

Neighbourhood Living

Creating A Place To Call Home For People With Different Abilities

Everyone deserves a place
they can truly call home.

November 2022

Acknowledgements

Before ADAPT could give colour and life to its ideas we started with a dream that needed a lot of shaping and grounding. Many hours of thinking and teamwork went into the project we now hold in our hands. I want to therefore take a moment to thank those that have been absolutely instrumental in driving this forward, as without this knowledge we would only have hopes and dreams.



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Ben Holwerda, from BH Construction, has been with us since the beginning when we were just looking at renovating existing homes in the Thames community. From that first meeting where we had the opportunity to look in-depth into the lifestyle set up at The Supported Life Style Hauraki Trust, Ben saw the need for purpose built homes for individuals with a variety of abilities. Ben also understood that to realize such a dream, a viable model would need to be created in order to ensure that project and building costs were minimized without compromising on quality. Ben has patiently guided the ADAPT team to the right partners that can execute bold ideas whilst respecting the financial model. Without Ben, ADAPT would never have been able to get into the details of planning a real project and for that, we will be eternally grateful. We look forward to having Ben support ADAPT in the establishment of the Paeroa site and beyond.

www.bhconstruction.co.nz

The Supported Life Style Hauraki Trust was the first Trust that ADAPT approached to ask “what would help look like?”. From here, we ventured down a long road, working together to understand how we could separate housing requirements and management from the service provider, whilst evolving their existing and successful community model located in the heart of Thames. In particular, Samantha Lee and Phil Wightman have been instrumental in bringing real-life challenges to the table, never forgetting our priority: to find solutions that improve the lives of life stylers - our clients.

www.suplife.org.nz

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Section 1

Overview



1

1.1 Welcome to ADAPT

At ADAPT we believe that everyone deserves a place they can truly call home.

This should be a place that gives a true sense of belonging. A place that intuitively encourages engagement with others, with opportunities for solace and privacy, where each individual can be themselves, with flexibility to be where they want in the community at any given moment. We recognise that every one of us needs space to be alone, but never lonely.

ADAPT strives to support developers and operators to deliver excellent lifestyle-based outcomes, to those with intellectual disabilities and traumatic head injuries, many of whom have additional challenges which can include sensory or cognitive issues, autism spectrum disorder, and physical difficulties.

It is with this spirit that ADAPT has partnered with Ignite Architects and Boffa Miskell Landscape Architects to not only design a brand new co-living, supported neighbourhood concept, but to document its outcome in detail to ensure the idea can be reapplied more quickly and efficiently in future developments. We recognize that whilst there is a lot of willingness from individuals and organisations to provide a comfortable home set-up for those requiring an assisted living environment, it is often overwhelming to know how to start, especially when financing is a challenge.

We hope this may be the start of us helping you on your journey.





1.2 Background

The New Zealand charitable trust, Assisting Different Abilities Peoples Trust (ADAPT), was born in mid-2018 to support organizations that focus on providing care for people with intellectual disabilities and those who suffered traumatic brain damage. The emphasis of ADAPT is to ensure that these individuals have a welcoming and secure home to call their own.

At inception ADAPT purchased two homes in Thames, New Zealand. These properties were already being used by ten individuals, who were at considerable risk of losing their home, as they became available for sale on the open market with lease agreements ending. Together with the assisted living service provider, ADAPT has been able to improve these homes using universal design principles. This ensures they are better designed for purpose, creating a more pleasant environment for the individuals living inside them.

These fundamental steps laid the foundation for ADAPT's growth - building purpose-built homes to suit people of all abilities. We realized in the process of renovations and search for other potential homes, that the options available were not ultimately meeting anyone's needs. The retrofitting required to some of these homes often resulted in a non-commercially viable situation, which explains why so many people are living in homes that are not at all suitable, more costly and require more resources to ensure residents are happy.

The ADAPT team has first-hand knowledge of what life is like for people with disabilities, given several of the team have siblings with disabilities. Combining this experience with the knowledge of the service provider, ADAPT was able to create a completely different supported neighbourhood concept. This concept strives to overcome existing challenges and helps ensure individuals can thrive in an environment that intuitively grants them personal space as well as access to others when they want it.

Our Aspiration

Create universal design-led homes in a co-living housing development for people with different abilities.

We wish to create spaces that foster independence whilst using intuitive design to encourage connection with the community.

We recognize that every one of us needs space to be alone, but never lonely.

A place to call home.

adapt
A PLACE TO CALL HOME

1



1.3 Our People and Their Needs

How we cater for all needs

The set up of the neighbourhood naturally lends itself to an environment where everybody is free to live the life they want. A very independent individual will have their own space to manage and make their own without the interference of anybody else. That individual is free to enjoy the surroundings of the communal spaces, whilst easily being able to access the broader community.

On the other end of the scale, a very high-needs individual can get the support that they require. They can have privacy in their own home to be cared for, but just as easily be taken to the gardens to take in the environment around them. Their world can suddenly become that much richer as they can be easily exposed to the people and the spaces around them.

The benefit is that there is no need for complicated journeys or to wait for a schedule - it is as easy as opening the door and venturing out to the garden space or area that the individual desires to access at that time. The concept caters for all people.

Awareness of the challenges we need to overcome for our people

Whilst current assisted living models foster independent living as much as possible, many individuals still require active assistance and oversight to get out of the door and into doing something fun. At the same time, the staff are required to do a lot more administration and a myriad of tasks just to keep up with changing regulations and stronger compliance policies. This reduces the time available to provide the level of engagement they would like to deliver to keep the clients occupied and involved as active members of their local community. Existing housing is often converted but often not suitable for all individuals, and can lead to restrictions and inconveniences that prevent them from accessing freedoms they would like to enjoy, with staff support more strained.

The current best practice is to offer flatting situations, to create natural moments of interaction and social engagement. However, permanently living in a flatting situation, and spending a lot of time at home with limited alone time, leads to discord. Staff must then spend time trying to resolve a symptom rather than the underlying problem.

Understanding our People and Their Needs

Cognitive & Growth Needs

To be everything I want to be.

The framework to lead a vibrant, enriching lifestyle.



Connection to the community - cafe setting, art spaces - a chance to celebrate my ability and passions outside my community.



A sense of confidence in my 'forever home' and pride in my place.



The pathways and opportunities to grow my skills, independence, and confidence to celebrate what makes me special.

A place to grow and flourish.

The opportunity to connect, grow, and flourish in an environment where I feel confident.



Connection to the broader community setting, blurring the lines to foster inclusion.



Freedom to explore or retract to suit my feelings.



Opportunity to expand my comfort zone and try new things.

My place and my people.

Connection with my neighbours, the public, and places for my family to visit me in my home.



Curated opportunities to socialise and engage.



Areas for like-minded or common interests e.g. reading areas, socialising and hobby areas.



A place to connect out and invite in. The opportunity to share my life and personality.

Where I am safe and happy.

My space where I feel I can be alone - but never lonely.



Lifestyle principles to support conflict resolution - Communal areas where I can still be alone.



Independent living solutions - colour, light, textures etc.



Smart technology to support my day-to-day needs.

A home for me.

A home that is special for me and my needs, whilst being accessible, warm, dry, and comfortable.



Based on the principles of Universal Design & Wellness.



Adaptable spaces and sustainable materials.



Special considerations for intellectual disabilities.

Basic Needs

1

1.4 How can ADAPT Help?

Ultimately, ADAPT would love to see a world where each individual that needs it, lives in a purpose-built home that ensures they can live fulfilled lives.

It would be grandiose to assume that we could achieve this on our own. We will get so much further sharing resources and knowledge to the final detail.

Because of this, ADAPT is working to ensure we have enough resources on hand to share this guide with the many organisations that need it and to provide guidance and assistance so projects can be built.

Along with the resources provided in this document, we plan to deliver all the building blueprints of our pilot project.

Please reach out to us with your ideas and questions. Our goal is to support you on this journey and we're here to help.

Did you know?

In New Zealand, individuals with an intellectual disability, are directly supported by the government through the newly formed Whaikaha - Ministry of Disabled People, which wants to focus on ensuring that everybody has a chance at achieving ordinary life outcomes.

To support this, there is a transition to ensuring individuals get their funding directly so they can decide for themselves how to allocate their budget; creating greater control, autonomy, and transparency for both the individual and eventual family that supports them.

This means that disabled people can expect more from their service providers, know exactly what they are paying for, and decide which service level is right for them. Whilst this will entail a serious restructure for some service providers, ADAPT hopes that ultimately it will mean individuals with a disability will be better off.

1



1.5 How can you help ADAPT?

As with any charitable trust, we too are open to support. We are currently funded by a private foundation, but looking to secure local financing for the first pilot project. ADAPT would like to work with local generous donors to bring more

ideas to life. If you believe in supporting people with intellectual disabilities, and want to make sure they too have a place they can call home, please reach out to us so we can work on a shared outcome together.

1.6 How to use these guidelines

First and foremost, we hope that these guidelines can serve as a conversation starter and get more people to think smartly about how we can improve the housing situation for people with intellectual disabilities. Our supported co-living concept is a combination of several distinct ideas that, when combined together, create the roadmap for efficient and intuitive housing solutions that are integrated into the broader community. For urban planners and developers, this serves as a clear plan on how to integrate such a neighbourhood into yours.

On the other hand, for smaller service providers or private investors, we hope that you can take the components you need to assist with the design process.

Each unit of four homes may also exist independently, as can The Hub which serves as the central shared living space. Likewise, the smart landscaping design can help you think about how to create an intuitive flow between private and public that is enticing for people of all abilities to use. Whilst ADAPT is available to engage in these conversations with you, this document should serve as the foundation for your building plans. At the time of writing this, ADAPT is busy building its first pilot project in Paeroa and so more information (including building blueprints) will be released as they become available. Please reach out to us for updates, we are looking forward to sharing what we have learnt.

1

I am a...

Developer

We can see the value of embedding a supported neighbourhood within our new development's masterplan. The guidelines have assisted our understanding of how the neighbourhood can sit within the community context and what factors are important to create a great place for everyone.

ADAPT has consulted with us and connected our team with design thinkers in this space to drive master planning and urban design outcomes.



I am a...

Home Owner

Our son has a disability as a result of an accident he had when he was in his late teens. We'd really like to remodel our family home to suit his well-being and his independence.

The ADAPT guidelines have empowered us to have a well-considered conversation with our draughtsman and building contractor. We're able to work through a range of considerations and create spaces for our son that can adapt to his changing needs.



I am a...

Support Provider

These guidelines have given our team a single reference point to improve how we deliver our model of care and the homes for our residents.

We now appreciate the importance of transitions, adjacencies and the need for social interaction for our residents. We've been able to connect with the ADAPT team and discuss our site and neighbourhood's unique needs.



Section 2

Design Principles and Influences



The ADAPT Design Principles

1

A place to call home

A personal, private space where an individual can relax or entertain friends and family.

Created by individual one bedroom units.

2

A place to find your people

The opportunity to be social and independent whilst feeling safe and secure.

Created by a communal hub, an indoor heart that brings people together.

3

A place to connect out and invite in

A neighbourhood that thrives within the context of the broader community.

Created by a site that promotes community and engagement.

4

Supporting the support

The ability to focus on care rather than operational distractions.

Created by a living concept that allows for improved interactions between everyone.

5

Sustainable and maintainable

A commercially effective, resilient, and adaptable neighbourhood.

Created through whole-of-life design thinking and operation.

The ADAPT Design Principles draw upon best practice building and design principles and Universal Design Guidelines. They are a culmination of our experience and drive to support those for whom universal design falls short.

They focus on the social elements that enrich our lives and seek to simplify the complexities those with intellectual disabilities face. Engagement is always encouraged by creating levels of privacy and socialisation that meet the needs of the individual, supporting varying levels of confidence.

The smooth operation of the neighbourhood is important and achieved by enabling the support team to care, not manage. Through individual homes and the promotion of independence, the supported co-living neighbourhood has the tools to be vibrant, inclusive and a home for life.

2.1 Universal Design

Universal Design and the ADAPT Guidelines work together to create homes for life.

What is Universal Design?

Fundamentally, universal design is clever design. It is design that can be accessed, understood, and used by all. When we consider the diverse needs and abilities of all, we can create environments that are a pleasure to use by everyone. Its principles apply not only to homes but outside spaces too. Developed back in 1997 by the late architect and design pioneer Ronald Mace, and a working team of architects and designers at the North Carolina State University; universal design was founded on seven core principles.

It is these principles that ADAPT wants to bring to life in the design of all new homes we help build.

Did you know?

ADAPT is working towards achieving Lifemark accreditation in New Zealand. Lifemark (www.lifemark.co.nz) rated homes are designed to be usable and safe for people of all ages and stages. They are easy to live in – for a lifetime.

Similar accreditations and standards may be applicable and worthwhile exploring in other regions to support best practice.

01

Equitable in Use:

The design is useful and marketable to people with diverse abilities

02

Flexibility in use:

The design accommodates a wide range of individual preferences and abilities

03

Simple and intuitive in use:

The use of the design is easy to understand for all

04

Perceptible information:

The design communicates necessary information effectively to all

05

Tolerance for error:

The design minimizes the risk of injury and misuse

06

Low physical effort:

The design can be used efficiently regardless of strength and ability

07

Size and space appropriate for use:

The design works for all without unnecessary manipulation or restrictions

2.2 ADAPT Design

Understanding the shortcomings of Universal Design and allowing for them, is a key focus of the ADAPT approach.

ADAPT is focused on providing insight and guidance on how to better support those with disabilities that involve more than just physical limitations. Intellectual disabilities sometimes require additional support to assist with interaction and movement through an environment.

Design considerations can be divided into physical, behavioural, hearing, visual, and psychological needs. Each requires an understanding of the challenges an individual encounters, and the solutions to better equip them to live comfortably.

The table adjacent lists specific traits of disabilities and notes how good design can alleviate some of the environmental challenges these disabilities create.

In addition to these specificities, all disabilities require the integration of safety, privacy, and comfort within the home. ADAPT strives to encourage these design considerations outside the home too, supporting social engagement and a sense of community within a supported neighbourhood.

Disability	Design Considerations
Vision impairment	Controlled lighting to account for sensitivity. Clearly delineated spaces to help navigation. Consistent colours to provide confidence that surfaces are level.
Deaf or hearing impaired	Acoustically enclosed homes reduce loud noises from external sources, supporting those who are deaf or hearing impaired.
Mental health	Simple cues to support behaviours and recall of important tasks. Intuitive spaces that are easy to understand and uncomplicated. Sturdy and safe materials to minimise potential damage and the likelihood of injury.
Intellectual disability	Encouragement to interact and engage in an environment that promotes confidence and clarity to avoid frustration.
Neurodiverse	Environments that are calm with clear information cues to enable an individual to better interact with their surroundings. Achieved by considering colours, lighting, sound, and touch.
Dementia	Personalisation and familiarity in surroundings to promote the continuation of personal lives and the connections the individual has.
Physical disability	Level areas to support balance that are free of obstacles and provide opportunities to rest when needed.

2

2.3 Statutory and Regulatory Compliance

A key requirement of any construction development is compliance with the relevant Statutory and Regulatory compliance for the construction of buildings and use of the land.

The New Zealand Building Act sets out the rules for the construction, alteration, demolition and maintenance of new and existing buildings in New Zealand, with the following purpose:

- People who use buildings can do so safely and without endangering their health
- Buildings have attributes that contribute appropriately to the health, physical independence, and well-being of the people who use them
- People who use a building can escape from the building if it is on fire, and
- Buildings are sustainably designed, and constructed, and able to be used in ways that promote sustainable development

The Act also describes the accountabilities of owners, designers, builders, and Building Consent Authorities – all of whom have responsibilities to ensure that building work complies with the Building Code, which is a key piece of regulation.

The act sits alongside other legislation, such as –

- Resource Management Act
- Laws specifying certain plumbing, gas and electrical work must be done by qualified professionals
- Fire Service Act 1975
- Council bylaws

All building work in New Zealand must meet the performance standards set by the New Zealand Building Code, which states how a building must perform in its intended use, rather than describing how the building must be designed and constructed, meeting the expectations and requirements of the Building Act. The Building Code sets clear expectations of the standards buildings should meet, including:

- Structural stability
- Fire safety
- Access
- Moisture control
- Durability
- Services and facilities
- Energy efficiency

As part of the Building Act, you are generally required to obtain Building Consent from a Building Consent Authority (BCA), which is the process of demonstrating

that the proposed buildings will comply with the Building Code.

The New Zealand Resource Management Act promotes the sustainable management of natural and physical resources, such as land, air and water. This means that local councils (Territorial Authorities) set rules and requirements to manage activities ranging from building houses, clearing vegetation and moving earth, to taking water from a stream. Its purpose is to ensure activities won't harm our neighbours or communities, or damage the air, water, soil and ecosystems that we and future generations need to survive.

As part of the Resource Management Act, Resource Consent may be required if the development infringes any of the planning rules set by the local council.

Did you know?

The Hauraki District Council is a Territorial Authority who is a BCA and therefore will process and approve the Building Consent Application and has established the Hauraki District Plan which provides rules for how landowners can build on or develop their land.

2

2.4 The Environment

An approach that is conscious of the environment and climate can support a more comfortable home and way of living through better access to light, quality air and passive heating.

Sun

The orientation of the buildings on site is important and should maximise natural light and solar access. At the same time, natural light needs to be controlled to promote visual and thermal comfort.

Facilities/buildings should be spaced far enough apart to let enough sunlight into the main windows. Ideally, windows should let in plenty of sun in winter or cooler climates. Access to the sun is affected by the site's shape, slope, built-in external shading, and obstructions such as trees and other buildings.

Heat gain is to be controlled to avoid overheating during warmer months. This can be achieved by designing suitable roof overhangs, blinds, shading devices, trees, and landscaping, providing reasonable control of glare & brightness. Such glare issues can lead to hotspots, eye strain and headaches, so must be managed effectively to create sensory comfort.

Wind / Shelter

Wind direction, strength, and seasonal variations affect the structure and design of the development.

For residents, it's important that outdoor spaces are pleasurable and useable. The outdoor areas provide a critical function of rest, relief and act as a transition space between private and public places.

The wind is an issue in many parts of New Zealand, from southerly gales to north-westerly blasts. Ideally, buildings should be orientated in a way that avoids the strongest and coldest winds, however, still allows for mild breezes for keeping cool in summer.

