

Contribution to Place

Places

Credit: 29

Points: 2

Outcome

The building's design makes a positive contribution to the quality of the public environment.

Criteria

Credit Achievement	2 points	<ul style="list-style-type: none"> • The building's design contributes towards creating well-functioning urban environments and enhances the public realm. <p>or</p> <ul style="list-style-type: none"> • Independent reviews are held during the development of the design.
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Additional information

Stage implementation

Strategy Brief Concept Design Tender Construction Handover Use

Synergies with other credits

- Enjoyable Places
- Culture, Heritage, and Identity
- Climate Change Resilience

Sustainable Development Goals

- Goal 11 (Sustainable Cities and Communities)

Relevant reporting initiatives

- None

Requirements

Credit Achievement

The project must comply with **one** of the following criteria:

- Urban Design Assessment
- Independent Design Review

Urban Design Assessment

The project team must provide an urban design assessment and urban design drawings that outlines the urban context of the development and the design responses for the interface to the public realm. The report must include:

- Urban context analysis:
 - Assessment and analysis of the local setting, site location and context, and wider urban context. This must include factors related to topography, landscape, streetscape and the environment, the social, cultural, and economic fabric, including key urban amenities, public transport stops, and characterisation of the existing public realm character and qualities.
 - Identification of development constraints and opportunities
 - Outline any planned or anticipated changes to the local area (for example if located in a growth area, or near major developments) and the project's design response to those changes. This may include Local or Central Government's vision for the area
 - Identify any local challenges which the building can help to address. For example, this may include considering increasing permeability and connection to public areas (spaces, reserves, etc.), or providing shelter or shade to the street.
- Urban design response:
 - Drawings which demonstrate the design responses to the urban context. This may include cross sections or renders of the building street facing façade to assess the relationship between the development and the surrounding built environment. Landscape plans showing consideration of the planting species in relation to the wider environment.
 - Urban design rationale for the public realm interface design response and its contribution to creating a well-functioning urban environment.
 - Crime Prevention through Environmental Design (CPTED) analysis of urban design response to public realm interface. This includes plans showing the consideration of lighting of some areas, treatment of potential entrapment areas, width of footpaths, etc. Passive surveillance over the public areas must also be considered with drawings showing the treatment of the street facing façade and plans that highlight outlook spaces. Landscape plans must be included to show the balance between privacy and passive surveillance, with details about the fencing height.
 - Demonstration that the building frontage and interface to the public realm is contributing positively to the liveability of the wider urban context and enhances the public realm. This may include drawings/cross sections/renders to show the interface between the public area and the building. Entrance into the development, visual connection with homes front doors, built form providing visual interest (roofline, material change, glazing, etc.) are criteria to be assessed. Landscape plans showing the interface treatment between the building and the public realm.

Independent Design Review

Design reviews are held at key points in the development of the design. At a minimum, these must occur as follows:

- Design Review during concept/schematic design stage (before Resource Consent lodgement), to ensure that proponents can take advantage of the advice offered at a time where the design is flexible enough to accommodate change without impacting on time and cost constraints.
- A subsequent review when the design has been further progressed. This review session will typically occur during design development (at or after lodgement of Resource Consent).

- At Building Consent application stage (after Resource Consent approval) a further check must take place by the Design Review Panel Chair or delegate, to ensure that the final design reflects approved Resource Consent application and any relevant conditions related to urban design and landscape quality.

The Design Review Panel must be independent of the project. This can occur through an external Design review panel, such as a Council Urban Design Panels, or in-house Design review panel, as long as it can be demonstrated that they act independent of the project team.

The design review must use comprehensive terms of reference during the project's design and design development phase. To be classed as independent a panel member cannot be employed by the scheme promoter (an entity or a subsidiary of an entity) or decision maker that has been involved in the project in any meaningful way. Being a contributing member of a design review panel is not considered to be 'employment' for the purposes of this credit. All conflicts of interest that may arise from any panel member's involvement in the project must be disclosed.

Composition of the Design Review Panel

As a minimum the Design Review Panel must be comprised of one panel chair and two panel members including one Māori built environment practitioner. Members of the panel must:

- Possess project-relevant skills and experience
- Be recognised experts in their discipline, with a minimum of 5 years' experience.
- Be registered by a relevant professional peak body and be bound by that institutes' code of ethics in relation to objectivity, integrity, and accountability
- Have expertise relevant to this credit.
- As a group, have a diverse range of relevant expertise

The range of expertise on the panel could include recognised experts in architecture, landscape architecture, urban design, urban planning, Māori built environment practice, or property.

