

## Housing: Introducing Medium Density Housing

The population of Porirua will grow by 25% over the next 50 years. In the CBD this will translate into several new housing developments with a density of 30 dwelling units per acre. The agenda in the design guidelines is to develop as much positive public space as possible.

The new design guidelines include four suggested typologies which are recommended but not mandatory:

### 1. Dwellings above shops.

Dwellings above shops can increase the sense of vitality and vibrancy in the city. They also provide customers during off-peak hours and ensure that the CBD appears active during all hours. These developments occur mostly on the West bank and along the streamside.

### 2. Sliced Row Houses:

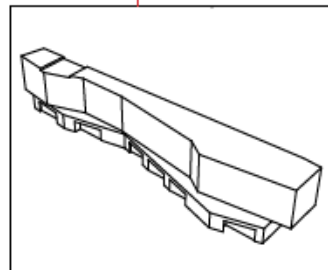
The parametric guidelines for environmental performance, streetfrontage, provision of positive public space, laneways etc will organically produce row housing with sliced edges forming a permeable network of social corners, small squares and laneways. Plots will be unusual in plan, demanding site-specific responses by architects and increasing the likelihood of good design. An important reference point is the idea of "Pet Architecture" as found in Tokyo by Atelier Bowow.

### 3. Free Object Carpet:

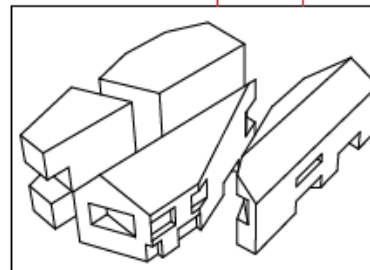
Housing as rectangular volumes at differing heights in close proximity to each other. A carpet of lanes and small public spaces occurs naturally as the planning algorithms are filled in with buildings. This is the highest density typology in the Porirua CBD and is concentrated towards Whitirea.

### 4. Subtracted Row Houses:

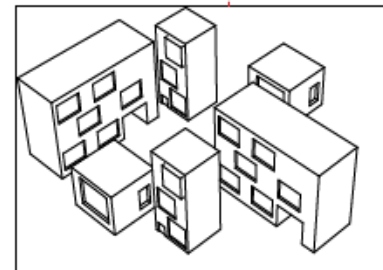
This typology will be the first to be built and is the most conventional. It consists of row houses with blocks subtracted from their volumes to form public spaces at street corners.



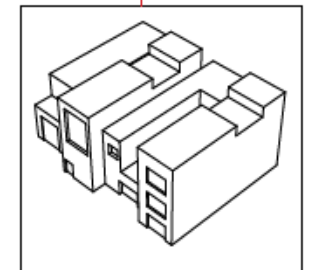
1. Mixed Use: Dwellings above shops



2. Sliced Row Houses



3. Free Object Carpet



4. Subtracted Row Houses