The use of vegetation, landscaping, well-designed windows and building structures filters and diverts harsh winds. Buildings with eaves over windows and sloping roofs are generally better for rainfall areas. Good drainage is essential to reduce issues with ground stability and stormwater runoff during high rainfall events. Moisture can cause long-term damage.

Temperate Conditions

This consideration can also enhance outdoor and balcony spaces, outlooks and views, and natural ventilation through increased opportunities for windows.

All habitable spaces should allow for natural and mechanical ventilation and provide residents with a degree of control (or assisted control) to create environments that suit their personal preferences.

Outlook

Living spaces and bedrooms should have windows that provide access to daylight, adequate privacy and enough outlook to create a sense of space. Balance is the most important consideration, ensuring that privacy is maintained, but not at the expense of visual connectivity to the external environment.

Outlook spaces can be across the site, overlook a public street or open space. The outlook space must be clear of other buildings and not overlap the outlook space from another dwelling.

Access to the outlook is also important. For those who use a wheelchair or are bed-bound, the window must be positioned correctly and allow for an unimpeded visual connection to the outdoors.

Noise

Habitable spaces need to be comfortable, ensuring the layout and structure keep noise to acceptable levels, with little interference from external noise that can be problematic for those with auditory sensitivity.

To design for noise control, understanding the sources of noise, types of noise, and how it travels along sound paths needs to be understood.

The most common sources of noise are:

- Externally generated noise from transport, traffic, neighbours, and schools
- Noise from the site, e.g. high winds, rain on the roof, heat and water pumps
- Noise from within the home, e.g. loud conversation, washing machines, TV's and air conditioners

Environment Design

The development partner should adopt the design principles of CPTED (Crime Prevention through Environmental Design) and undertake a safety audit and site assessment of the proposed development.

The development should adopt the safety and design principles of IPTED (Injury Prevention Through Environmental Design) utilising 'Space Matters'. The development partner should provide a report addressing how relevant requirements have been incorporated.

These two principles seek to provide unobtrusive design interventions that promote both active and passive safety and instil a sense of comfort, privacy, and safety for residents.

Opportunities

Careful master planning of sites is integral—especially regarding development access and achieving good social connectivity.

Specific attention should be paid to how each area connects to those around it visually and physically. For example, how does the site link to the street? Or the car park and driveway to the buildings? How do the units connect to each other, the communal space and the rubbish collection points?

These design considerations will support the creation of a 'privacy gradient', enabling residents to move through their neighbourhood with a sense of control and confidence.

Sustainability

A sustainable approach can support the long-term operation of the home through more resilient materiality and design decisions that consider whole-of-life thinking.

The consideration of rating systems and certification as part of a redevelopment or new-build can support a number of positive outcomes for developers, operators and residents. These can include healthier environments for residents, lower operational costs, lower maintenance requirements, better support from government and NGO's and alignment with residents and their families' values.

Pursuing accreditation doesn't need to be complex. Opportunities exist in approaches to materiality, how waste is recycled, how water is used, retained and disposed of, how homes are powered, how the home is constructed or demolished and the resulting waste impact.





2.4 Cultural and Local Narrative

Consideration of the local vernacular through either cultural or historical representation is important to support the creation of a community that has an identity and a sense of place.

Through the creation of this identity, the neighbourhood is connected and nested within its broader community context. With one of the key goals of the co-living neighbourhood being a strong connection with the broader public, this is an important design element.

Cultural Design

The integration of indigenous design requires engagement and collaboration with cultural leaders and thinkers.

The application of design needs to be embedded rather than superficial.

Within a New Zealand context, when design teams work alongside mana whenua (people of the land), they come to understand the important stories of the land and the people and develop a shared knowledge of how to represent that understanding. The story becomes embedded in the design, across all design phases, and ensures the final result celebrates Te Ao Māori (The Māori world view). This is significant to those who live within the community and supports a sense of place and pride.

Did you know?

‘Te whare tapa whā’ is a holistic Māori view of health unique to New Zealand, and covers physical well-being, mental and emotional well-being, social well-being, and the spiritual needs that everyone has. Māori believe that all of these pillars are built on a connection to the land and our family. If a pillar needs strengthening, we can rely on the others to support us until we feel whole again.

In the design of environments that support well-being, we look to these same principles. Connection to the land through site lines and biophilic (connecting people and nature) design, social well-being through opportunities to engage, and mental well-being through the opportunity for self-expression and sharing.

2

Narrative Design

Understanding the unique elements that define a regional design 'personality', enables a seamless experience for residents as they transition between their neighbourhood and the broader community.

This could be a simple acknowledgement of how the land was used previously and representing that in some way through the modern buildings and site.

These nuances are important to explore and integrate with design thinking - The ADAPT design guidelines are not a copy-and-paste solution, they are intended to work in partnership with regional and national vernaculars.





Section 3

The Supported Neighbourhood

3

2.3 The Supported Neighbourhood

Social but independent living

Through first-hand experiences within the ADAPT team and our collaboration with The Supported Life Style Hauraki Trust, we know how difficult it is to tick the boxes for designing homes that suit the needs of both the occupants needing assistance and the carers providing that assistance.

The real challenge is to overcome the inherently present juxtaposition - providing homes that suit all abilities, foster freedom and independence yet accommodate a system to ensure individuals are being taken care of. At ADAPT we are convinced that the best way to succeed is to provide efficient individual purposefully designed homes. These homes ideally sit within a supported neighbourhood with communal spaces that intuitively allow the individual to move between private space and a social life without requiring intervention.

Additionally, these supported neighbourhoods should reside in close connection to the general community. We must encourage both the use of the facilities already available in a community and invite the community in, to learn and connect with those living in our spaces.

We do this by creating spaces that are in harmony with the overall environment, designing with interaction and open lines to keep the community in mind. To achieve this symbiosis between private spaces, neighbourhood spaces, and the broader community, ADAPT has put a lot of focus on also designing outdoor spaces in line with these principles.

Ultimately the lifestyle we want to provide encompasses:

- A fostering and nurturing environment that keeps individuals safe, providing independent fulfilled lifestyles
- Everyone's personal space should feel like their own private haven, with encouragement to enter social spaces as well as the general community
- Interaction and open lines to the local community are an absolute must. The outdoor communal spaces should encourage and welcome the local community to interact with the space and clients





Did you know?

Modern co-living

Co-living is an age-old idea but has seen a recent surge in interest in many modern thriving cities due to rising living costs. Many people feel isolated in a world where too much of life is happening online versus personal interaction. People are craving this interaction and spaces are being created where this interaction can happen intuitively. The ultimate aim of co-living is to create a stronger sense of community and belonging, whilst respecting the private space we all need.

The idea is not big open spaces for many people but small areas where people gather based on common interests without being bothered by others close by.

It should encourage people out of their own space and connect them with those around them.

Section 4

The Site





4.1 Site Location and Selection

For this concept to thrive it is pertinent to find a site location that allows for both seamless integration into the general community as well as allowing enough space for privacy and flat communal gardens.

In choosing our first location the following was considered:

Access to community infrastructure

As the goal is to ensure that much of the required services are used by the broader community vs. creating a closed commune. It is crucial that the development is within:

- Safe walking distance to shops and services
- Proximity to public transport
- Proximity to health support services including a hospital and other health support services
- Safe walking distance to recreational facilities

New subdivision development

Entering an early stage of a subdivision development, we were able to engage with the developer in order to find a site location that met all our needs and integrated into the broader subdivision. Knowing what was planned in terms of shared services, landscaping, and architecture, we were able to merge with that

and ensure that our neighbourhood blended seamlessly with the rest.

ADAPT would love to see a world where there is support in place to ensure that all sizeable developments allocate a fair share of space to ensure we normalize the inclusion of all types of abilities into the community in a very natural way. Whilst this might not always be feasible, ADAPT sees this as the optimum approach to site selection.

Topography

The flatter the land, the easier it will be to build homes that meet all the design principles. When you start with good land it means you need to spend less resources on the design of things like ramps which typically also jar with the surrounding environment from a design perspective.

4

Land Quality

Outdoor space is imperative to ensure an intuitive flow between private, communal, and broader community spaces. Fertile land is therefore a requirement to ensure flora and fauna can flourish.

WHY IS SITE SELECTION SO IMPORTANT?

Our objective is to support the delivery of built environments that promote resident interaction within the supported neighbourhood and local community, providing a sense of belonging.

The site needs to allow for this with consideration of both land attributes and proximity to amenity, allowing the opportunity for residents to interact, explore and engage beyond the immediate community and further contributing to independence, growth, and mindfulness.

If you are considering building a co-living, supported neighbourhood, please contact ADAPT and allow us to share our learnings with you - this is why we are here.

adapt.org.nz

It's not simply a case of selecting a site from what is available for sale.

Considerable effort is required in the exploratory stages to find a site that meets the unique criteria for a supported neighbourhood that merges with the general community.

In ADAPT's experience, this requires a highly collaborative approach across organisations - both, public and private. Working with those who personally know the community and who understand the real estate and construction sectors within the context of that community, are invaluable connections and resources.

ADAPT was fortunate to have a co-founder with key connections that gave us insight. We want to pass this insight on during your early planning phases. We hope that you have more time to work on the site selection phase to ensure an enjoyable neighbourhood within a community environment.

At a high level - the key undertakings in site selection are:

- **Community connections** - working with local bodies, NGOs, private organisations and developers to better understand current and planned development activity and opportunities. Creating this network of connections also helps identify potential development risks and strategies for mitigation
- **Council infrastructure plans** - Understanding forecasted local investment across utilities, networks, and public amenity. In New Zealand, Long

Term Plans (LTPs) provide detailed planned spend across both infrastructure and public buildings. This can inform site selection through the identification of areas where there are currently inadequate or no services and amenities

- **Understanding the community** - Understanding the development and real estate environment is one element of site selection but understanding how a community operates is also important and underpins the placemaking process. How does the populace access amenity, what is the favoured mode of transport, how safe are certain neighbourhoods and public areas, and what are the attractions and amenity that are iconic and part of the community identity?
- **Feasibility report on available sites** - Yield studies, infrastructure investment requirements, earthworks
- **Desktop research and analysis** - Working with the design team to review site orientations and historical, cultural and archaeological considerations

Case Study

Finding Paeroa

The Supported Life Style Hauraki Trust (TSLSHT) were the first to suggest looking at Paeroa, a small but active rural town in New Zealand. With health and social assistance being the second largest and fastest growing employment industry in the district, TSLSHT was already hiring key personnel from Paeroa for its Thames site and knew first-hand that the hiring of carers would be easier if employment could be offered in Paeroa directly.

Through an independent provider, Sapere, we learned that Paeroa has:

- An active events calendar
- Development of local attractions to cater for a growing population
- Core health service provisions
- A community accepting of individuals with additional needs
- A council that is keen to grow the area whilst supporting the local residents, businesses, and community initiatives
- The Paeroa Community Support Trust who are willing to provide connections, resources and facilities that could be leveraged
- Community-run facilities and spacious restaurants and cafes
- Access to a main hospital with an emergency department within 30 minute's driving distance

Additionally, ADAPT has a connection to the developers who wish to turn the Paeroa Racecourse into a dynamic housing subdivision where there is a shared ambition to not just build homes but rather communities where human interaction is stimulated.

Together with the Mayor, the council team, and the developer, ADAPT has dedicated itself to ensuring that our community blends in seamlessly within its context.

As the land is predominantly flat and without significant obstacles, our chosen building team will be able to construct the designed community without losing a share of the budget on land preparation.

Note that for a 4 x 4 unit development with a central hub and gardens, the co-living neighbourhood needs 5-6,000sqm of land to ensure the community vibe is created whilst still blending in with the individual family homes that will surround it.



We recognize that the site also has a few limitations:

Aging population

The benefits explained above also explain why there is a higher percentage of older people in Paeroa. With its population expected to grow, ADAPT is keen to ensure that its development, along with the overall Racecourse development, attracts a more dynamic profile of inhabitants to support a vibrant community.

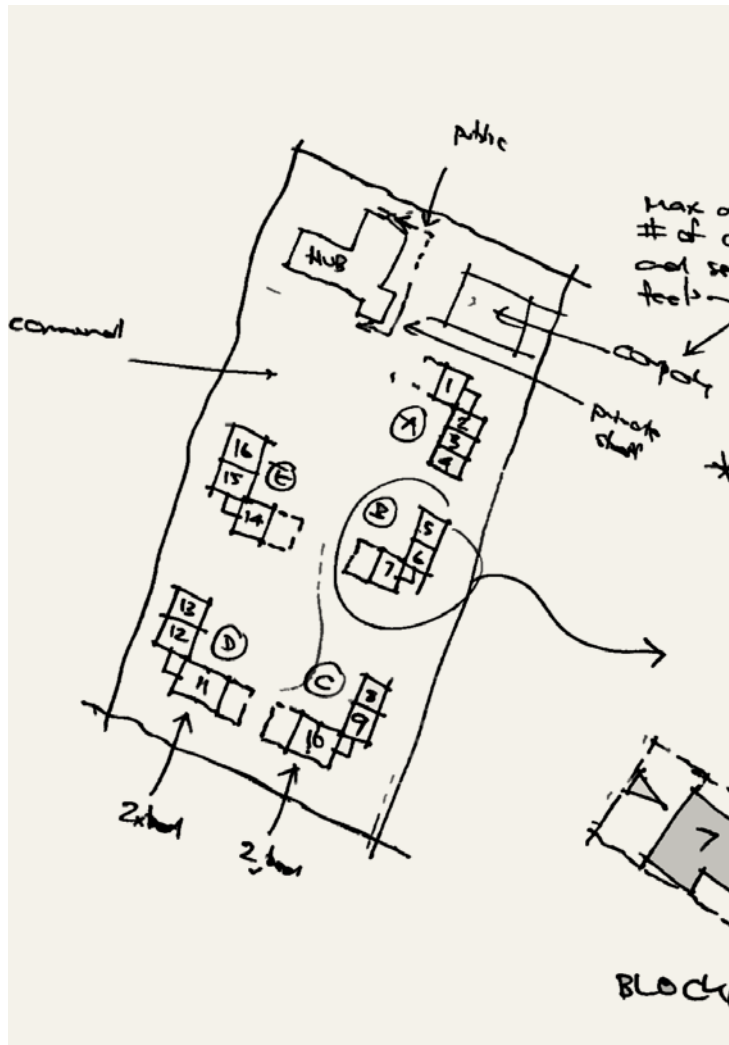
Racecourse location near a busy road

Whilst being within walking distance to the centre of town, the site's location along a main road (in 50 Km/h zone) will mean that some may require assistance to safely walk or drive into town. ADAPT are working with the council to request additional crossings and facilities to ensure that the racecourse development has a more natural link to the centre of town.

There are key provisions located nearby, and plans for more inside the Racecourse development. We are confident that our core needs will be met.



4



4.2 Site Planning

The ADAPT design approach focuses on enabling the transition between privacy levels, encouraging people to be confident when moving from their homes to their neighbours, and to the communal areas.

This is achieved by the application of universal design principles to remove physical barriers and embed safety, whilst retaining a sense of control for residents, as they move about their neighbourhood.

This approach is best defined by the term *'privacy gradient'*. It's a simple idea that allows people to pause and evaluate a level of privacy before moving into it. For example, as we leave our homes, the porch can act as a decision gateway where we are able to gather information. What is the weather like? Where am I going today? How will I get there? On the porch, decisions can be made with the safety and privacy of the home nearby. It's an ability to decide without committing.

This privacy gradient applies across all transitions throughout a site. From the home to the shared outdoor areas, to a shared hub or dining room and out to the public setting. A simply designed space to pause, enables this sense of control and an ability to grow at a pace that suits the individual.

From a universal design perspective, the application of safety in design principles, intuitive wayfinding and delineation of foot and vehicle traffic are all must-haves. It's important to promote independence through site movement and enable support staff to focus on care, rather than management.

Safety and security also form key design considerations under universal design principles. As a community that retains the ultimate line of security at each private dwelling, rather than the boundary to the public, basic surveillance is important to deter anti-social behaviour and retain some degree of monitoring for those who require it.

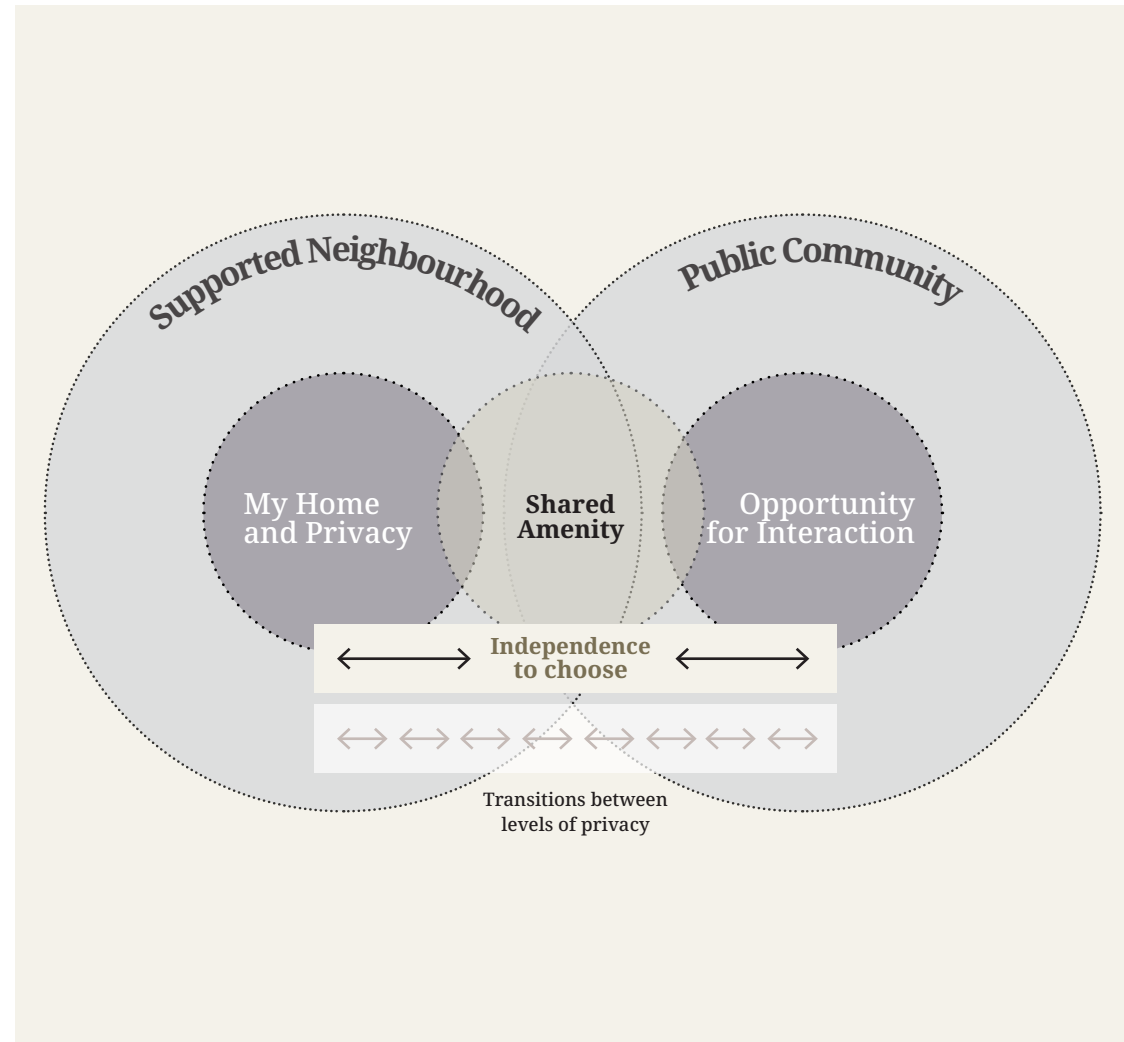
WHY IS SITE PLANNING IMPORTANT?

