



Design Principle 6: Do density well, provide quality & diverse housing

To ensure there is a variety of housing choice that fosters community and shared amenity

Te Pūtahi Ladies Mile must provide efficient, diverse housing that caters for the range of community, family and individual needs. The design allows for a choice of housing through difference typologies, housing types, sizes and options for various delivery models.

Given the growing population of the region there is pressure for land to be developed efficiently to ensure future generations are catered for, and inefficient urban sprawl does not continue. The Masterplan and planning variation ensures medium and high density housing is provided where appropriate. Where density is increased, shared facilities are necessary to ensure lifestyle needs are met. Affordable housing options are provided through housing diversity, choice and alternative delivery methods

Key Moves

- Offer a choice of lifestyles through a range of quality housing typologies, sizes and affordability.
- Establish medium/high density living to support public transport, commercial activity, community facilities and enabling efficient land use.



Typologies

Typology Mix

A mix of typologies allows for diversity of housing choice.

- North of SH-6 includes medium to high density housing typologies; a mix of Apartments, Walk-Up's, Terraces and Duplex Housing.
- A mix of these typologies will meet the planning requirements of the Medium and High Density Residential zones.
- Stand-alone housing is not permitted north of SH-6. This is because it is not an efficient use of land and does not support the population requirements.
- Alongside medium and high density living will be shared outdoor space and amenity.
- South of SH-6 typologies could include Terraces, Duplex and Stand-alone housing. A mix of these could meet the Lower Residential Zoning rules.
- Typology mix is encouraged by requirements in the planning provisions.

North of SH-6

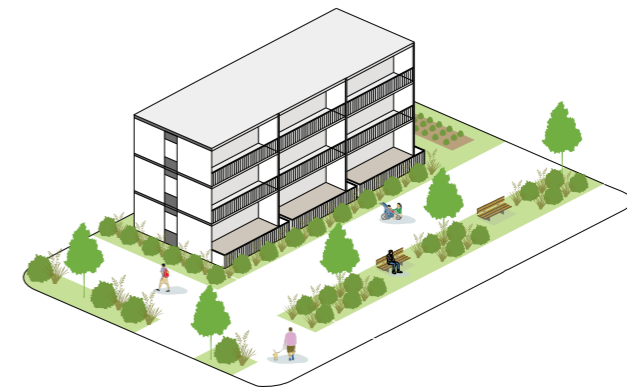
Apartments

Multiple households operating as a group over 4 or more stories with shared amenity, servicing and lift access. Located to best utilise public space and amenities including transport hubs. Medium to high density land use.



Walk-Up Apartment

Multiple households operating as a group up to 4 stories with shared amenity, servicing and stair access. Medium density land use.



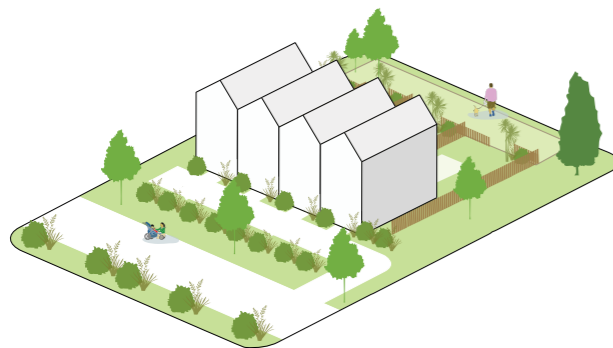


North of SH-6

South of SH-6

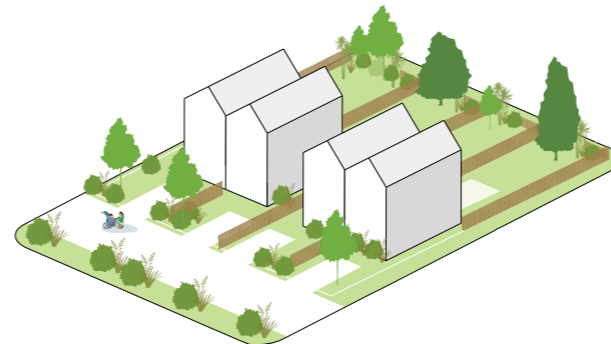
Terrace Housing

Individual households on compact lots with shared party walls up to 3 stories. Private servicing and outdoor space with opportunities for some shared amenity. Medium density land use.



