. Shower to be located on floor with most bedrooms

Table 2 - Kitchen Space

Kitchen Space	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Notes
Wet Bench *(length)*	1.25m	1.25m	1.65m	1.65m	1.8m	1.8m	Wet bench has one sink, bench min. depth of 600mm
Dry bench (length)	1.4m	1.4m	2.4m	3m	3.6m	3.6m	
Pantry	450mm	450mm	600mm	600mm	900mm	900mm	Min depth 600mm, min height 2m.
Drawers	1 bank	1 bank	2 banks	2 banks	2 banks	2 banks	Drawers include x4 drawers per bank, with one drawer including a cutlery insert
Fridge space	750mm (W) x 700mm (D) x 2000mm (H)	750mm (W) x 700mm (D) x 200mm (H)	750mm (W) x 850mm (D) x 2000mm (H)	750mm (W) x 850mm (D) x 2000mm (H)	750mm (W) x 850mm (D) x 2000mm (H)	750mm (W) x 850mm (D) x 2000mm (H)	

Table 3 - Outdoor Space

Size of Property	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Notes
Outdoor Living	20m² Washing line length: 9 linear meter	20m² Washing line length: 21 linear meter	35m² Washing line length: 35 linear meter	35m² Washing line length: 35 linear meter	50m² Washing line length: 35 linear meter	50m² Washing line length: 35 linear meter	Min. area includes deck or patio area, washing line, refuse service and storage area
Deck or Patio	8m² Width 2m	10m² Width 2m	10m² Width 2.5m	10m² Width 2.5m	12m² Width 3m	12m² Width 3m	

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Āpitihanga 2

Appendix 2

Āpitihanga 2
Appendix 2

HANGARAU AROTAKE HIAHIA: HE WĀHI RĒHIA KI WAHO, HE WĀHI KORIKORI TAMARIKI HOKI.
Needs assessment tool: Outdoor recreational spaces and child active spaces

The need for outdoor recreational spaces and child active spaces may vary depending upon customer mix, the nature of the planned community, site characteristics and the range of existing spaces within walking distance. This criteria-based tool intends to guide CHP's and developers to deduce the need for such spaces within specific developments. The need for these spaces is expressed by numerical value based on criteria in three categories: Customer mix, Scale & typology, and Community amenity.

Table 4 - Calculated need

	Low need	Moderate need	High need
Total score:	3-4	5-6	7-9
	It is not recommended this amenity is provided on this site. Not providing this amenity, is unlikely to substantially limit the ability to achieve envisaged customer outcomes.	This site could benefit from the inclusion of this amenity on site. However, it should be considered whether: • Need is great enough that the occupants are unlikely to achieve customer outcomes without the amenity. • The outcome could be achieved by leveraging off nearby amenity.	It is recommended this amenity be provided on site. Not providing this amenity, without a suitable alternative solution, would substantially affect the ability to achieve envisaged customer outcomes.

Table 5 - Outdoor recreational space

Developments with flexible, durable, well-designed, and well allocated spaces allow residents of any age group to experience and share in their collective social and cultural capital. These spaces can include, but is not limited to, shared elements such as facilities for pets, communal gardens, barbecue, and seating areas.

Customer mix

Criteria:	• Fewer than 10 occupants aged 18 and younger. • Fewer than 10 occupants aged 55+.	• Between 10 and 30 occupants aged 18 and younger. • Between 10 and 30 of the occupants aged 55+.	• More than 30 occupants aged 18 and younger. • More than 30 occupants aged 55+. • A supportive housing group occupies the site.
Score:	**1**	**2**	**3**

Scale & typology

Criteria:	• Any site which only comprises standalone and/or terraced housing. • Site contains fewer than 25 units of any size and/or type across multiple buildings. • The site contains fewer than 15 apartments of any size. • The site contains fewer than 10 two or more-bedroom units which are apartments.	• Site contains between 25 and 70 units of any size and/or type across multiple buildings. • The site contains between 15 and 50 apartments of any size. • The site contains between 10 and 30 two or more-bedroom units which are apartments.	• Site contains more than 70 units of any size and/or type across multiple buildings. • The site contains more than 50 apartments of any size. • The site contains more than 30 two or more-bedroom units which are apartments.
Score:	**1**	**2**	**3**