The supported neighbourhood concept is founded on people being confident and independent enough to leave their home, and come together with their friends and visitors. Poorly conceived site configuration can lead to a number of issues across operations, security, maintenance, and ultimately a reluctance to be social and independent.

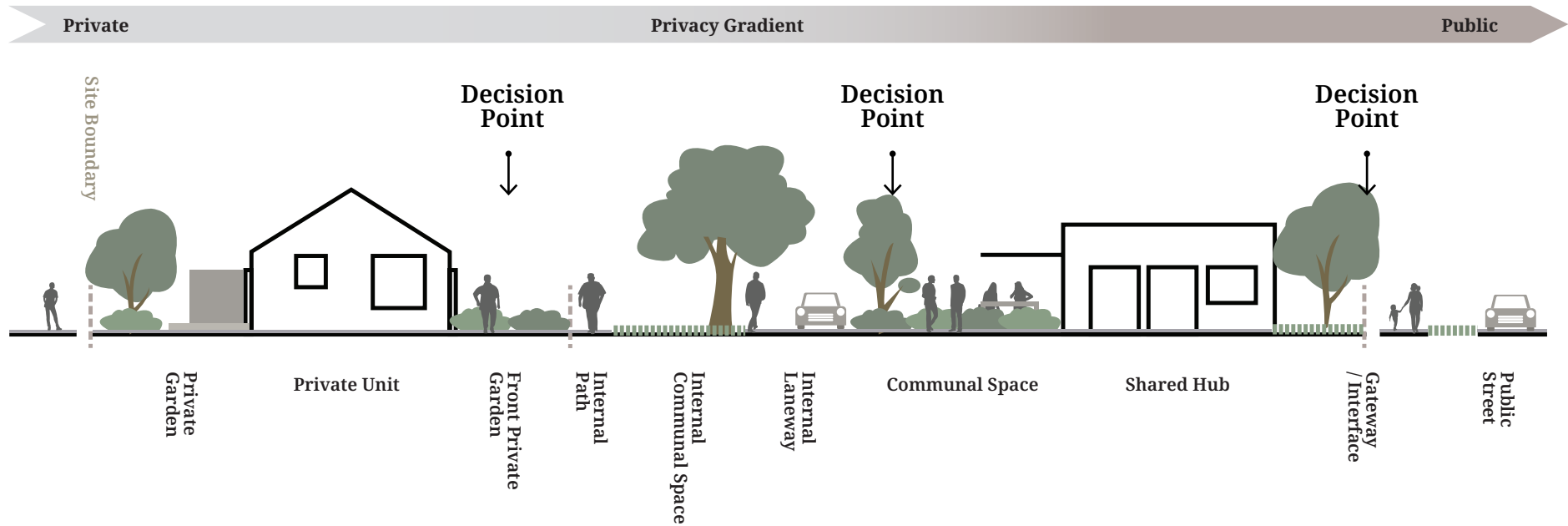
Beyond the privacy and comfort of the home setting; noise, vehicles, and the sometimes unfamiliar faces visiting other homes, remove the confidence to engage. Finding the correct and safe route can be difficult for those with problems processing information.

The simple task of going to the shared lounge or visiting a neighbour can be difficult as well as a source of anxiety and frustration. Additionally, safety considerations need to be understood, such as level changes, ground types and transitions between walkways, roads, grass and homes.

Individual houses with poor connectivity can exacerbate feelings of isolation and perpetuate exclusion, as these items are barriers and not enablers.

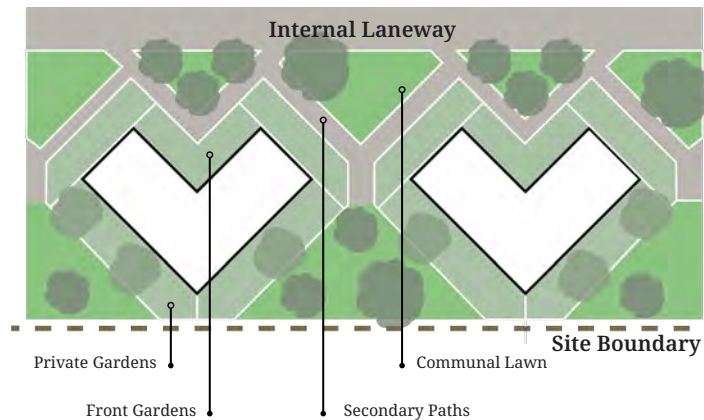
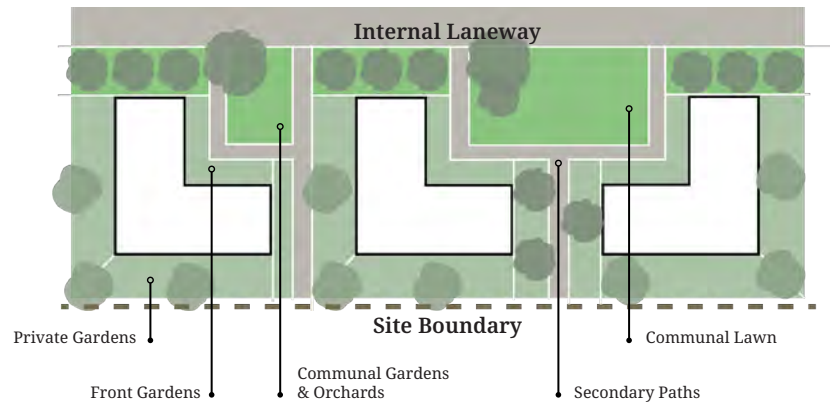


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PRIVACY GRADIENT

Residents of the supported neighbourhood will be given the choice to engage with their neighbours and the wider public through a gradient of privacy from private to public. This gradient is punctuated with decision points at which the individual can decide if they want to move into the next level of the neighbourhood, such as their front garden, the end of the internal laneway and the neighbourhood's front gateway.



ADAPT DESIGN PRINCIPLES

Application of the privacy gradient is achieved across a site in a number of ways:

An Internal Private Street

- A street that replicates surrounding streets and reinforces the neighbourhood within a community principle, whilst still being a supported environment
- The street functions as an everyday road and supports learning about appropriate behaviours and safety
- Provides vehicle access for pick up and drop off, service and emergency vehicles

Building Orientation

- Buildings are positioned to provide a front door that is off the private street, yet still visible to the operational space. This allows passive monitoring and direct access to the private street which forms part of the wider communal outdoor spaces
- Buildings to be located to suit orientation to the sun, providing natural heating and supporting wellbeing

Blurred Boundaries

- An informal separation is established between the public and supported neighbourhood using the Hub and car parking, providing a buffer without formal barriers by landscaping treatment, changes of paving, roadway orientations and materiality changes



4.3 Private Spaces

External private spaces are important to support a range of social connection levels and confidence. They act as retreat spaces, allowing people to manage a public environment and stimulation to a level they personally feel comfortable with.

A site can achieve this within the neighbourhood through the use of furniture, hobby equipment and shading, that is clearly delineated with planting (rather than fencing) to create private spaces.

For those who are not ready or unwilling to be outside in a group situation, access to sunlight, green spaces and the opportunity for physical activity is still extremely important for their well-being. The privacy gradient needs to apply across all spaces and create opportunities for a range of independence and confidence levels.

ADAPT DESIGN PRINCIPLES

Outdoor areas with sun access, no fences (which are barriers), and plantings to create a clear threshold between private outdoor and shared outdoor areas which include the private street.

- Raised planters to provide accessibility for all
- Storage for gardening equipment and / or hobby equipment
- Flush thresholds between indoor and outdoor spaces
- Space for circulation and outdoor furniture



4.4 Shared and Public Spaces

Spaces between the home and the shared hub must continue to support the privacy gradient, allowing spaces to suit comfort levels and decision points.

WHY IS SHARED AND PUBLIC SPACE DESIGN IMPORTANT?

Communal spaces whilst providing access to social connection and sunshine can also prove to be an intimidating shared space where an individual's situational control is challenged.

No delineation between communal, private and public spaces may create anxiety as information is unclear.

Barriers to movement and participation may also deter those who are comfortable within this environment.

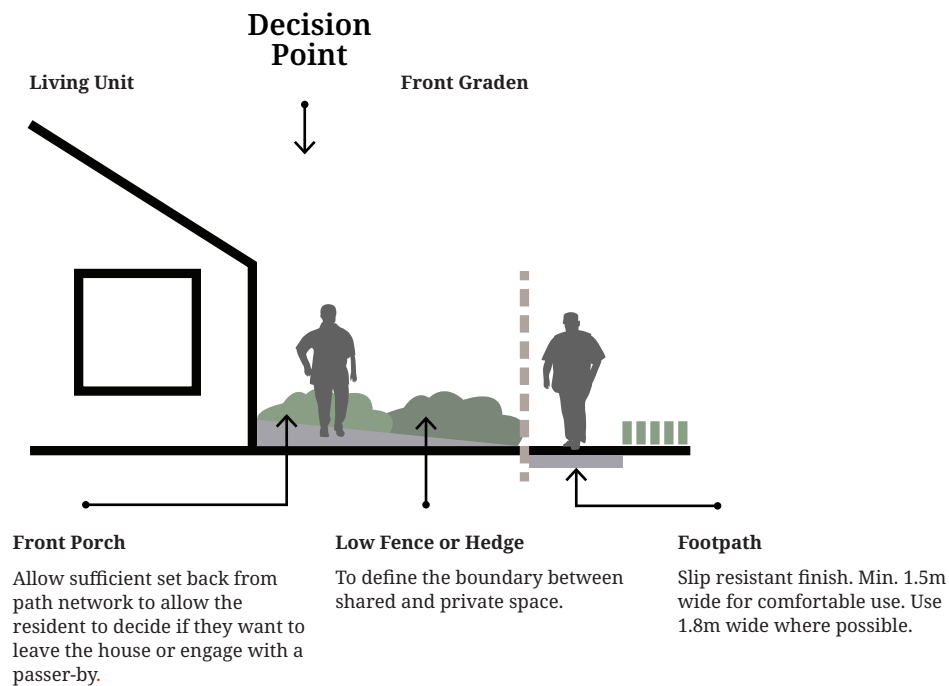
ADAPT DESIGN PRINCIPLES

- Accessible everything - designing for and enabling all levels of physical disabilities and neurodiversity
- Different types of spaces - catering for a range of social situations and degrees of comfort
- Places to rest and pause
- Places to make decisions before you move into them, through them or around them
- Multiple ways of moving through and around space, so residents can make choices rather than feeling confined

4

4.5 Circulation

Footpaths, lanes and car parks will be needed to connect the development's buildings to each other and the street. Consideration of the alignment, size and materials of these accessways is essential for success.



Good circulation design increases safety as well as a sense of security and community within the site.

External circulation corridors that provide clear visual connections throughout the site are an important consideration. A strong visual axis provides residents with a clear visual line from their front door to key nodes within the site and beyond.

The alignment of circulation pathways allows for safe passage through the site. Vehicles can see pedestrians from a good distance and vice versa, lessening the chance of accidents.

The alignment of corridors should provide good views across the site, increasing a resident's sense of security.

Having the ability to see long distances along sightlines means there's less unknown, enabling more confidence in a resident's next movement.

For example, if a resident is about to leave their house but sees a delivery man 40m from where they are standing, they may feel anxious about the encounter and could feel safer staying within their yard or home to avoid any potential interaction. On the other hand, a resident may see their friend's house close by and without obstacles, giving them the confidence to leave their yard and socialise.

Site Corridors

The size of the corridors should be generous to meet the needs of the community. Vehicle corridors should be in accordance with regional and national regulations. Pedestrian corridors need to be accommodating for wheelchair use. On shared footpaths where two wheelchairs will pass side by side a minimum of 1.8m should be provided, or at a minimum, a passing bay of 1.8m wide should be provided. Private footpaths should accommodate a single wheelchair with a minimum width of 1.0m.

The materiality of the circulation spaces should indicate different zones within the site. For example, grey asphalt may indicate the vehicle corridor, whilst yellow resin-bonded aggregate may indicate a shared pedestrian corridor, and brown aggregate may indicate private footpaths. This allows the resident to differentiate between the areas and provide visual cues as they move through the site. All surfaces should be of a safe non-slip quality.

The residents should be able to access and move around the site and building(s) easily and safely. Access from the main site entrance and car parks should ideally be level or at

a low slope. If the site terrain prevents such conditions, accessible stairs, with adjacent ramps and handrails to aid access, could be designed. Sites with steeply inclined pathways should have seating/pause seats, so residents can rest as they move throughout the site. When designing resident circulation, 'semi-public' areas should be considered, and buffer zones which help ensure that residents and visitors feel comfortable.

Car Parking

Car parking will need to be provided within the site. These car parks will provide spaces for staff and pick up and drop off for residents. The parking spaces should blend seamlessly into the development and not appear to look like a large format parking lot. Parallel parks with planted verges between them could be a way to achieve soft demarcation between areas.

Drop-off bays should be provided so residents can be picked up or dropped off by family, friends, or taxis. These bays should be located close to the main entrance areas and be safely accessible.



Laneway

Slip-resistant concrete surfacing to indicate shared space between pedestrians and service vehicles. Nom. 5.0m wide to slow traffic, but allow for passing and loading.



Section 5

The Home



5.1 Adaptability

The ADAPT aspiration is to provide homes for life. As we grow and our needs change, our homes adapt and change to meet those needs. A home that achieves this provides stability and security and enhances a sense of health, well-being and control over a person's personal space.

It is important that people have the confidence that they can remain within the supported neighbourhood. A lifetime home allows residents to build on the learnings and experiences of their current accommodation. Choice must also be present, specifically the choice to move on to alternative accommodation at any stage if circumstances or needs change.

This reinforcement of stability and security provides an excellent foundation for personal growth.

Embedding agile strategies into design also enables the adaptability of the home for future residents and their unique needs. It's important that homes can be altered to become a home for life for the next resident.

WHY IS ADAPTABILITY IMPORTANT?

If a home does not support aging and / or changing needs throughout the resident's life, the resident may need to move to a home that accommodates their needs better. At a time of vulnerability, such a move could be very disruptive to both their physical and psychological wellbeing, especially given as this also often means changing the carers and service provider.

Displacement from your home only leads to isolation and diminishes integration, and the residents may well struggle to re-establish their own sense of place in a new location causing loneliness and isolation.

Some equipment requires special design consideration to ensure it can function within a space. Design must be cognisant of these requirements and enable a broad range of equipment without the need for significant remodelling.

ADAPT DESIGN PRINCIPLES

- Design with future use in mind. This may be included for all accessible features that could be required and allow for some / or all items to be omitted until they are needed
- An adaptable lifetime house is one that can be adjusted simply without the need for structural changes. Think about where bracing may be required to affix equipment or how a resident may need to access the ensuite
- Services connections in the kitchens shall be located and installed so the kitchen joinery can be easily changed to support a resident with different needs
- The walls of the bathroom are strengthened so handrails, seats etc. can be installed where required
- The shower shall be level entry to accommodate easy access for all levels of physical disabilities
- The toilet shall be located to provide wheelchair / carer access to either side and circulation space in front
- The ceiling shall be strengthened so a hoist can be installed between the bedroom and ensuite bathroom
- Cavity sliders shall be installed internally to provide wider and easily accessible door opening and closing



5.2 Housing Types

The ADAPT design approach seeks to provide single residences within a framework of community, care and the opportunity for personal growth. Our experience has shown that shared environments don't suit everyone and it's important that we create spaces that support individuals having access to private spaces of solitude and respite.

Social connection and activity are provided through the complimentary spaces and broader site design, whilst private residences are an opportunity to invite family and neighbours in.

It's also acknowledged that two bedroom homes can be successful. The key design element is to provide individual space within these homes so each resident has their own degree of privacy and the ability to celebrate their own personality.

ADAPT Insight:

When The Supported Life Style Hauraki Trust considered the make-up of the houses for a future co-living community, they reviewed their current accommodation and residents, and decided that 75% of the new houses should be 1 bedroom and 25% should be 2 bedrooms.

WHY ARE HOUSING TYPES IMPORTANT?

Housing types are a fundamental ADAPT design principle. Residents have varying needs at different times in their lives which may not be compatible with shared living arrangements.