The Panel must consist of one Māori built environment practitioner who is affiliated with Ngā Aho. This could include architects, landscape architects, designers, and artists with knowledge on mātauranga Māori and experience working with Maori design methods and principles.

Submission content

Submissions for this credit must contain:

- **Submission form**
- **Evidence** to support claims made in the submission

Recommended evidence:

Urban Design Assessment

- Extracts from the urban design assessment, or various relevant reports that address requirements from this credit
- As built drawings or site photographs showing how the completed building responds to the public realm, as demonstrated in the urban design assessment and approved resource consent drawings.
- Architectural drawings for resource consent, which may include cross sections, landscape plans and renders showing the public realm interface design

Independent Design Review

- Evidence to demonstrate that a design review process has been undertaken
- Details of the panel members and their experience relevant to this credit's requirements
- A declaration from the project application confirming that the design review panel meets the independency requirements

Alternate documentation can also be used by project teams to demonstrate compliance.

The recommended evidence listed above is applicable to the as built submission. See the *Design assessment documentation* section in the Introduction for more information on submitting evidence for the Design assessment.

The key requirement is that evidence is provided to support each claim made within the Submission form.

Guidance

Urban Design Assessment

There are many planning policy documents, design guidelines and other reference documents which provide guidance for responding to context and building frontage. These tend to be at the local government level, so differ from place to place. However, the overarching principles are generally consistent.

Examples include:

- [Better Placed](#) – Integrated Design Policy for the Built Environment of NSW
- [Evaluating Good Design](#) (NSW) provides 9 Criteria for 'Better Fit' (page 5)
- [Central Melbourne Design Guide](#) provides quantified requirements for extent of active frontage and ground-level floor space
- [Urban Design Guidelines](#) for Victoria include a Buildings chapter with guidance for interfaces
- [Auckland Design Manual](#)
- [Streets and Spaces Design Guide \(Christchurch\)](#)
- [Wellington City Design Guides](#)
- [Tāone Ora: Urban Design Guidelines \(Kāinga Ora\)](#)
- [National medium density design guide, Ministry for the Environment 2022](#)

https://www.aucklanddesignmanual.co.nz/design-subjects/maori-design/te_aranga_principles

Public realm interface

The building can contribute positively to its context and the creation of well-functioning urban environments by providing well-designed active frontages. The building's frontages can be articulated by:

- Providing visual and physical permeability on ground level frontages
- Using designs, materials, colour, glazing and details to break long sections to make it attractive to pedestrians
- Having footpaths and pedestrian access around the building to encourage safe walking and cycling activities, as well as provide shading for pedestrians and other activities, particularly with trees
- Designing entrances to be welcoming and to contribute to the public realm. This includes a clear visual connection to front doors, front doors accessed from public footpath

Consideration of existing public realm features and streetscape character, including street furniture, trees and active modes of movement, is encouraged through the design response for the public realm interface, including articulation of building scale, material, detailing, access and landscaping.

Example of negative impacts

Negative impacts that could be captured in the Urban Design Assessment include wind, noise, privacy and shade generation, light pollution, and the urban heat island effect. If the *Heat Resilience* credit has been achieved, it does not need to be included in the Urban Design Assessment for the purposes of the *Contribution to Place* credit.

Relationship between *Contribution to Place* and *Enjoyable Places*

The key difference between the two credits is that *Contribution to Place* deals with the surrounding areas of the building, while *Enjoyable Places* deals with areas on-site. Should projects target both credits, it is encouraged to consider how the building's public realm interface design may negatively impact the public spaces provided under the *Enjoyable Places* credit.

Supporting information

The following resources support this credit:

- 'Design Review' credit in *Green Star – Communities v1.1* provides additional guidance for principles of design review and example terms of reference.
- Commission for Architecture and the Built Environment (2009), *Design Review Principles and Practice*, Commission for Architecture and the Built Environment, London
- New Zealand Urban Design Protocol, 2005 Ministry for the Environment (or latest version)
- Ngā Tikanga Ārahi Pae Arotake Hoahoa: Design Review Panels Terms of Reference, Kāinga Ora
- *Design Review, Principles and Practices*, 2009 CABE
- *How to do Design Review*, 2006, CABE
- *Design Review Panel: Terms of Reference*, Integrated Design Commission, 2011
- *How to do Design Review, Creating and Running a Successful Panel*, 2006 CABE
- *Design Review, How CABE evaluates quality in architecture and urban design*, 2006 CABE