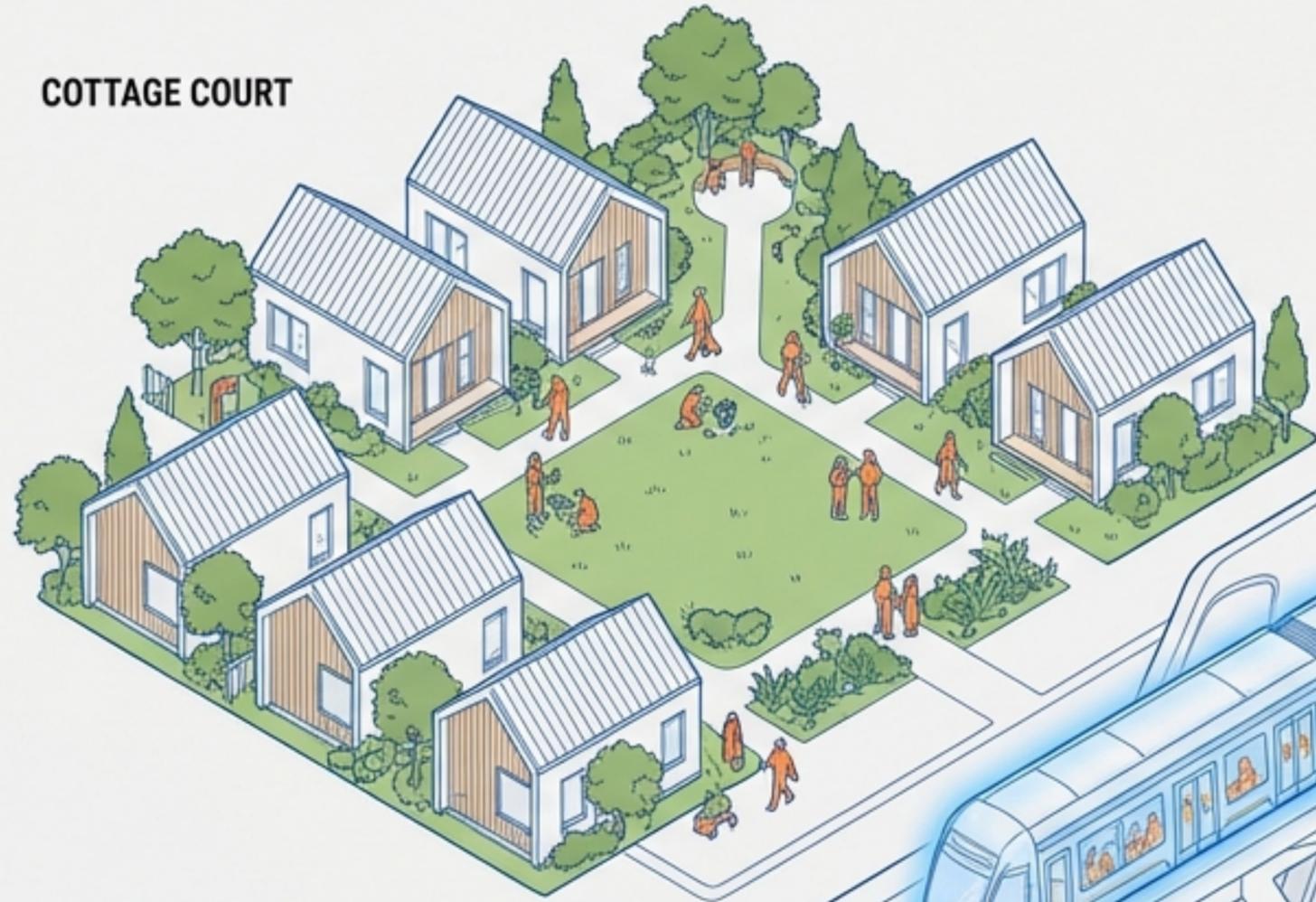


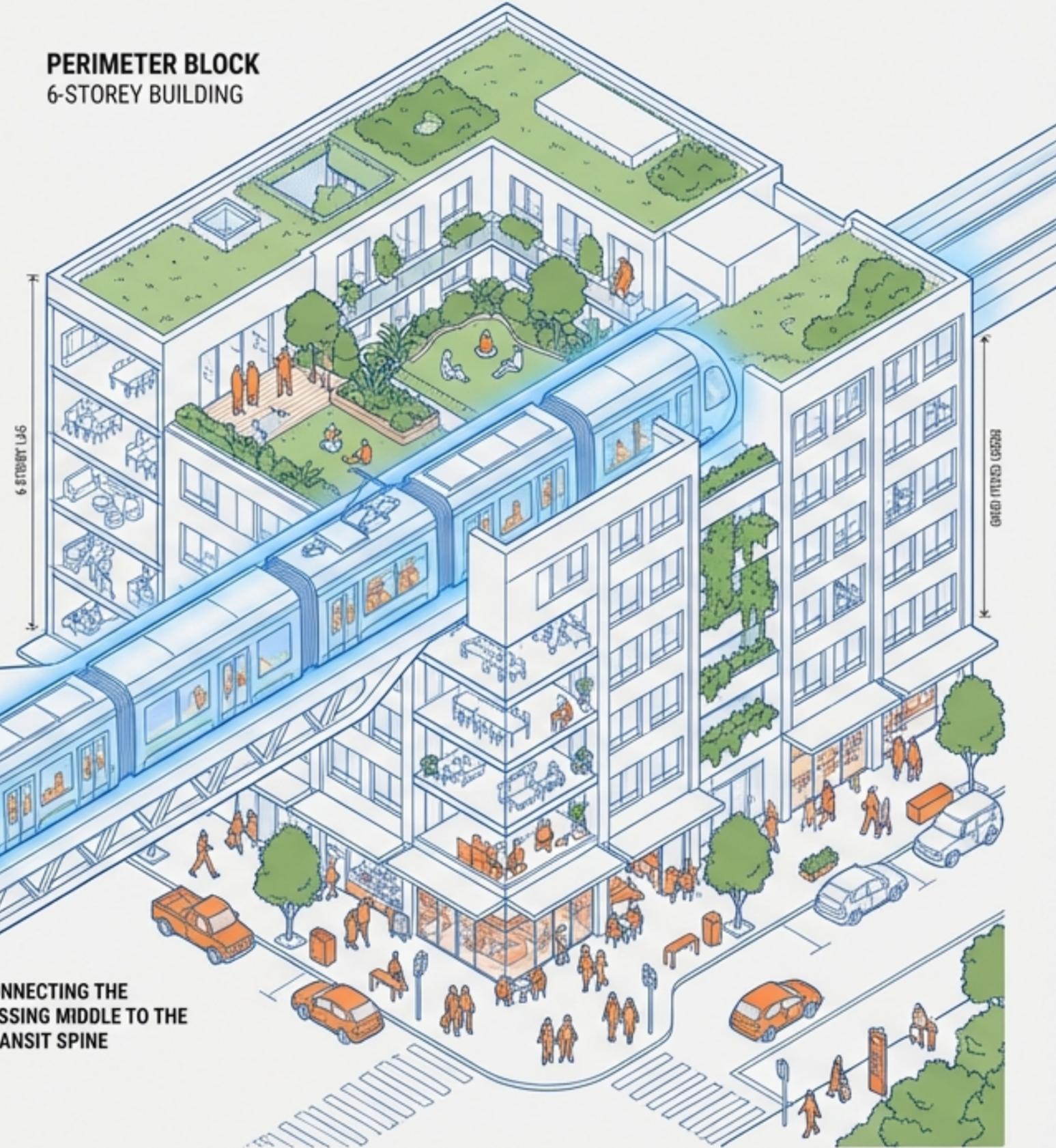
# THE SHAPES OF CONNECTION

How Architecture Builds Community:  
A Visual Guide to the Aotearoa Planning Bill 2025.