In our experience, difficulties can arise from a number of factors:

- A feeling of a lack of control: one resident being unable or unsure how to influence or accept another resident's behaviours or habits. In a shared living environment, this can negatively influence well-being and overwhelm the senses and emotions
- Residents may have different needs at different times of their lives, which may not be compatible with a shared living arrangement
- Whilst shared living environments can be a learning experience to understand social cues, expectations and grow responsibilities, these can also be learnt in other ways within the supported neighbourhood, ensuring the house is a place of solace and rest
- Split or multi-level homes do not support accessibility throughout the whole house, therefore occupants may utilise only some of the house, which

negatively affects well-being, and can enhance isolation from the supported neighbourhood

- Split of multi-level homes also do not support long-term adaptability

ADAPT DESIGN PRINCIPLES

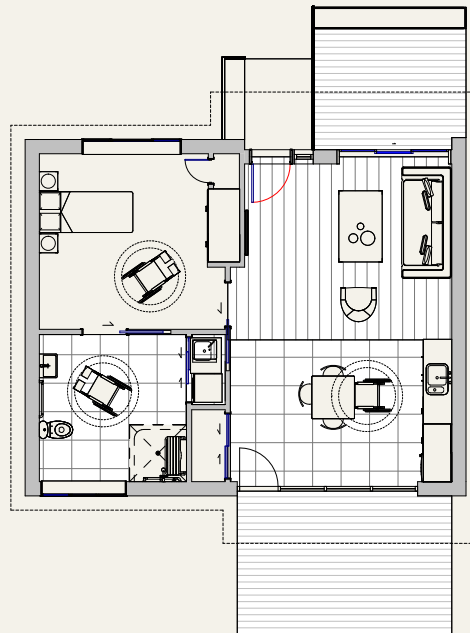
Construction:

- Construction and material selection including glazing and insulation shall be selected to ensure that the acoustic environment should reduce background noise, echo and reverberation
- The house shall provide flush and level circulation throughout, ensuring the resident has the ability to utilise all of the features of the house
- Provide a house that has spaces ordered in a logical sequence with a simple and easy flow from task to task with minimal disruption and distraction, supporting the development of a good routine and successful task management

Configuration

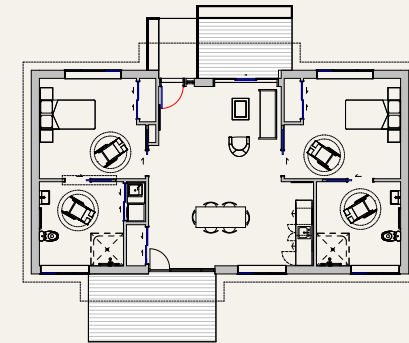
- Each space within the house is to be easily recognisable with a clearly defined function to remove distraction and disruption, providing cues for positive behaviour and activity within each space
- Where possible, a repeating floor plan with the same / similar floor areas and spaces, supports residents feeling equal and enables familiarity of spaces when socialising with each other
- Equality across the supported neighbourhood provides dignity to each resident, no matter their personal financial circumstances and supporting harmony across the neighbourhood where no one feels like they have “less”
- Providing 1 bedroom apartments with an accessible and adaptable ensuite bathroom adjacent to the bedroom provides direct access when used in conjunction to provide privacy / separation from the rest of the house
- Where a shared living environment is beneficial due to a relationship and/ or friendship, 2 bedroom apartments can be provided. It may be considered that a fully accessible and adaptable ensuite is provided to each bathroom to accommodate the changing needs of residents over time, or a shared bathroom can be provided with a separate shared toilet which could be used by visitors and / or carers

One Bedroom Unit Plan Options

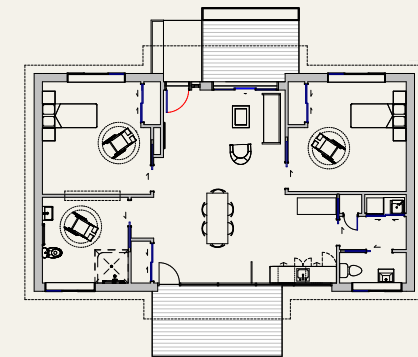


*One bedroom apartment
with ensuite*

Two Bedroom Unit Plan Options



Two bedroom apartment with two ensuites



*Two bedroom apartment with shared
bathroom and separate toilet*

Standalone Houses

The adjacent diagrams illustrate how the modular style options for one and two bedroom homes can be applied in different configurations.

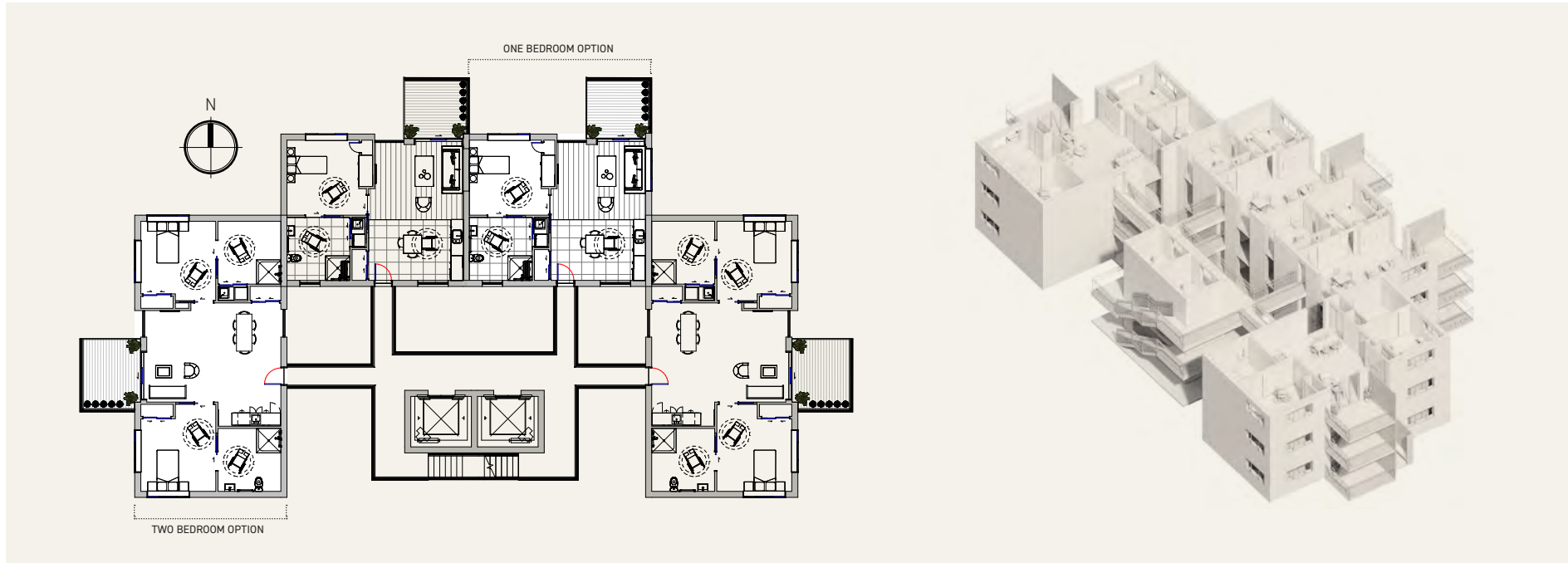
Key design considerations must include:

- A good outlook from living areas
- Site lines and access to site corridors
- Allowance for private and semi-private outdoor spaces (e.g. porch, deck and/or garden)

Benefits of standalone house configurations:

- Low density
- Allows wheelchair access/level entry to all units
- Plenty of landscaping and outdoor space around each unit
- Ideal typology for sites situated in semi-rural and suburban areas





Split Level

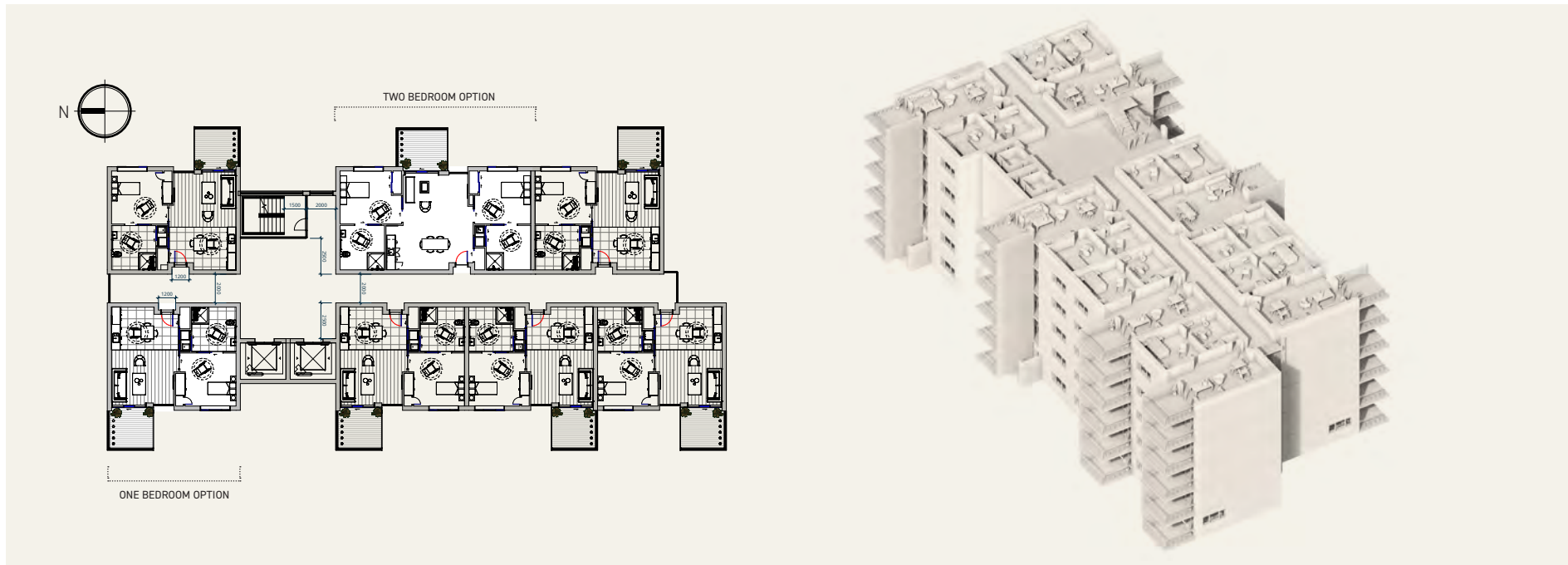
Single-level configurations may not suit all development goals or regional living styles. In communities where medium density is the norm, split-level configurations may be more appropriate and can be supported using the same modular layout options noted in this section.

Key design considerations to note are:

- This layout will only cater for wheelchair access on the lower levels unless a lift is provided
- Allowances should be made for additional outdoor and communal space at ground floor or in auxiliary buildings
- 2-4 storey building height will require a lift or hoist

Benefits of split-level house configurations:

- Allows for higher densification of units on any given site
- Ideal typology for sites situated in suburban/urban environments / (medium-density areas)



Apartment Living

High-density apartment-style homes can still be feasible with the one and two bedroom room options. As with split-level style apartments, the typology needs to fit within the community. A multi-storey apartment shouldn't be built alongside 1-2 storey homes.

Key design considerations to note are:

- As density increases, the need for well-considered access increases exponentially. Multiple lifts must

be provided to account for maintenance and emergencies

- Corridors, ingress and egress points must provide for all disabilities
- Access to semi-private outdoor space also requires additional attention to ensure connection to the outdoors is not impacted by vertical construction
- Allowances for additional outdoor and communal space will need to be provided at ground floor

- Maximum 6 storey height requires lift

Benefits of apartment living configurations:

- Ideal typology for sites situated in urban environments
- Allows for the highest densification of units on any given site
- Ideal typology for sites situated in suburban/urban environments / (medium-density areas)

5.3 Building Form and Architecture

The supported neighbourhood needs to feel and appear as a part of the wider community. The ADAPT aspiration is to support people to have vibrant and active social lives and connections within and outside the supported neighbourhood.

Building forms and architecture should be reflective of the local vernacular and urban layout of a community. Residents feel a sense of inclusion and members of the public see the neighbourhood as a natural extension of their community.

This reinforces the ADAPT principle of ‘A place to connect out and invite in’. Whilst the neighbourhood retains a level of safety in its own environment, blurring the community and wider context lines will support personal growth and confidence for both residents and members of the local community.

WHY IS BUILDING FORM AND ARCHITECTURE IMPORTANT?

Historically, accommodation has been provided as part of an institution, with clear barriers between the public and the supported neighbourhood. The emphasis of care was not focused on social growth and engagement and the built form reflected this.

As models of care have evolved and extended to group homes, objections from their immediate communities have made inclusion and engagement difficult. As the homes were noticeably different in terms of format and materiality, they stood out as different and impacted negatively on the residents’ sense of inclusion and community.

ADAPT DESIGN PRINCIPLES

The specifics of built form and architecture will vary, and require an understanding of the local design aesthetic and how this fits within the communities context.

The 1 bed and 2 bed houses can be grouped together as necessary, to provide a massing that is consistent with the surrounding neighbourhood, providing a building that presents as residential in scale and form.

The roof forms, cladding and articulation of the external appearance can vary between the groupings, suggesting that the groupings are separate houses, and roofing and cladding materials should enhance the residential nature of the building.

The front door is a crucial wayfinding device and therefore must be clear to support navigation around the site, with clearly defined entry / exit points of the homes. This can be done by varying the materials / colours and or building / roof forms to this particular area.

Together these design mechanisms help create a non-uniform, vibrant, and functional space for the supported neighbourhood. Residents feel like they have connectivity with the local community and a sense of pride and identity.



Section 6

Within The Home

6.1 Entrances - The Front Door

The front door to a home is an important threshold, creating a physical and visual barrier between privacy tiers. Within a co-living neighbourhood, this threshold takes on a number of important roles from wayfinding through to a decision gateway, enabling residents to move through degrees of privacy at a pace that suits their confidence.

There are three key considerations in the configuration and design of entranceways:

1. Enough space to enter / exit

Physical access and mode of access are functional requirements to promote simplicity with transition between spaces. Width, type, and assistive technology must be considered.

2. Enough space to make the right decisions enter / exit

From within the home, the doorway can support a number of habits, promote independence and facilitate social interaction.

As people leave their homes, the entranceway must provide the opportunity to pause and make a series of decisions - 'where am I going?' 'what do I need to wear?' 'what do I need to bring?' To do this, the space must facilitate these decisions with functional and visual tools.

Once outside the front door, there should still be time to consider the next action. Doorsteps enable a view of public areas without leaving the privacy and safety of the home. This space must be well-lit and provide weather protection, so these decisions are made without duress.

From outside the home, the entrance is an important wayfinding device and must provide visual and physical connectivity to pathways and site amenity. It should help the thinking process of 'where am I heading?'

3. Security and Privacy

The front door must reinforce a sense of security and privacy for people. As doors will typically look directly into the kitchen and living areas, windows are not appropriate.

From an external perspective, doors should face internal rows to support site lines to main operational offices. This enables a degree of passive surveillance in a safe environment.

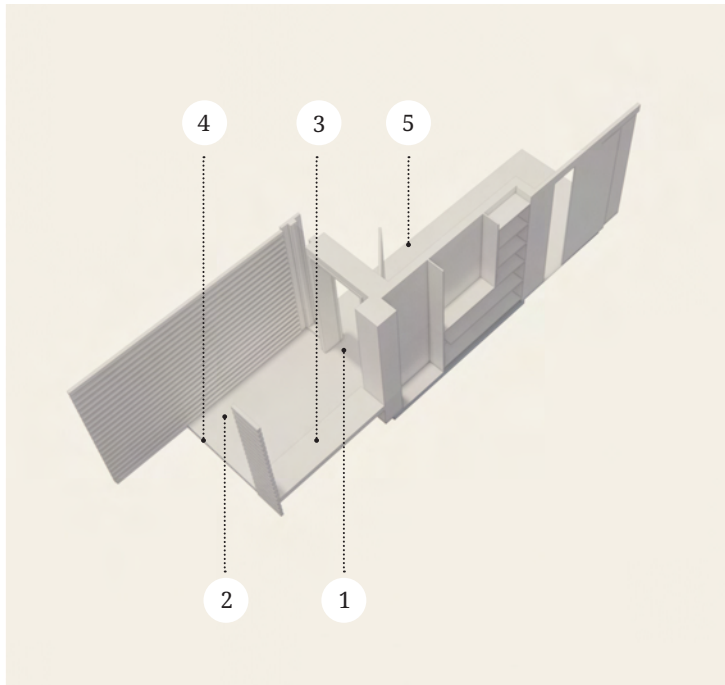
WHY IS FRONT DOOR DESIGN IMPORTANT?

Information processing can be a challenge for some people. Being able to navigate easily to their home without visual or physical interference is important. Information can be unclear and difficult to prioritise leading to anxiety and reluctance to leave the home.

This can be compounded by stark contrasts in privacy levels. When the ability to consider a move is taken away, anxiety and fear may deter the opportunity to explore. Going straight from full privacy into a full public setting must be gradual and support the opportunity to go forward and backwards in the transition between spaces.

Doorways present a number of physical barriers and complexities. Slipping, level changes, lack of lighting, and respite from weather, all create risks and must be considered.

In a safe and secure environment, care providers still require some degree of surveillance that is functional but non-intrusive. People leaving their homes at inappropriate times, or needing assistance to do so, can occur.



1. Wide doorway with flush threshold
2. Low slope pathway with non-slip finish
3. Space to pause and rest to make decisions when leaving and arriving
4. Doorways not to be concealed to accommodate passive surveillance
5. Suitable space to allow wheelchair turning circle

ADAPT DESIGN PRINCIPLES

Cognitive

- Space to Decide - Creating a threshold space(s) that enable a chance to pause and process the next move. Reinforcing a sense of control about people's environments
- Simple Reminders - e.g., Mirrors by the entrance - a simple mechanism to support the forming of good habits and reminders and people leave their homes to check their appearance e.g., a coat hanger by the door, a simple reminder to wear appropriate clothing
- Welcoming Visitors - facilitating socialisation through allowing an additional decision-making device e.g., clear glazing adjacent to the front door (as opposed to on the door - as this looks right into the living areas and may create privacy issues)
- Feeling Safe - Security lighting / auto lighting

Physical

- Accessible - Level thresholds and non-slip surfaces
- Type - Door design - width / type (e.g. Cavity Slider)
- Comfortable - Weather protection (simplifying the decision to head out)

Operational

- Assistive Technology - simple / adaptable solutions - providing the base technology infrastructure (e.g. cabling / power / centralised control) to enable customised tech solutions as required e.g. sliding / automated doors (push button / access control)
- Adaptable - to meet different needs over time



6.2 Living Areas

The goal of the living area is to enable people to relax and feel safe, warm and comfortable.

Spaces must promote wellness through acoustic privacy (and isolation), good air quality, warmth, and the opportunity to personalise the space with soft finishes. Personality is an important element of personal growth and independence. People should be able to hang pictures and display personal items or plants.