Community amenity

Criteria:	• Sites that are within 100 metres safe walking distance of an outdoor recreational space that is accessible, cost-effective, and convenient to use.	• Sites that are within 100 - 400 metres safe walking distance of an outdoor recreational space that is accessible, cost-effective, and convenient to use.	• Sites that are more than 400 metres safe walking distance of an outdoor recreational space that is accessible, cost-effective, and convenient to use.
Score:	**1**	**2**	**3**

Total score= _____

Table 6 - Outdoor child active space

Play is essential to children and young people's physical, social, and cognitive development. Outdoor play is particularly valuable as it provides unique opportunities to experience the elements, whilst bringing a sense of well-being and enjoyment. Access to the outdoors gives children additional space to move freely. Play spaces have social value for parents and carers of young children, as places for both adults and children to meet informally, minimising the pressure of childcare responsibilities.

Customer mix

Criteria:	• Fewer than 10 occupants aged 18 and younger.	• Between 10 and 30 occupants aged 18 and younger.	• More than 30 occupants aged 18 and younger.
Score:	1	2	3

Scale & typology

Criteria:	• Any site which only comprises standalone, terraced housing, studio, or one-bedroom units. • The site contains fewer than 10 two or more-bedroom units which are apartments.	• The site contains between 10 and 20 two or more-bedroom units which are apartments.	• The site contains more than 20 two or more-bedroom units which are apartments.
Score:	1	2	3

Community amenity

Criteria:	• Sites that are within 100 metres safe walking distance of a community children outdoor active space that is accessible, cost-effective, and convenient to use.	• Sites that are within 100 - 400 metres safe walking distance of a community children outdoor active space that is accessible, cost-effective, and convenient to use.	• Sites that are more than 400 metres safe walking distance of a community children outdoor active space that is accessible, cost-effective, and convenient to use.
Score:	1	2	3

Total score= _____

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Āpitihanga 3

Appendix 3

Āpitihanga 3
Appendix 3

Stage one – Opportunity Review.

A proposed public housing development should be discussed with the HUD-New Supply team as early as practicable. HUD-New Supply acknowledges that detailed information may not be available during early engagement and has adopted a two-part approach on providing feedback on new public housing opportunities:

1. **Part A: In the first instance the CHP should provide the following information for a location and demand review:**
   - Location: Physical address
   - Any plans or sketches that are available (if any): Indication of bulk and scale
   - Typology size: Unit size in terms of number of bedrooms (e.g. 3 x 2bed + 3 x 3bed)
   - Intended resident cohort: General resident cohort from register or specific group
   - Status of development: Feasibility/ Design/ Consenting/ Construction
   - Expected delivery date: Planned occupation date if pursued
   - Product type: Build to own/ Build to lease/ Direct leasing etc.
   - Developer: Names of parties involved if known at the time

2. **Part B: The CHP should provide the following information for a fit-for-purpose and financial viability review:**
   - Draft site plan and typology layout: Indication of design and layout for review
   - Updated status of development: Feasibility/ Design/ Consenting/ Construction
   - Updated expected delivery date: Planned occupation date if pursued
   - Draft project financial feasibility calculations: Completed excel feasibility spreadsheet
   - Both parts can be reviewed simultaneously if the CHP has access to all the relevant information at the time of engagement.

Stage two - 'Rinse Through' of draft Application and formal submission.

The second stage is the submission of the draft Application for Funding along with the supporting documents (please refer to page 14 of the Application for Funding V4 form for the documents required). The HUD- New Supply team undertakes a review of the application and supporting documents, including the detailed design (that has ideally been developed considering the feedback provided at stage one). A 'Question & Answer form' is sent back to the CHP with any remaining questions the team has on the draft application.

HOAHOA RERENGA: HĀTEPE TŪHONO, WHAKAHOKI KORERO HOKI

Flow diagram: Engagement and feedback process