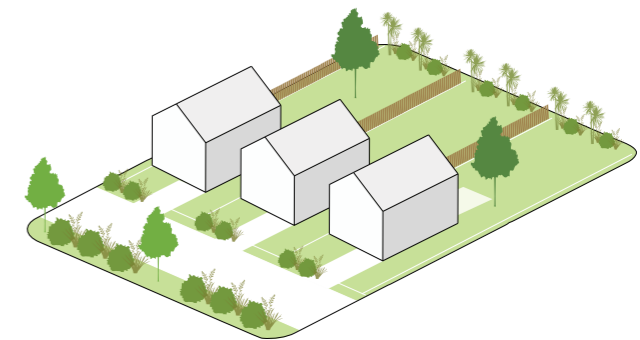
Duplex/ Semi-Detached

One household per lot with a shared party wall. Each house with its own amenity and servicing. Medium-Low density land use.



Stand-alone Housing

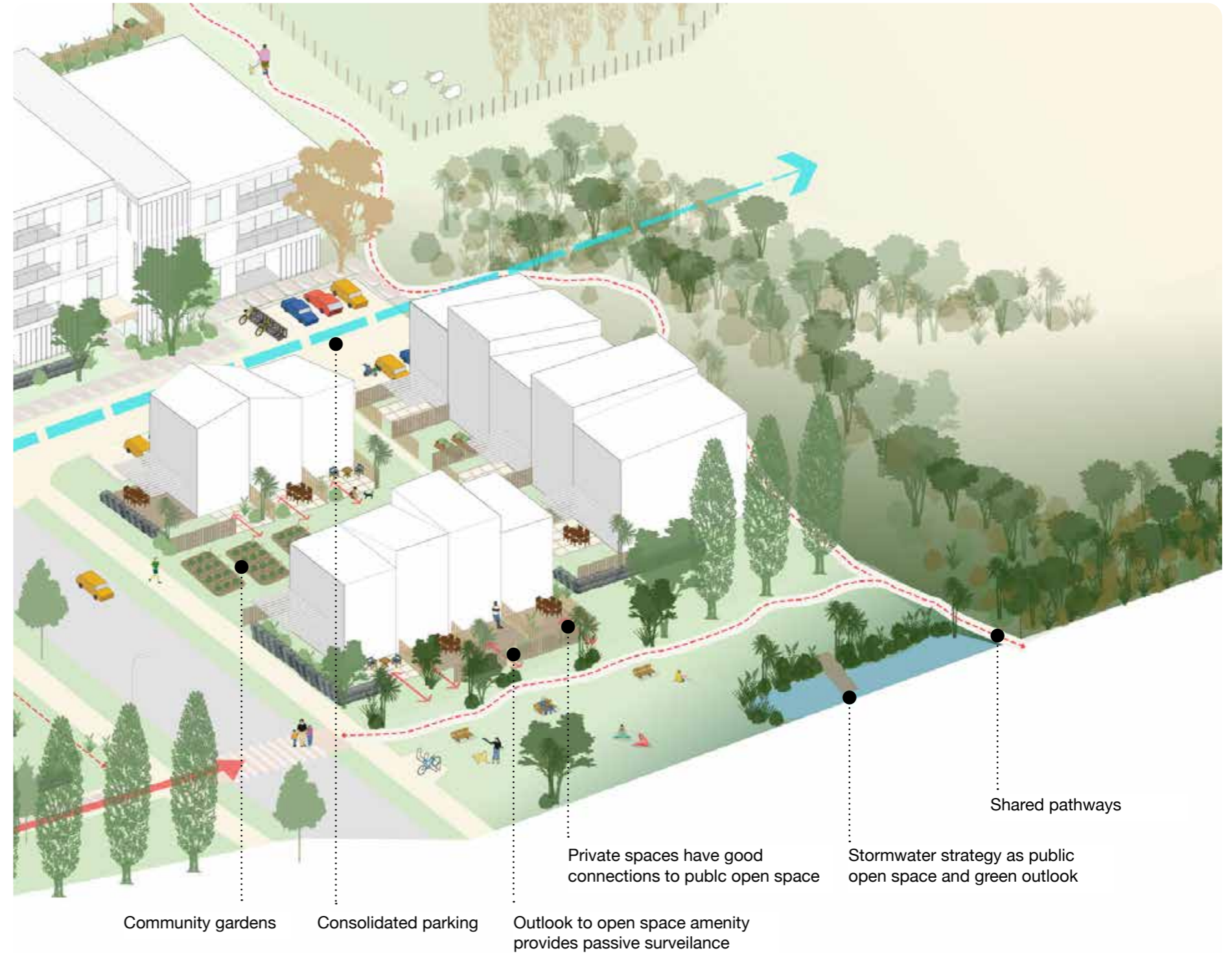
One household per lot operating independently with its own amenity and servicing. Low density land use.