Social activity should also be provided for. The opportunity to have guests for a meal is important and seating / tables should allow for this. Space should be sufficient to allow circulation for a number of people.

Quality of finishes is important. This is a residential home and needs to balance resilient materials with finishes that are consistent with any residential dwelling. Finishes must still remain sensitive to sensory cues and not create visual or tactile issues.

WHY IS THE LIVING AREA DESIGN IMPORTANT?

Living areas must account for a myriad of different physical and cognitive abilities and the associated equipment that is required. Small details such as carpet density can cause issues from a touch perspective or stability.

Areas must also be consistent in size and orientation across all homes. Conflict can arise when other residents perceive a space to be bigger or better than their own.

Due to specialist equipment, resilient materials are required to support low maintenance and ongoing operational costing.

ADAPT DESIGN PRINCIPLES

ADAPT believes in the importance of enabling social interaction across all elements of the supported co-living neighbourhood. Whilst residences are individual homes, the opportunity to socialise with neighbours and visitors is fundamental to personal growth and reinforcing the idea of a home for life. Space, circulation and room configuration must allow for this. A dining space that can seat 3-4 adults is important and the lounge area must be able to accommodate more than just the occupier.

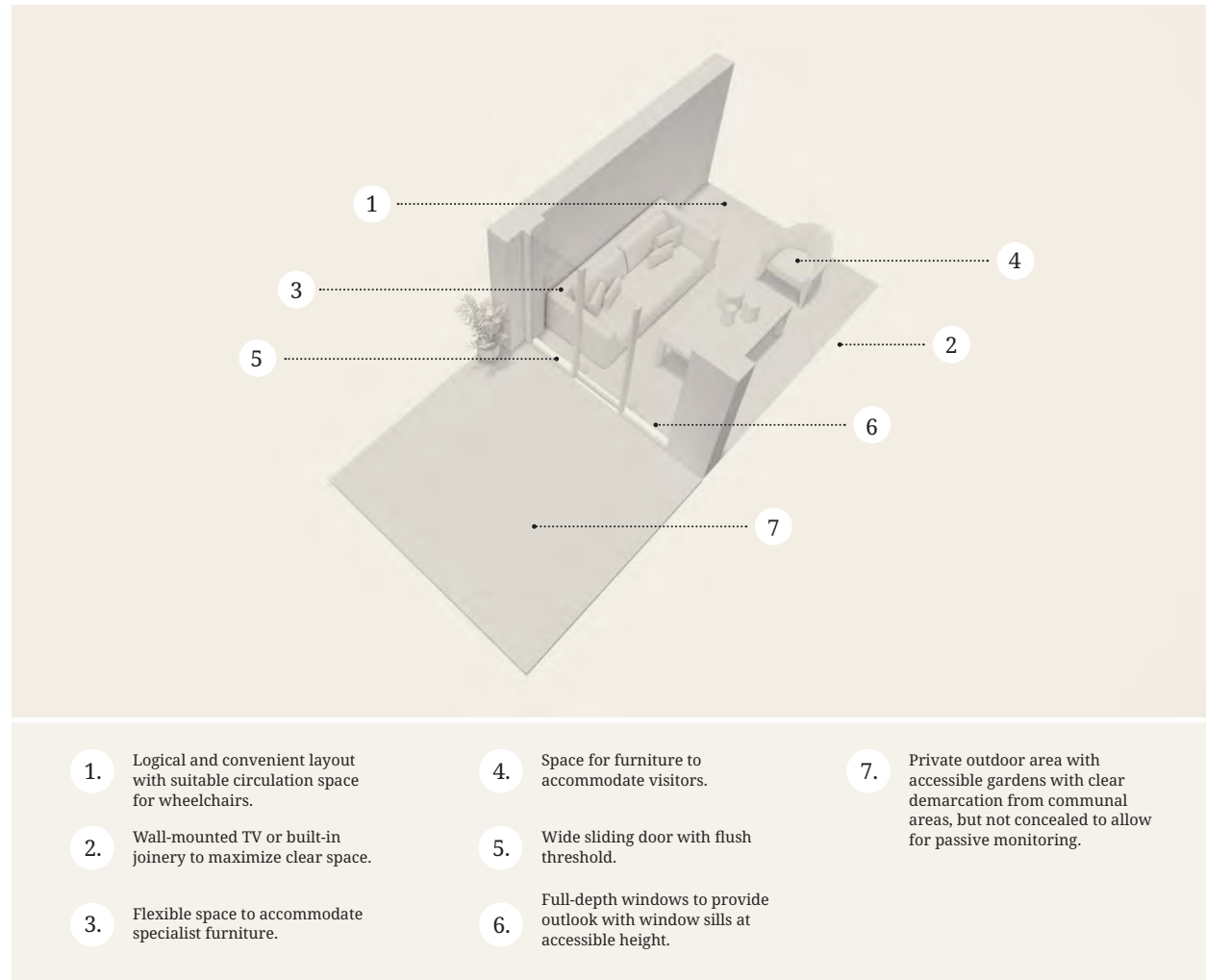


These spaces must enable people to share their personality, this is their home and it should be able to reflect who they are. Opportunities to either furnish or decorate are really important to support a sense of place and identity and in turn, independence. Whilst selection of furnishings may be impractical in some scenarios, simple solutions such as shelving can provide the opportunity to celebrate what's important to that resident.

Well-being in the home can be best supported by a healthy environment. Co² sensors are a simple mechanism to monitor and control (when required) environmental conditions within the home. Co² is a key measure of a well-designed and ventilated space. Taking the responsibility for residents (in some cases) ensures good air quality can be maintained from a central operational point.

A degree of remote control or independent control can also be applied to lighting - both natural and artificial.

All people have a right to quiet enjoyment of their homes or the ability to enjoy their pastimes without infringing on their neighbour's right to quiet enjoyment. Within the supported neighbourhood, sensitivities to sound can be elevated and require additional scrutiny.



1. Logical and convenient layout with suitable circulation space for wheelchairs.

2. Wall-mounted TV or built-in joinery to maximize clear space.

3. Flexible space to accommodate specialist furniture.

4. Space for furniture to accommodate visitors.

5. Wide sliding door with flush threshold.

6. Full-depth windows to provide outlook with window sills at accessible height.

7. Private outdoor area with accessible gardens with clear demarcation from communal areas, but not concealed to allow for passive monitoring.

6



6.3 The Kitchen

The kitchen is the heart of the home, a place to socialise, cook and share.

The space must fundamentally be accessible and usable for all levels of physical disabilities and abilities. Quality finishes that are intuitive, uniform and clearly labelled, support use, familiarity and the confidence and independence of the user.

Appliances and fittings must also remove complexity, with simplified controls and/or remote control to support independence and safety.

As a residential dwelling, the space must feel homely. A warm environment with good air quality and lighting that enables a degree of personalisation is important.

WHY IS KITCHEN DESIGN IMPORTANT?

Kitchens are a complex space within the home, presenting a number of usability issues that impact those who struggle with information processing and physical impairment. These difficulties can lead to safety problems and a reluctance to properly use the space for nutrition or as the social heart of the home.

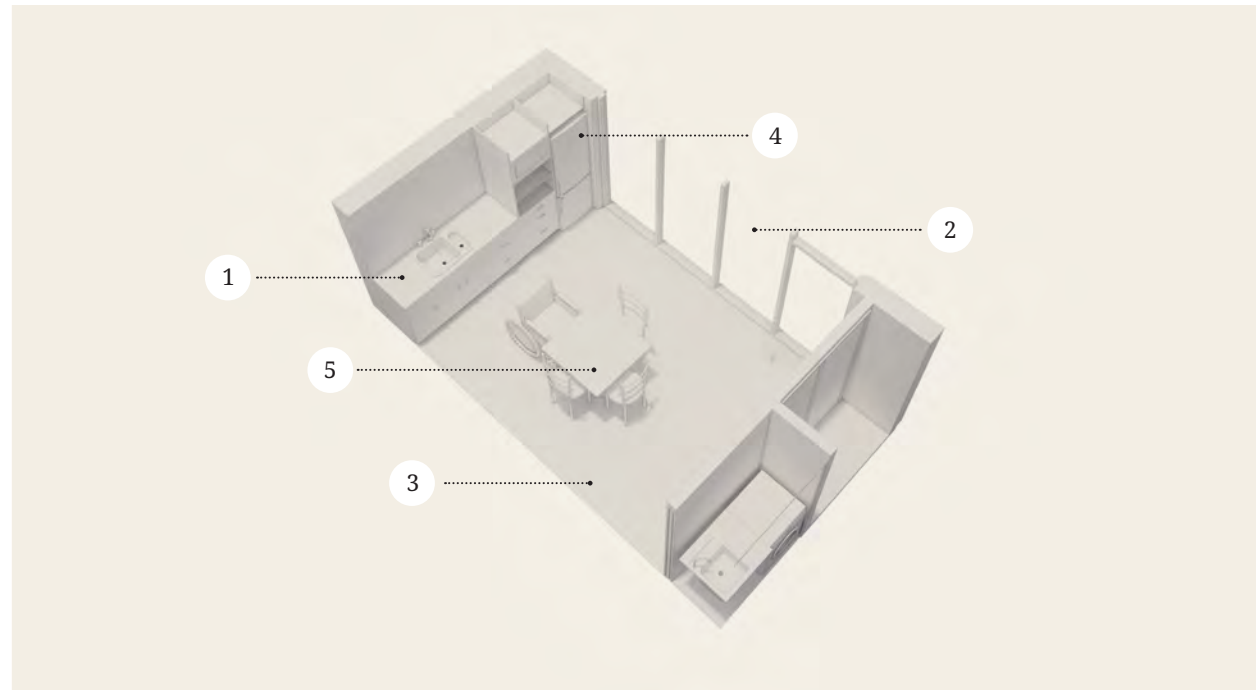
Cookers, toasters, taps, and fridges, all present a range of information and prompts that to some users, are difficult to navigate. This could hinder good decision-making within the kitchen leading to avoidance or safety concerns.

In terms of physical assets, drawers and handles are present at all heights and configurations to allow for access and usability.

6

ADAPT DESIGN PRINCIPLES

- Logical and convenient layout, no sharp corners, allowance for functional movement
- Spaces between work surfaces and appliances like fridges have adequate space to move around but are close enough to transfer items easily e.g., pan to sink
- Clear distinction between various workspaces
- Flexible application of appliances. Install only what is needed and ensure they are user-friendly
- Access to sink is easy, with drawers or cupboards under a typical sink configuration, removed



The kitchen offers the best opportunity to be adapted to suit residents' needs and can be designed to accommodate the resident's lifetime needs.

1. Clearly defined areas and continuous work surface to provide space for benchtop appliances
2. Natural lighting and outlook to outdoor areas
3. Floor finishes to be easily cleanable and non-slip which clearly define the spaces
4. Services to be installed to allow the kitchen to be adapted easily to suit specific needs and uses
5. Flexible space for dining room table and chairs to accommodate visitors.



6.4 Bathrooms and Toilets

Simple design cues, configuration, and implementation of universal design principles provide a positive experience and a sense of confidence and independence.

A well-considered bathroom provides positive outcomes for both physical wellbeing and mental health.

To achieve this, the private bathroom must enable simplified tasks and decision making. Removing complexities such as temperature control, how high to fill the basin and how to move safely between the shower and drying area, are all key design elements that require special consideration.

Functionally, the bathroom requires additional accessibility and the correct mechanisms to support simple access and use. Enough space to move and allowance for specialist equipment are key considerations.

Like any home's bathroom, the space must be warm, comfortable and inviting. This extends to visitors.

Providing a bathroom space that is distinct from the resident's personal bathroom is important to both encourage social activity and to retain a sense of privacy.

WHY IS BATHROOM DESIGN IMPORTANT?

A bathroom presents a range of safety considerations, from over heating water, to slips, and flooding. Interpreting when a temperature or a water level is adequate, can be difficult. Modern bathroom fittings, finishes and layouts, tend to overlook these information barriers, favouring form over function.

Information in this space can be vague and have a negative impact on the confidence and independence of residents.

ADAPT DESIGN PRINCIPLES

General considerations

- Location must be adjacent to the bedroom for ease of access and transition
- Considerations must be made for a range of physical disabilities
- Ideally, the bathroom has good access to natural light, with consideration of privacy

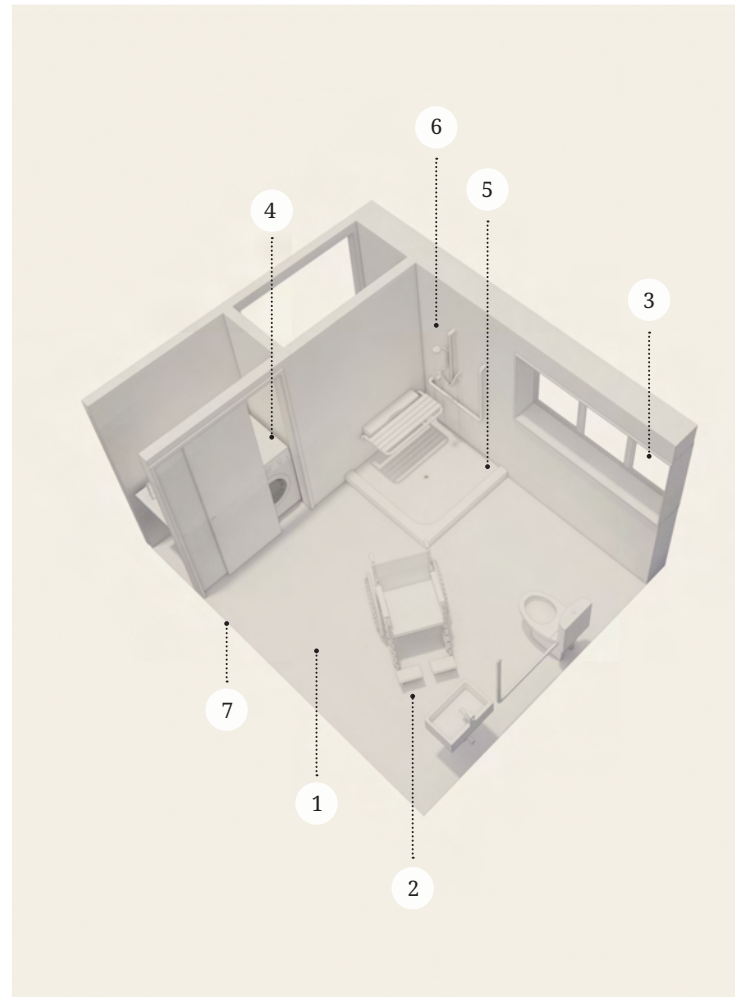
- Good quality artificial lighting should supplement this, drawing attention to key activities, e.g. the basin or toilet. Lighting needs to be easy to access or partially visible to support access and use in low-light situations
- Sufficient, accessible storage including open shelves and laundry basket
- Remote temperature control to create a warm inviting environment
- Easy clean surfaces and tapware for maintenance

Safety

- Non-slip and level surfaces are of critical importance in this space
- Anti-scald taps to prevent burns
- Auto-shutoff valves that monitor and detect water where it shouldn't be

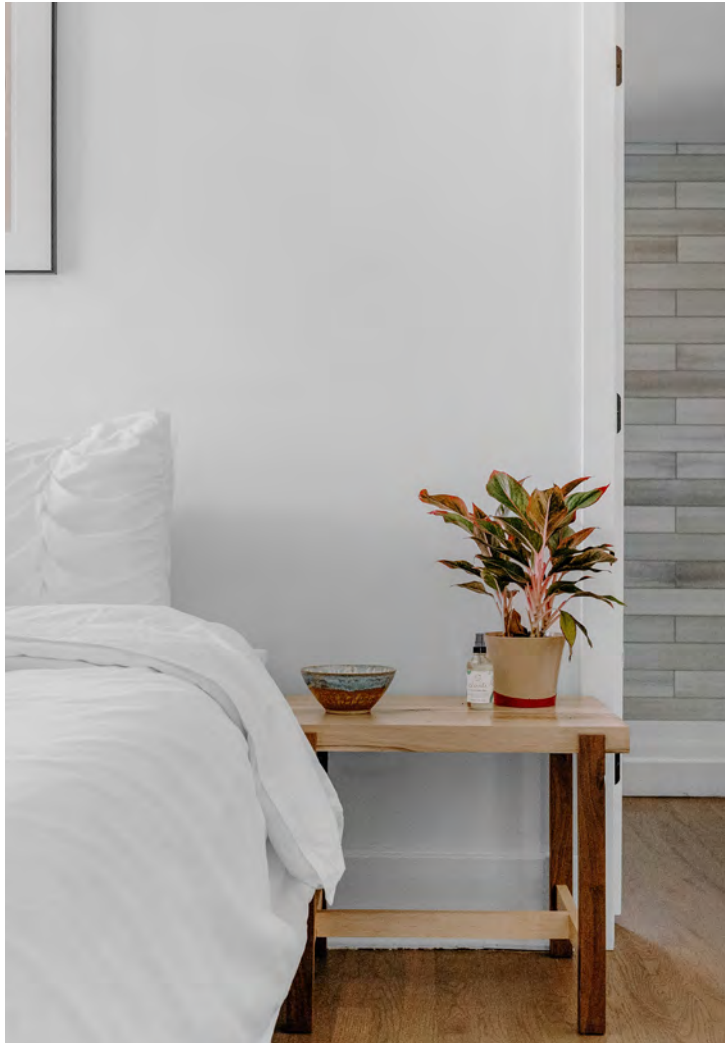
Supporting good Information processing

- Automatic ventilation to reduce condensation and residual water within the space
- Open shelving to prompt behaviours and habits
- Demisting mirrors
- Large, well-labelled controls on taps



1. Floor finishes to be easily cleanable and non-slip which also clearly define the space
2. Suitable space to accommodate wheelchair turning circle and space for support staff
3. Heating and ventilation to provide safe and usable space
4. Clear access to laundry, with services installed to allow for the fixtures to be adapted to suit specific needs
5. Flush entry accessible shower with handrails for support
6. Walls and ceilings to be strengthened to accommodate future equipment such as handrails and hoists etc.
7. Wide cavity slider providing direct access to bedroom, with alignment to suit ceiling hoist from bed to bathroom

The bathroom spatial layout allows the opportunity for it to be adapted and designed to suit resident's lifetime needs.



6.5 The Bedroom

The bedroom is the most private space in the co-living neighbourhood and where people tend to be most vulnerable.

From a care perspective, the bedroom must be connected to the ensuite and provide ease of access for both the resident and caregivers if required.

Like the living areas, the bedroom must provide warmth, comfort and privacy, and an ability to create a personal retreat for people. At the same time, the bedroom is an opportunity to support good habits and independent growth. Dressing, washing clothes, sleep routine etc. can be designed for and supported through configuration, storage, and furnishings.

WHY IS BEDROOM DESIGN IMPORTANT?

The bedroom poses a high risk of an incident at night. Trips and falls, acoustics, poor lighting, and changes in levels, can all create physical and cognitive barriers within the bedroom.

The bedroom is also where a number of routine and habit-forming activities take place. Dressing and grooming require prompting and reminding.

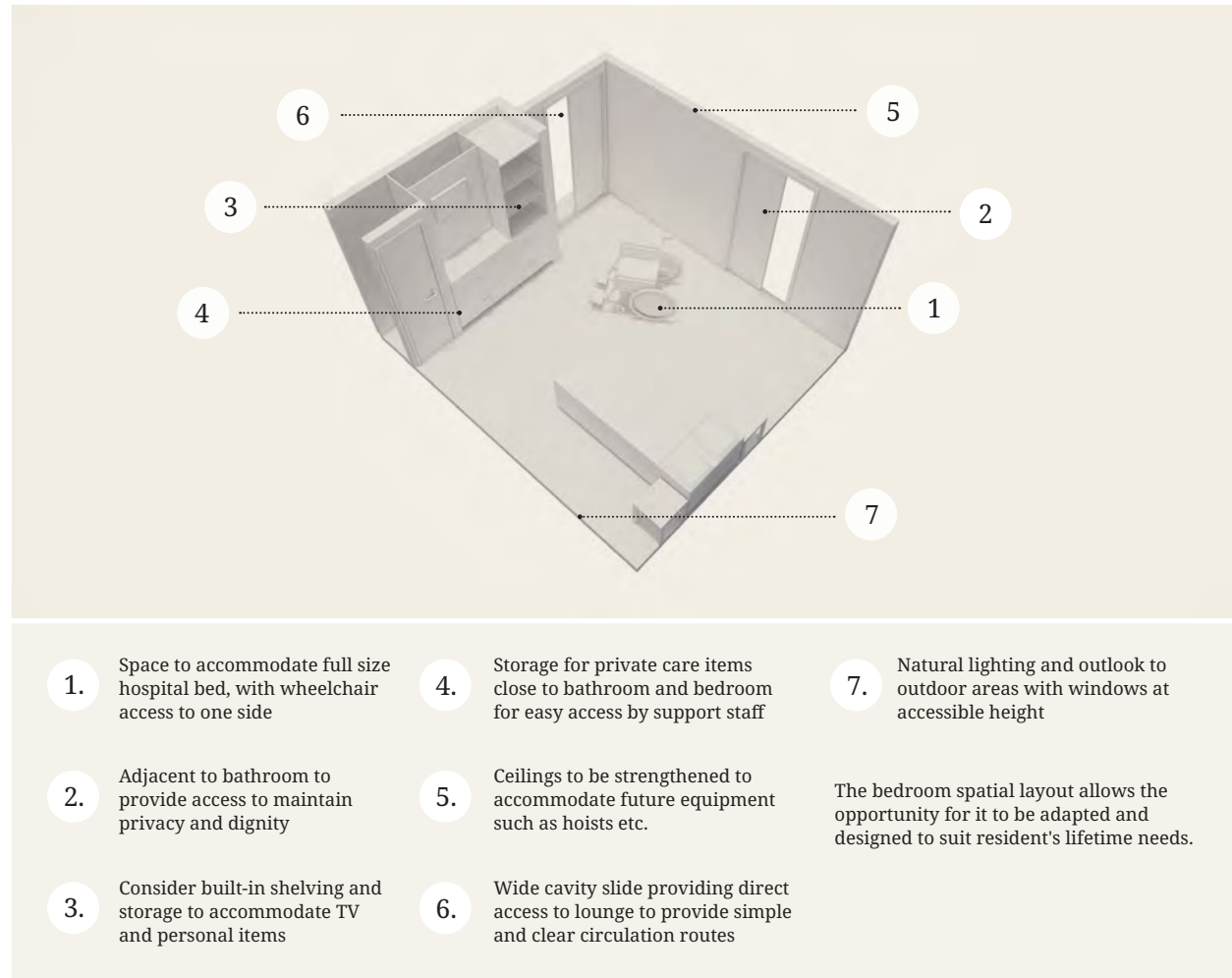
ADAPT DESIGN PRINCIPLES

General

- Circulation space (1500) around bed - King Single size
- Curtains and Control - simple and specific to occupant - support for adaptive technology
- Lighting - low-level light to define the room space (e.g., runway lighting) navigation in low-light settings
- Fire retardant

Behavioural

- Toilet is visible from the bed
- Wardrobes and dressing tables are well-lit and accessible to support routines and personal grooming
- Personalisation - create a chance / place to personalise



- | | | |
|--|---|--|
| 1. Space to accommodate full size hospital bed, with wheelchair access to one side | 4. Storage for private care items close to bathroom and bedroom for easy access by support staff | 7. Natural lighting and outlook to outdoor areas with windows at accessible height |
| 2. Adjacent to bathroom to provide access to maintain privacy and dignity | 5. Ceilings to be strengthened to accommodate future equipment such as hoists etc. | The bedroom spatial layout allows the opportunity for it to be adapted and designed to suit resident's lifetime needs. |
| 3. Consider built-in shelving and storage to accommodate TV and personal items | 6. Wide cavity slide providing direct access to lounge to provide simple and clear circulation routes | |

6.6 Private Outdoor Gardens & Spaces

Access to a garden provides a retreat, respite and an activity that is therapeutic. A low-maintenance private outdoor space can promote physical and mental wellness.

Ensuring people have sight lines to greenery, positively impacts health, well-being, creativity and happiness. This concept is called "Biophilia", and refers to instinctive desire to seek out connection with our natural environment.

Personal space to grow plants is also an important contributor to a sense of accomplishment and pride. With encouragement to socialise and have visitors, the garden becomes another way to share personality and a shared passion.

The space must be clearly defined, not completely hidden from communal areas, and provide a sense that this is a private space - as shared gardens don't provide everyone with a space that they feel comfortable in.

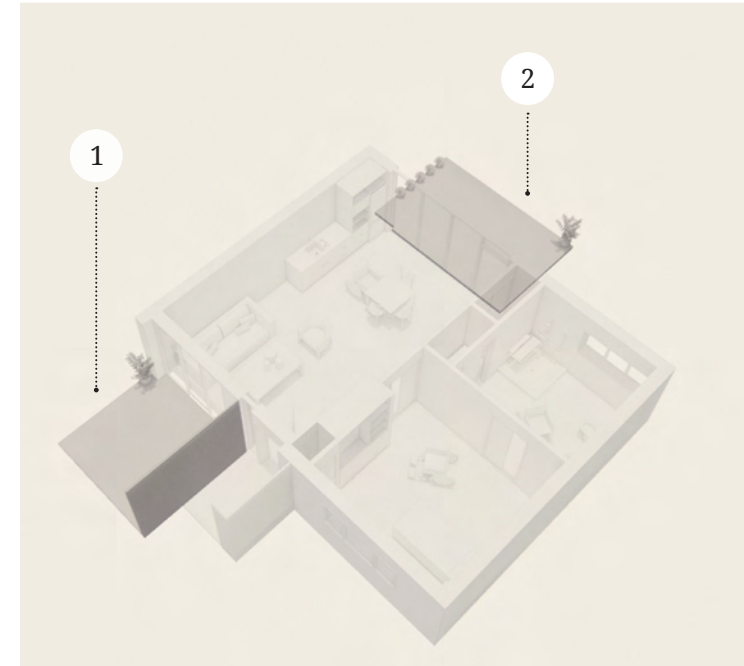
WHY IS GARDEN DESIGN IMPORTANT?

Gardens are therapeutic and a great way to be outdoors and connect with nature. However, they can present a range of access, maintenance and usability issues. Gardens should be manageable all year round, accounting for differing levels of stamina, and physical disabilities.

ADAPT DESIGN PRINCIPLES

To align with a positive sensory experience - outdoor space should offer:

- A clear distinction between indoors and outdoors
- Consideration of material changes across thresholds
- Level of privacy and security
- A weather protected covered area



1. Semi-private porches or decks facing towards the supported neighbourhood provide another opportunity for controlled movement through the privacy gradient.
2. Private garden areas are equally important for those who don't feel comfortable in a semi-public environment.

6.7 Materiality and Finishes

Defining spaces, uses and enabling easy transition between those spaces, can all be supported through carefully selected colours, textures and materials.

WHY ARE MATERIALITY AND FINISHES IMPORTANT?

The specificities of disabilities mean that individuals will react differently to different finishes. For example, an intellectual disability requires clarity and support in processing information.

Neurodiversity on the other hand can have quite different requirements. Hypersensitivity to bright colours and contrasts needs to be considered.

ADAPT DESIGN PRINCIPLES

- Muted tones and fewer patterns are preferable
- Be mindful of transition areas, reinforcing uniform levels, rather than stark contrast
- Consider contrast between rooms: high-contrast colours for doors, architraves, handles, benches etc.

Tactile surfaces can also be used as an information source (Both are also useful for visual disabilities).

6.8 Services

All details must be considered through the lens of the occupant, right down to the supporting services that provide comfort and safety.

WHY IS SERVICES DESIGN IMPORTANT?

As homes for life, each home needs services that both provide care for individual needs, but also a sense of control where possible. Allowance for central control and individuality is important.

ADAPT DESIGN PRINCIPLES

Electrical

- All power outlet locations must be accessible and compliant
- Power metering - if the operational systems allow, each unit should have a dedicated energy retailer's meter located in the unit's distribution board. The meter should have a digital display so each resident can review and monitor the power use

Hydraulics

- Again if the operational systems can accommodate, each unit should ideally offer a central water-metering supply system

Fire

- A monitored, automatic fire alarm system activated by modified smoke/heat detectors and manual call points, as per New Zealand Fire Service requirements, along with timely maintenance access
- Alarms to each unit must be adapted to provide audible and visual warnings



Section 7

The Shared Hub

7

7.1 The Shared Hub

The concept of a shared hub is central to a number of ADAPT's design principles. As a shared space, it supports the idea of 'a place to find your people'. A space that lets us come together and socialise, learn and celebrate the neighbourhood within a supported, safe space.

A space that intuitively links the supported neighbourhood and the local community, the shared hub is a place to connect out and invite in. The commercial space, whether it be a café, art space or similar, provides the perfect opportunity for the public to engage and the supported neighbourhood to connect. This is also the perfect space to host friends and family and socialise.

The shared hub commercial element may also act as a perfect teaching space for both the supported neighbourhood and the local community. Using the example of a café setting, residents can learn how to work within a kitchen environment and how to deliver great customer service. At the same time, the local community can engage and learn about the people, their personalities and their amazing skills and talents.

With a number of spaces that offer varying levels of privacy, residents can feel assured that there is a space for them to interact at a level they feel comfortable with. The privacy gradient that exists across the broader site exists at a smaller scale within this hub. A café may have an external piece that serves the public and an internal setting for the supported neighbourhood. The shared lounge may be too noisy for some, so a reading or sewing room may be the better choice to relax or meet with a friend.



WHY IS THE SHARED HUB AN IMPORTANT DESIGN CONSIDERATION?

Loneliness, a lack of trust, and environmental control are significant issues and barriers that the ADAPT design guidelines seek to overcome.

With individual homes, residents have a greater degree of control of their environments, particularly in terms of social connection. Whilst this suits some individuals, the majority need to connect with people and need a monitored space where this can occur with sensory caution and privacy that suits their confidence level.

A shared hub may still appear a daunting prospect to those who are anxious about the other residents, the noise or how they will get to and from the hub. These fears can lead to isolation and restrict people from the opportunities to grow their independence and confidence.



ADAPT DESIGN PRINCIPLES

The Commercial Space

A café or commercial space that provides interconnectivity with the supported neighbourhood and the local community. This space should make commercial sense within the context of local offerings and celebrate the skills and personalities of the residents.

- It should be viewed as a compelling offering and reason for the broader community to connect and socialise - and for residents to contribute / share their stories/products etc. An art gallery or plant nursery may also be appropriate options
- A café is perhaps the simplest alternative, as the facilities are there (community kitchen) and coffee/tea is a great reason to chat, easy to train and create connections. Coffee/tea is also a reoccurring transaction and a great way for locals to see their supported community barista as a local hero, a community personality and someone they always look forward to seeing in the mornings
- Art therapy or space to learn through art, is another practical option. Presenting and building confidence through the celebration of art supports a sense of pride and achievement. This could work in tandem with a café or another venture such as garden seedlings

The Kitchen

- Place to create meals for residents and learn skills
- Designed to allow accessibility and room for classroom-style learning

Social Spaces

- A series of social spaces that create decision points between transitions. For example, a reading room, a games room and the general activity room - each space is delineated so people can make a decision that reflects their confidence level
- These may include: reading rooms, computer spaces, sewing rooms
- Managing sensory noise is important across all of these social spaces
- The Dining Area - a space just for members of the supported neighbourhood offering internal and external dining options

Activity Spaces

- Dedicated space to do art or activities provided by external providers or staff
- Needs to be flexible, have storage, and cleaning facilities
- Appropriate to cater for varied uses and abilities, different teaching configurations - embedded flexibility rather than fixed elements
- Explore opportunities to work with local providers to create synergy. For example, a local pottery workshop may be able to complement the supported neighbourhood, rather than trying to facilitate the activity onsite

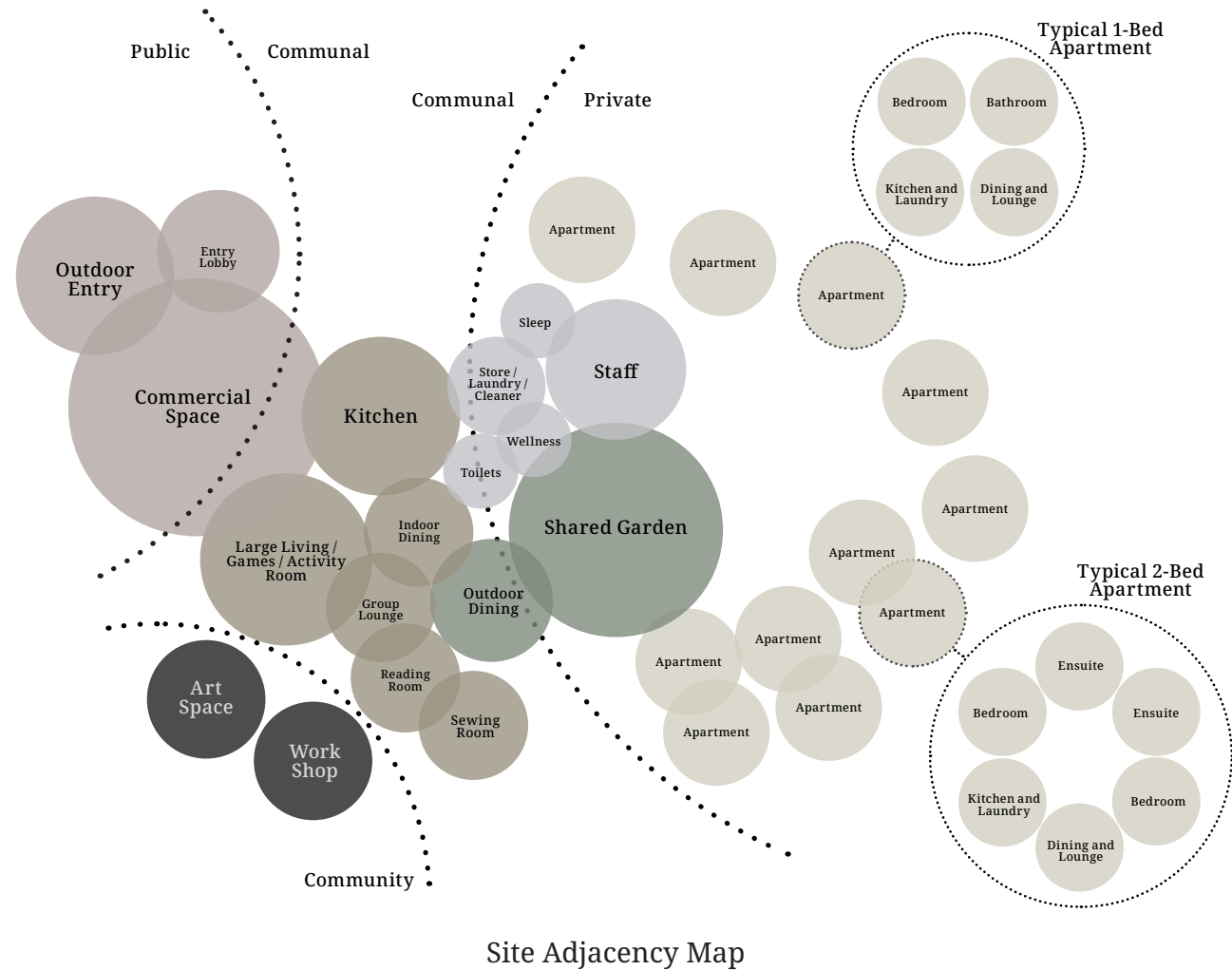
Staff

- The onsite office must be functional and consider the needs and wellbeing of staff

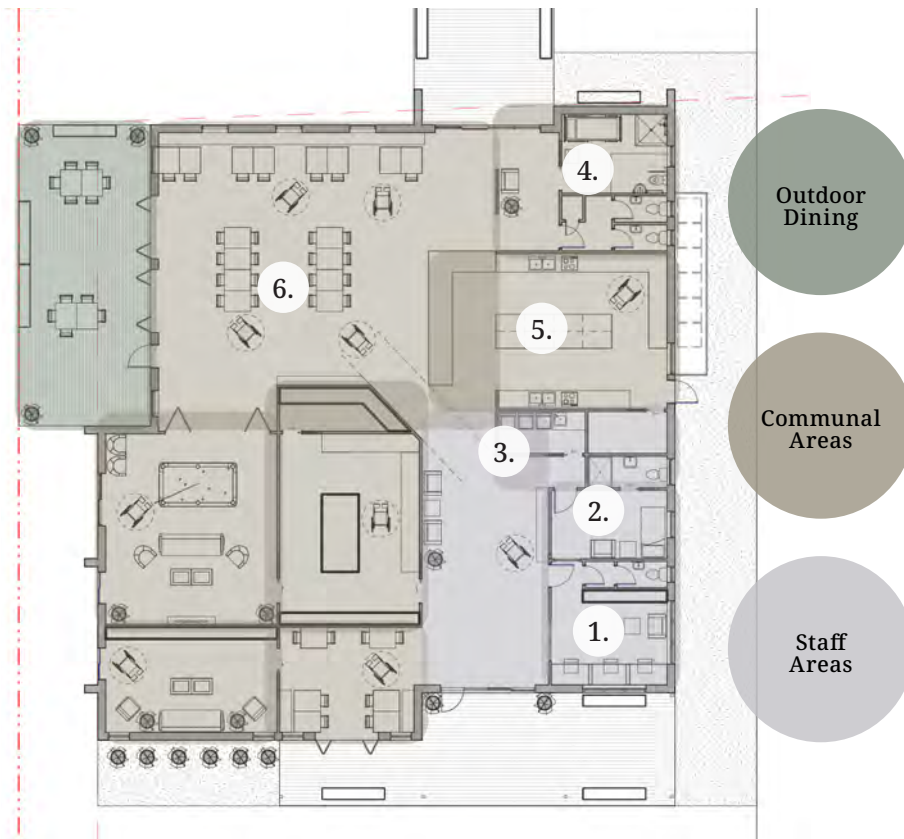
- Situated so it's well connected to the activity of the building - not disconnected and removed
- It needs to provide some delineation of open and private areas e.g. video / surveillance
- Staff work spaces for focused work, team meetings and space for downtime e.g. lunch area
- Staff may also require some quiet space for rest. In any care environment, the physical and emotional facet of the role can have an impact on an individual's wellbeing. Whilst this can be supported through an overnight space or the lunchroom, it's important to embed allowances for staff wellness
- A provision for staff overnight stays (if required)
- Must support staff to focus on their key roles - e.g. care

Amenity

- Toilets and associated facilities should be provided within the communal hub. People shouldn't need to go back to their apartment, instead feeling confident within the shared space
- Fully accessible disability bathrooms for visitors may also be worth considering. This could suit someone visiting who may want to join the community at some stage - providing them with confidence to visit the shared hub, knowing the right facilities are there to support them



Site Adjacency Map



1. Staff Office

Office space to be located adjacent to the main entry area to ensure accessibility and connectivity with the residents. The office will include space for staff to meet and attend to administration tasks along with some suitable storage. This space will be complete with exterior glazing, providing passive surveillance to the site, resident's apartments, communal spaces and main entrances onto site. A staff toilet is required.