Density and shared amenity

With Medium and High Density Living, comes the necessity for an increase in shared amenity. Key considerations include:

- Allowance of Open Space and Parks within walking distance of all Medium/High Density Units.
- Open Space outlook from living/ bedrooms, connection to nature.
- Good Solar Access to outdoor living spaces.
- Medium/High Density living is in close proximity to community facilities i.e. schools, parks and Town Centre.
- Consolidated shared parking.
- Options for shared community gardens.
- Access to shared pathways connecting to major Active Travel Routes.
- Access to 'Play Along the Way' in walking distance from higher density living to support family living.



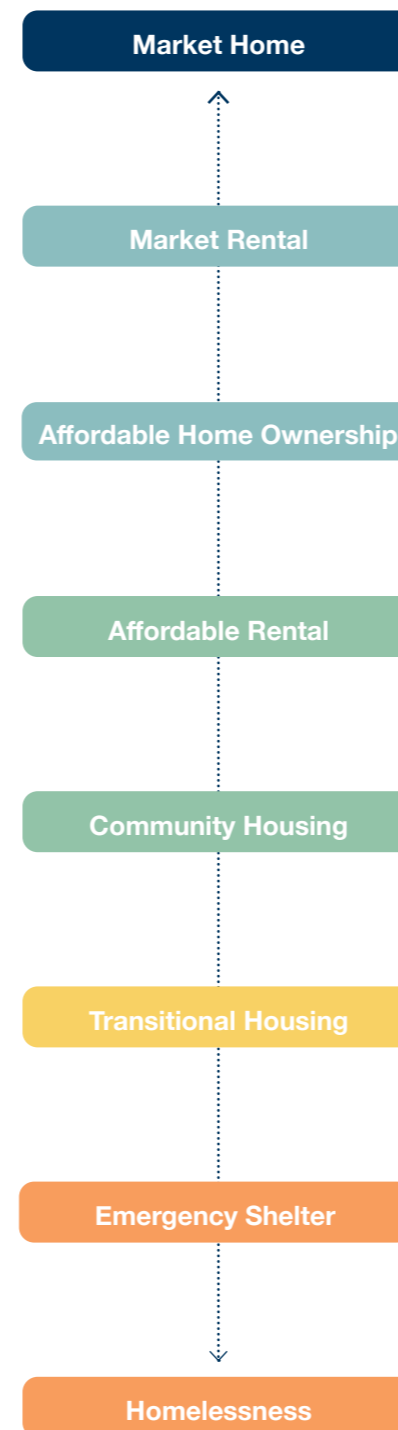


Alternative Housing Delivery Models

There are opportunities for alternative housing delivery models to provide more diversity, choice and affordability within Te Pūtahi Ladies Mile

- Currently housing delivery in New Zealand is predominantly focused toward the 'build to sell' model. It is becoming clear this model does not provide enough options for people.
- There are alternative potential housing delivery models that are utilised overseas. These alternative models can bridge the gap between emergency housing and the current dominant free market model.
- The adjacent diagram show the housing continuum, and a range of potential housing delivery options that have the potential to improve housing diversity, affordability and choice.
- Te Pūtahi Ladies Mile has the potential to provide positive housing options for those currently left out of the housing market.
- The provision of apartment living also provides more choice and in nature can provide a more affordable option due to the increased density and opportunities for shared amenity.

Housing Continuum



Alternative Housing Models