2. Wellness / Sleep

A space for sleeping with an accompanying ensuite to allow overnight stay for staff or respite space for a resident if necessary.

3. Laundry

Accessible laundry for residents and staff.

4. Toilets

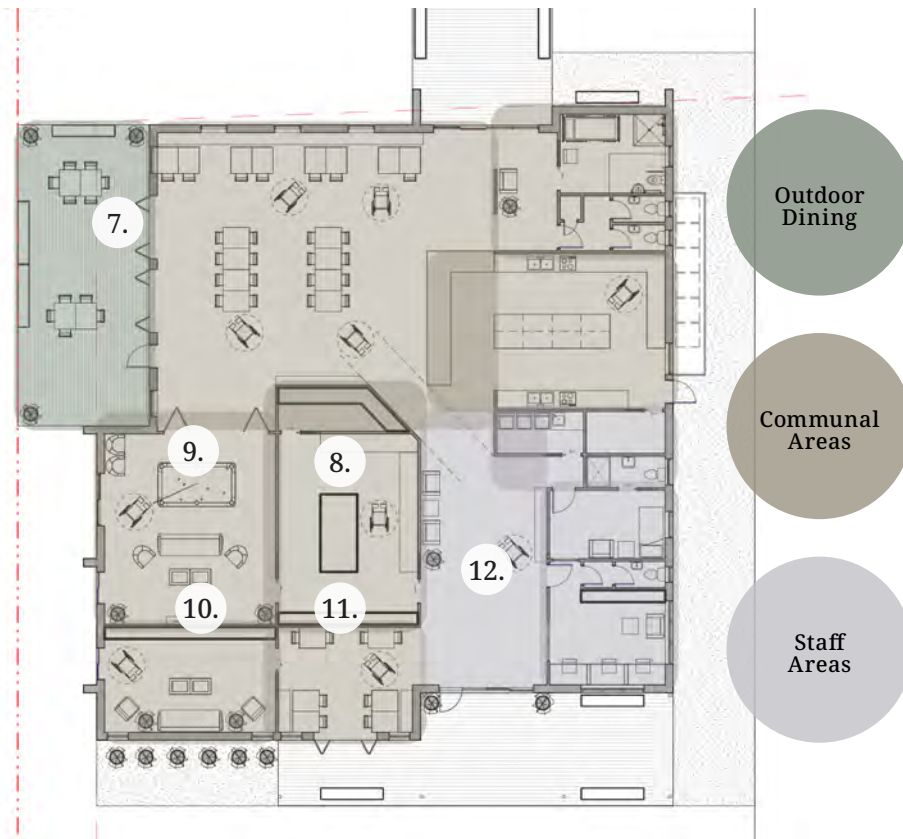
Toilets for residents and visitors in the hub to be provided, including a fully accessible change bathroom.

5. Kitchen

Kitchen shall be designed to provide suitable access and capacity as a café, and the functionality and accessibility to provide cooking lessons to the residents.

6. Café / indoor dining

The indoor space shall accommodate a variety of seating styles, typically provided by fixed bench seating to the perimeter of the room and moveable tables internally, which can allow for different sizes of groups. The layout shall be generous to accommodate the turning circle of a wheelchair.



7. Café / outdoor dining

The outdoor dining space shall provide the opportunity for all-weather dining, as it can extend the useable space of the dining area, and provide for different seating arrangements.

8. Activity

The activity space shall accommodate different types of art and craft, and allow for flexibility and storage of related equipment. The activity space could be noisy, and will need to be acoustically treated.

9. Lounge

The lounge is a place for the residents to come together and socialise, to play games, watch movies, or just be together. The layout shall be generous to accommodate the turning circle of a wheelchair and to allow circulation for all.

10. Reading room

The reading room is a quiet place and is generally separate from the rest of the hub.

11. Quiet dining

The quiet dining room is separate from the noisy spaces and provides a place where residents and staff can retreat, and provides alternatives to the potentially noisy indoor dining space.

12. Resident's entry

The resident's entry provides the opportunity to transition into the hub. A space to rest and pause before they decide where they want to go next.

Putting Theory Into Practice Pilot Concept For Paeroa

The following pages show the concept design for the ADAPT pilot site in Paeroa, New Zealand.

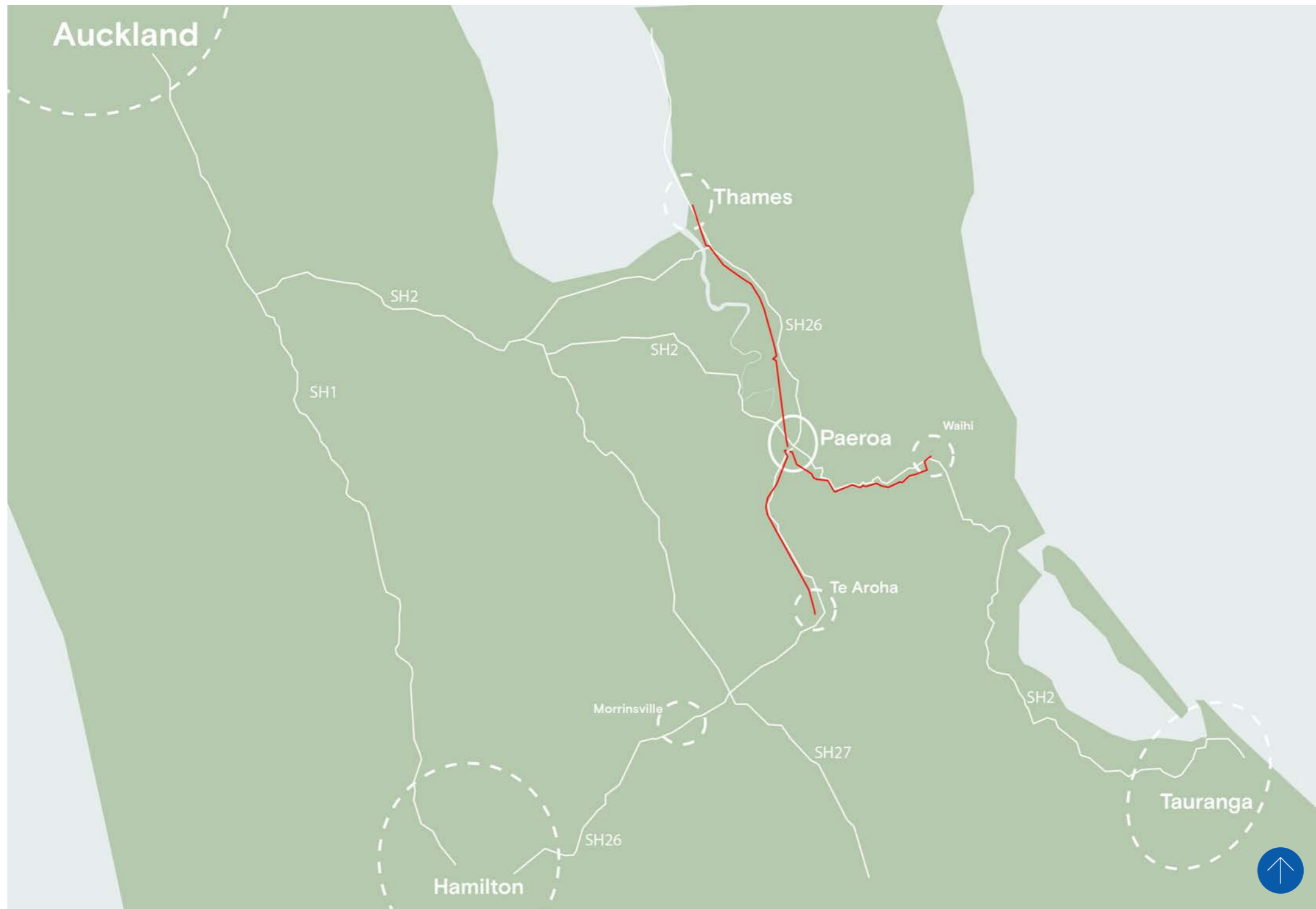


Paeroa Supported Co-Living Community

Masterplan Concept

November 2022 | Ignite

Site Location



Extracted from Paeroa Racecourse Plan Change Appendix 4 Design Document - Prepared by others

Site Aerial



Extracted from Paeroa Racecourse Plan Change Appendix 4 Design Document - Prepared by others

Site Context - Local Amenities



Key

- Site boundary
- Tourist attractions, parks and reserves
- ★ Hotels and motels
- 🏠 Airbnb
- + Medical centres, hospitals, clinics
- 👤 Aged care
- 🏠 Churches
- 🎓 Schools, Universities, Childcare
- Food hub and beverages
- Retail stores

Extracted from Paeroa Racecourse Plan Change Appendix 4 Design Document - Prepared by others

Site Context - Locality Map



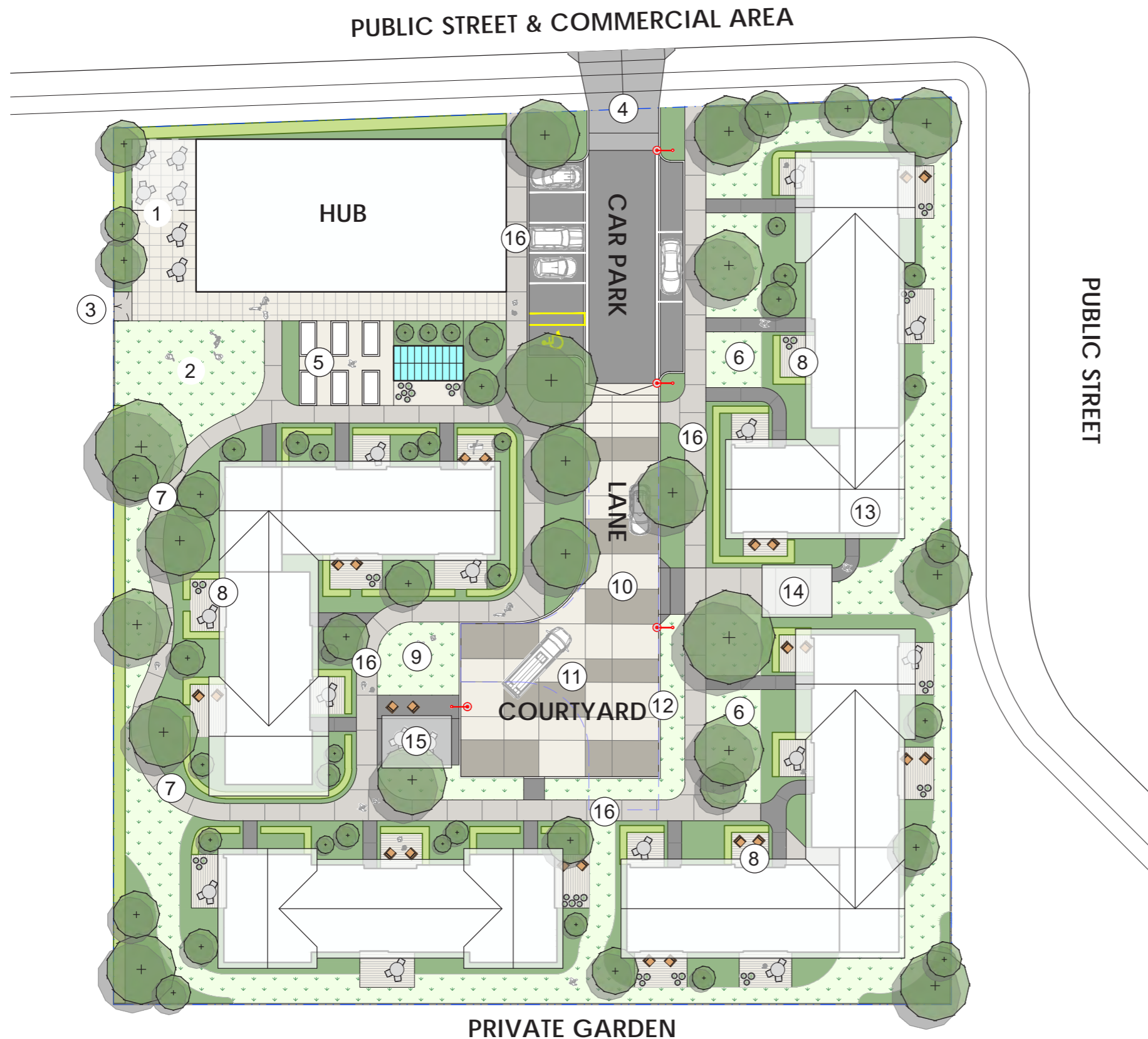
Extracted from Paeroa Racecourse Plan Change Appendix 4 Design Document - Prepared by others

Indicative Concept Masterplan



Extracted from Paeroa Racecourse Plan Change Appendix 4 Design Document - Prepared by others

Site Plan Arrangement

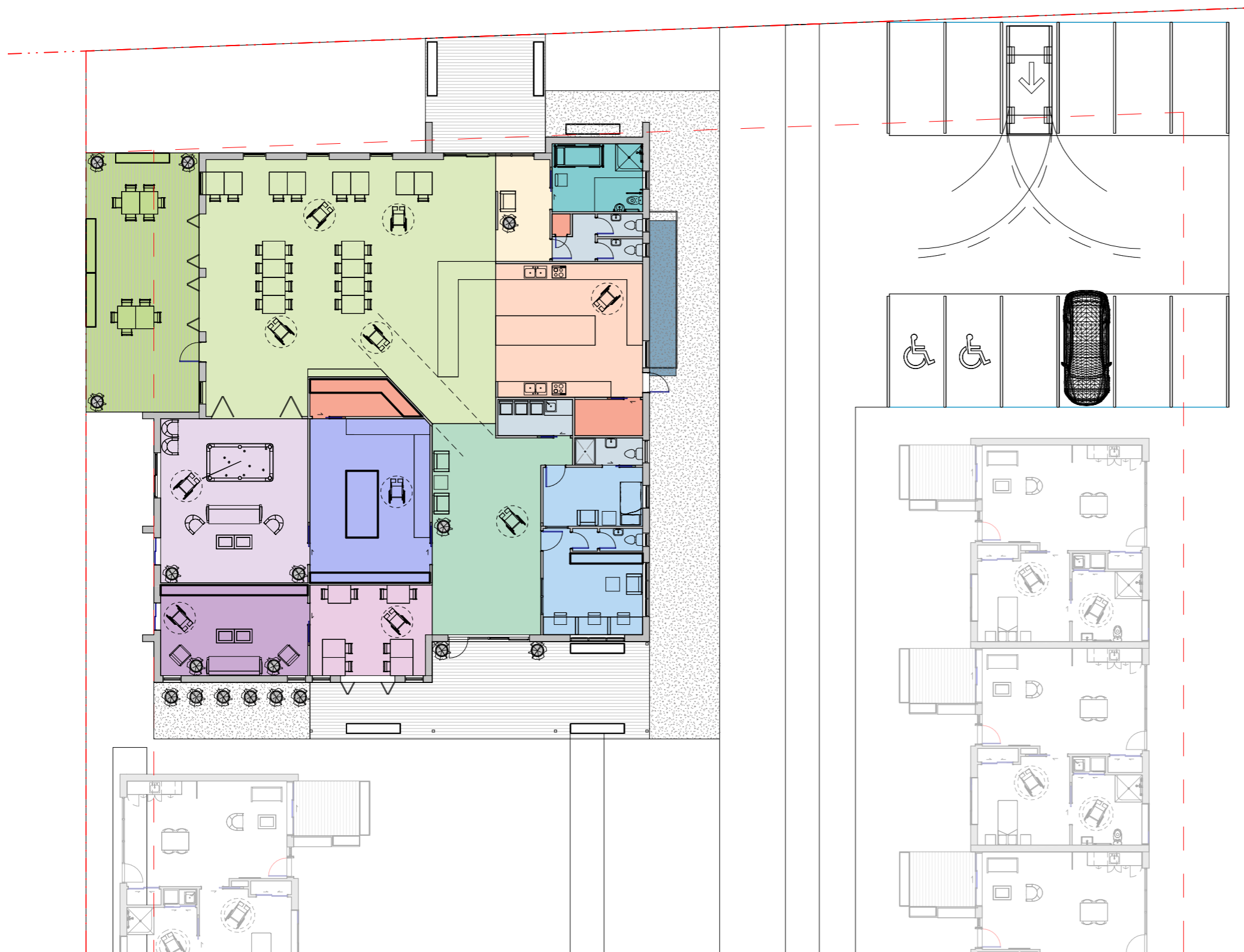


An application of kit of parts to the concept masterplan reveals both ample space for recreational and communal areas / facilities but also ways in which the site plan can be clearly divided between public areas, communal spaces and private spaces for individual residents.

Legend

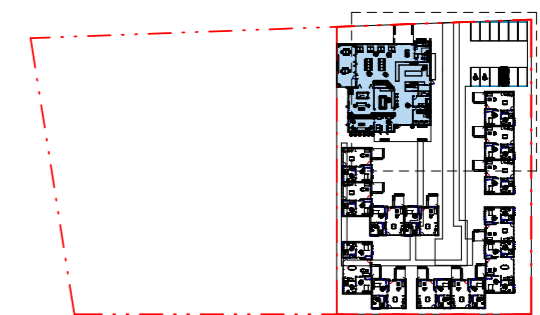
1. Hub dining terrace with optional louvre covering
2. Activity lawn for outdoor games
3. Gated access to adjacent reserve
4. Vehicle access with optional gate and/or CCTV monitoring of car park for after hours security
5. Communal vegetable gardens with greenhouse and fruit trees
6. Space for flower gardens or seasonal bulbs and wild flower meadows
7. Orchard walkway with 1.5m wide path
8. Private patios with option privacy hedges as shown
9. Internal activity lawn
10. Concrete shared space laneway with light poles, street trees and direct path connections to unit
11. Concrete courtyard at turnaround head
12. Opportunity for basketball hoop
13. Opportunity for bike storage, workshop and bin store
14. Covered parking bay / hand out space
15. Social shelter for BBQs and small events as well as pick up and drop off.
16. Concrete footpath - 1.8m wide

Hub Plan









COLOUR LEGEND	AREA m ²
MIX CAFE/ DINING AREA	140 m ²
ENTERTAINMENT AREA	47 m ²
ACTIVITY AREA	40 m ²
READING ROOM	26 m ²
CHANGING ROOM	12 m ²
KITCHEN	38 m ²
STORAGE	13 m ²
AMENITIES	20 m ²
REFUSE	7.5 m ²
OFFICE/ STAFF	30 m ²
CIRCULATION	11 m ²
TRANSITION LOBBY	45 m ²
QUIET SEATING	22 m ²
TOTAL AREA (Excl. Outdoor areas and refuse)	444 m²

*Area is approximate only and is calculated from internal wall to internal wall.

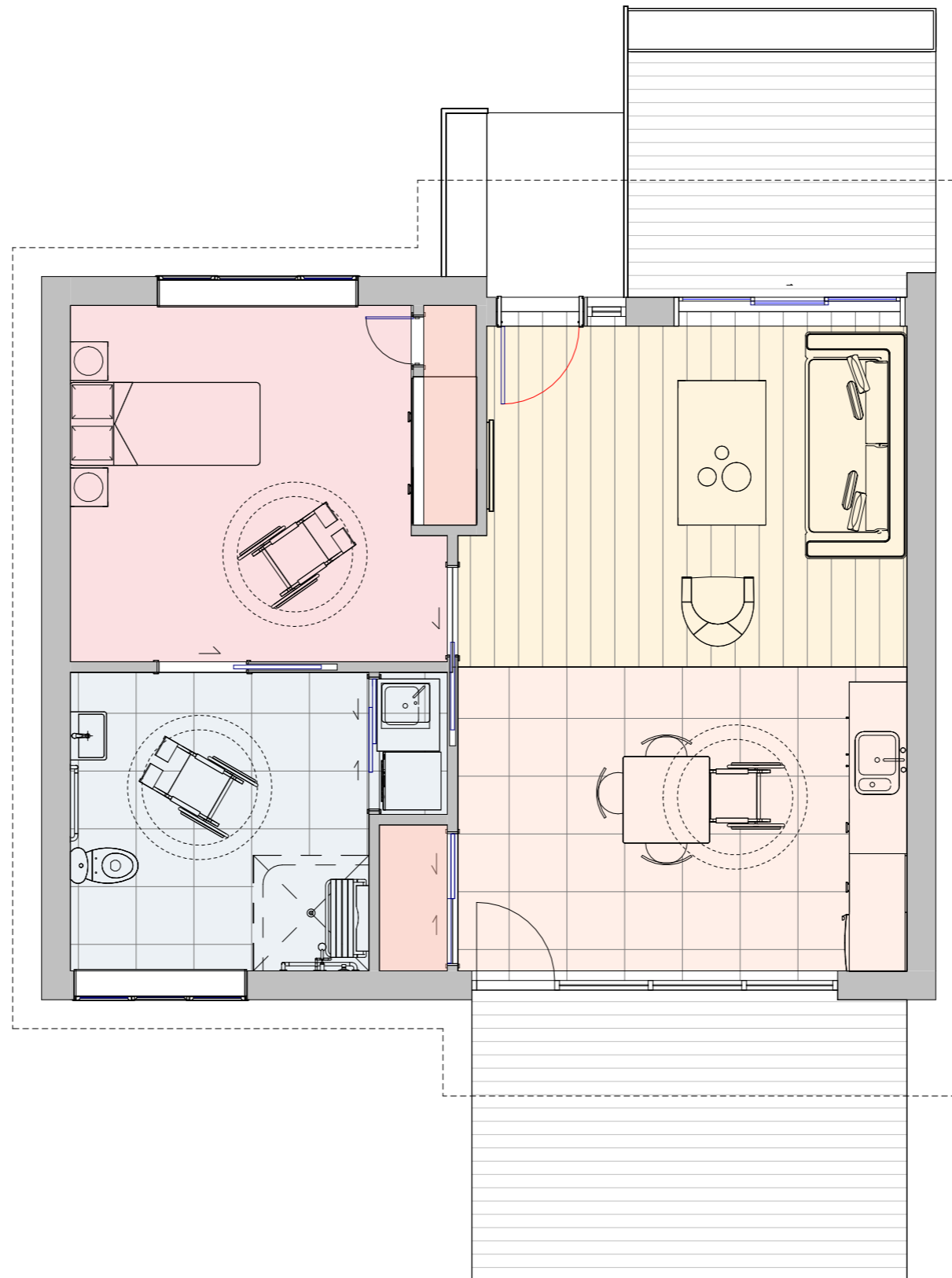


SCALE 1:200

Module Floor Plan

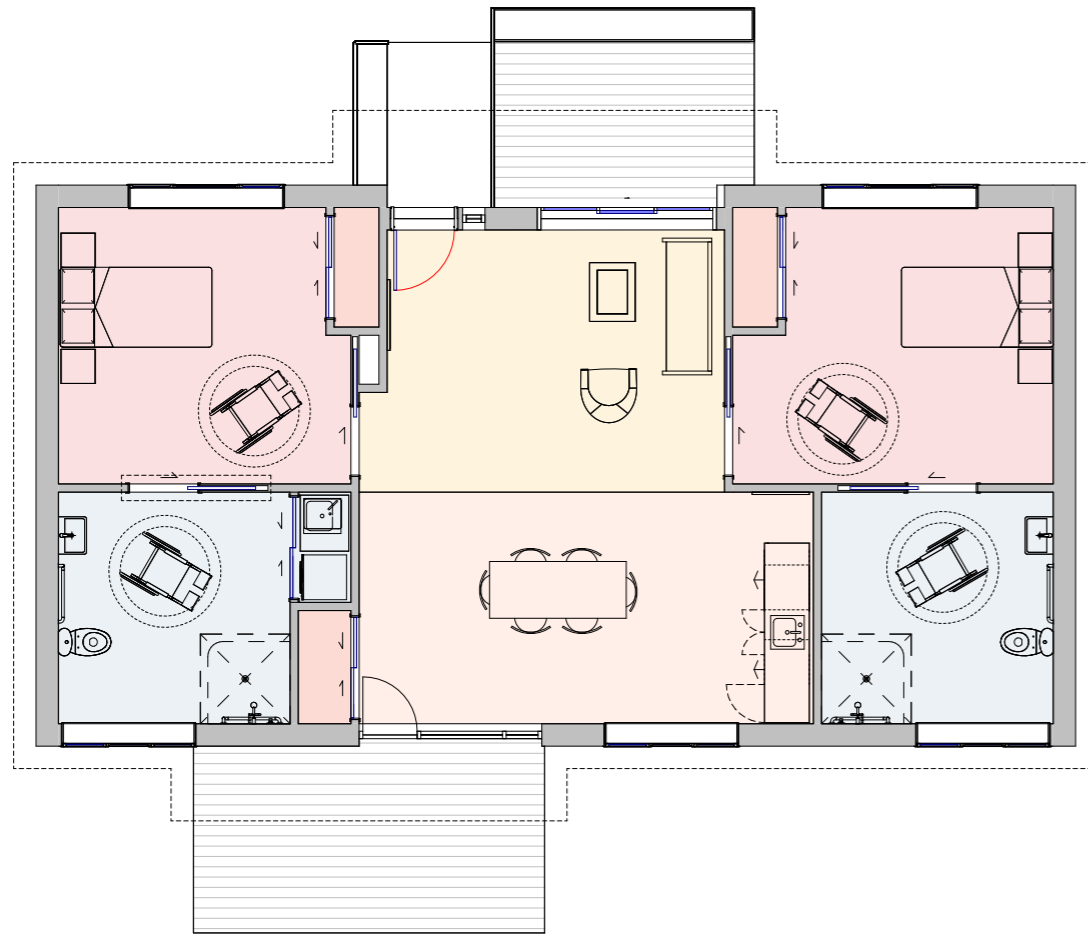
COLOUR LEGEND	AREA m ²
 KITCHEN	15m ²
 STORAGE	2m ²
 AMENITIES	11m ²
 BEDROOM	14m ²
 LIVING ROOM	16m ²
 CIRCULATION	
TOTAL AREA (Exclu. Outdoor areas and refuse)	58m²

*Area is approximate only and is calculated from internal wall to internal wall



SCALE 1:100

Module Floor Plan Option



COLOUR LEGEND	AREA m ²
KITCHEN	19m ²
STORAGE	3m ²
AMENITIES	20m ²
BEDROOM	29m ²
LIVING ROOM	16m ²
CIRCULATION	
TOTAL AREA (Exclu. Outdoor areas and refuse)	87m²

*Area is approximate only and is calculated from internal wall to internal wall



COLOUR LEGEND	AREA m ²
KITCHEN	21m ²
STORAGE	5m ²
AMENITIES	13m ²
BEDROOM	31m ²
LIVING ROOM	17m ²
CIRCULATION	3m ²
TOTAL AREA (Exclu. Outdoor areas and refuse)	90m²

*Area is approximate only and is calculated from internal wall to internal wall

SCALE 1:100

Benchmark Images - Communal Gardens



01 Vegetable gardening with raised planters and greenhouse



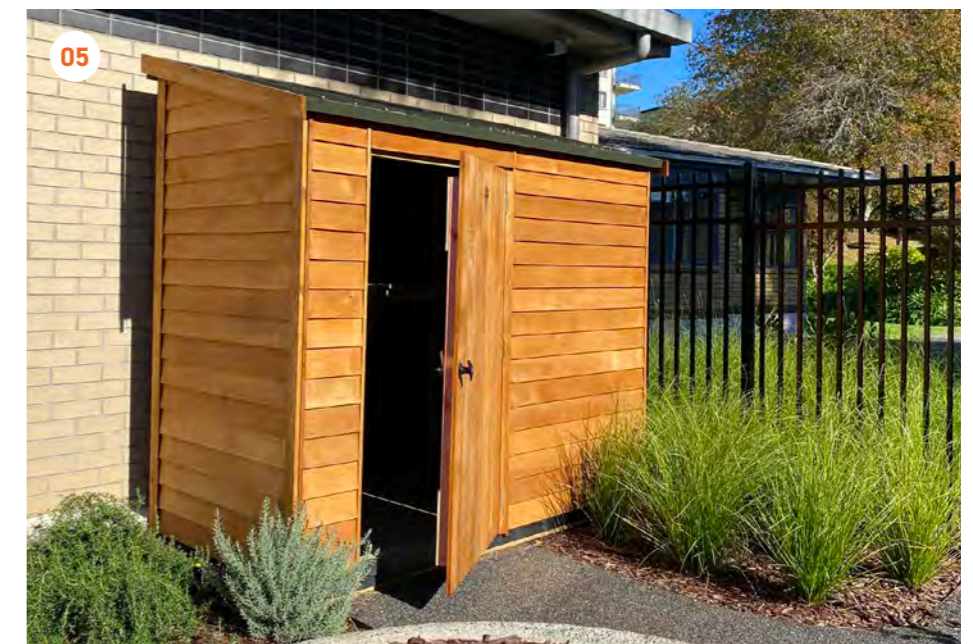
02 Flower & herb gardens for sensory engagement and harvesting



03 Orchards and rest area / nook



04 Accessible planters for all ages and abilities



05 Equipment Storage

Benchmark Images - Communal Recreation



01 Flat lawns for games and activities



02 Seating nooks for private and social enjoyment



03 Basketball hoop or other activity on paved court



04 Opportunities for locally popular games



05 Bike store / workshop

Benchmark Images - Social Space



Flexible Furniture



Outdoor games



Green outlook



Shade and shelter for dining area



Flexible furniture for events & herbs for kitchen use

Benchmark Images - Utilities & Circulation



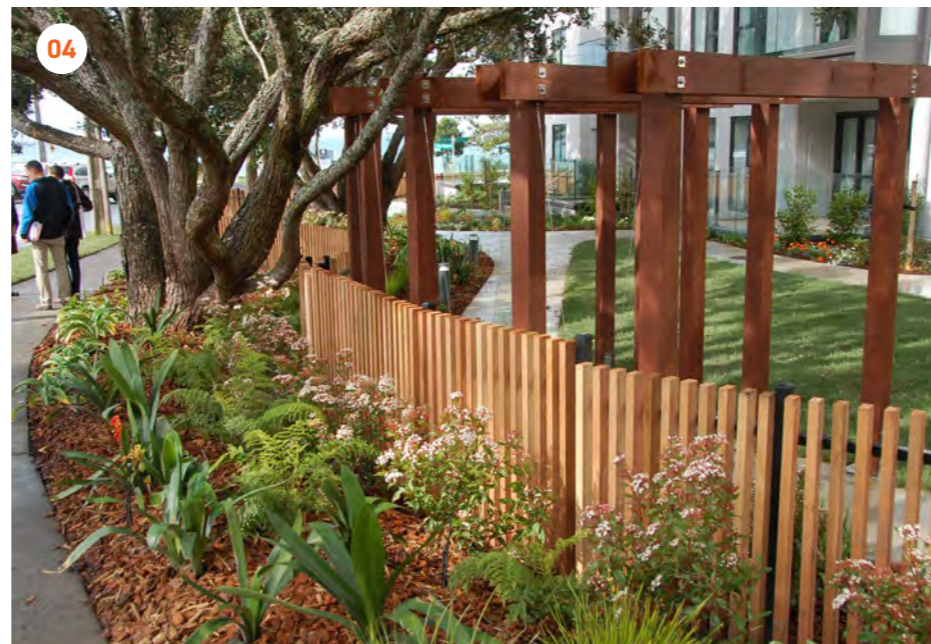
Laneway for internal circulation



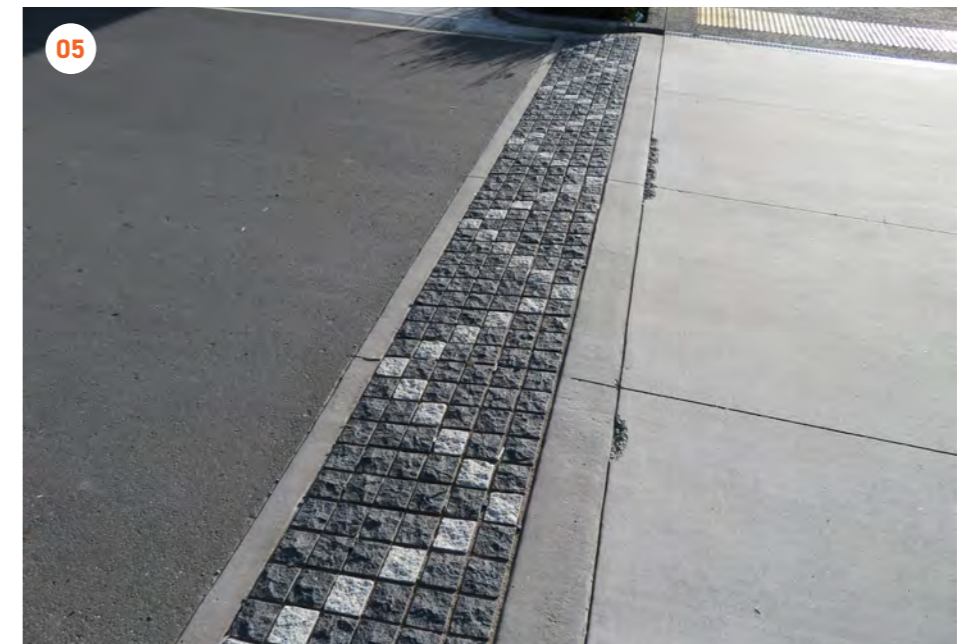
Wide pedestrian walkways



Concealed rubbish storage



Attractive interface with public space



Clear interface between public car park and laneway

Benchmark Images - Form and Material



Benchmark Images - Private Gardens



Inviting but secure front gardens



Private back gardens with recreational and visual amenity



Screening between patios and of services



Accessible patios with screened washing lines



Flush entrance transitions

Notes



1. Diagrams provided on pages 2-6 have been sourced from Hauraki District Council's Paeroa Racecourse plan change prepared by others. These documents are publicly available here: www.hauraki-dc.govt.nz/our-council/district-plan/plan-change-5/

adapt
A PLACE TO CALL HOME

 **IGNITE**

Boffa Miskell 

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