COTTAGE COURT

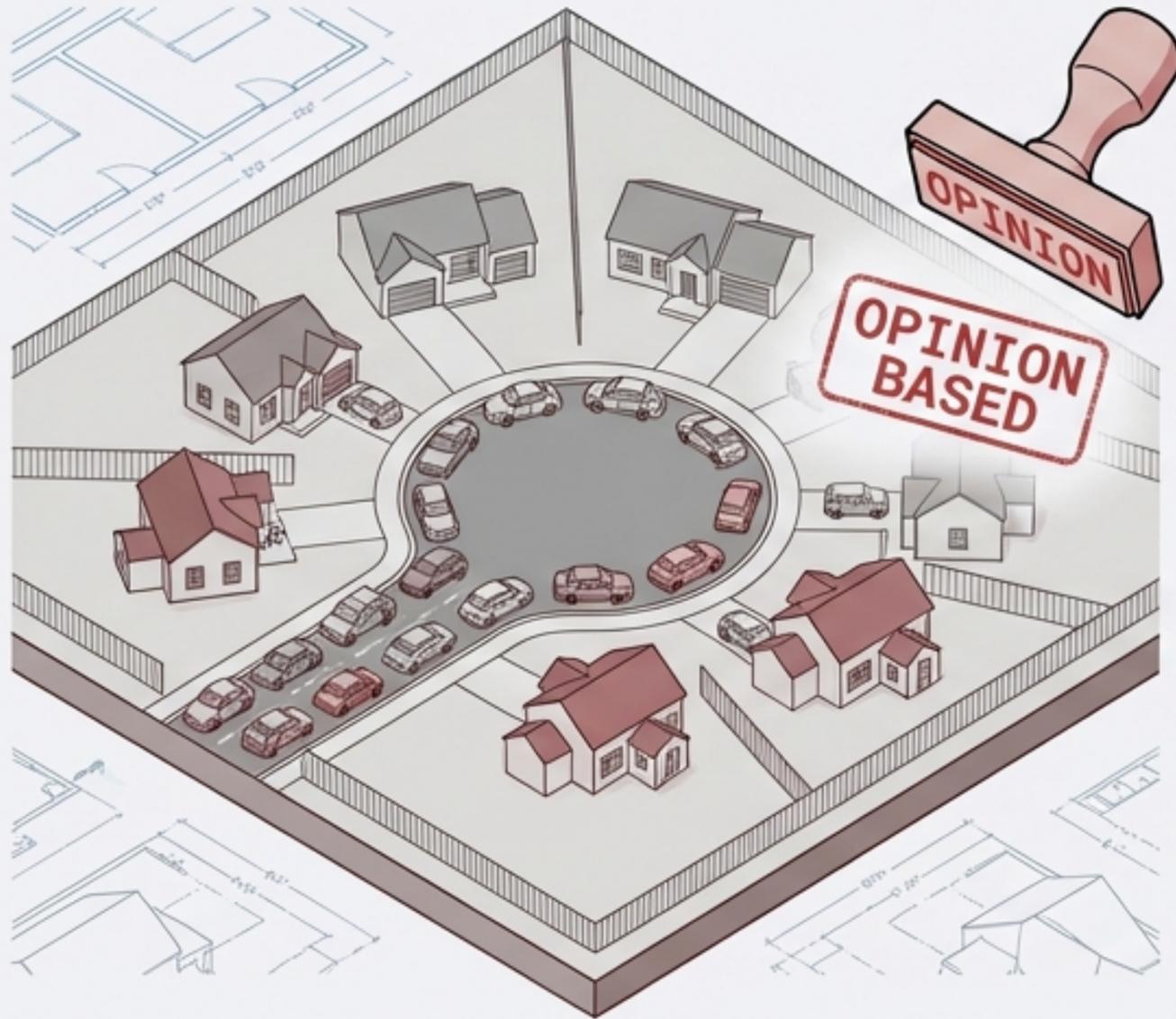


PERIMETER BLOCK  
6-STOREY BUILDING

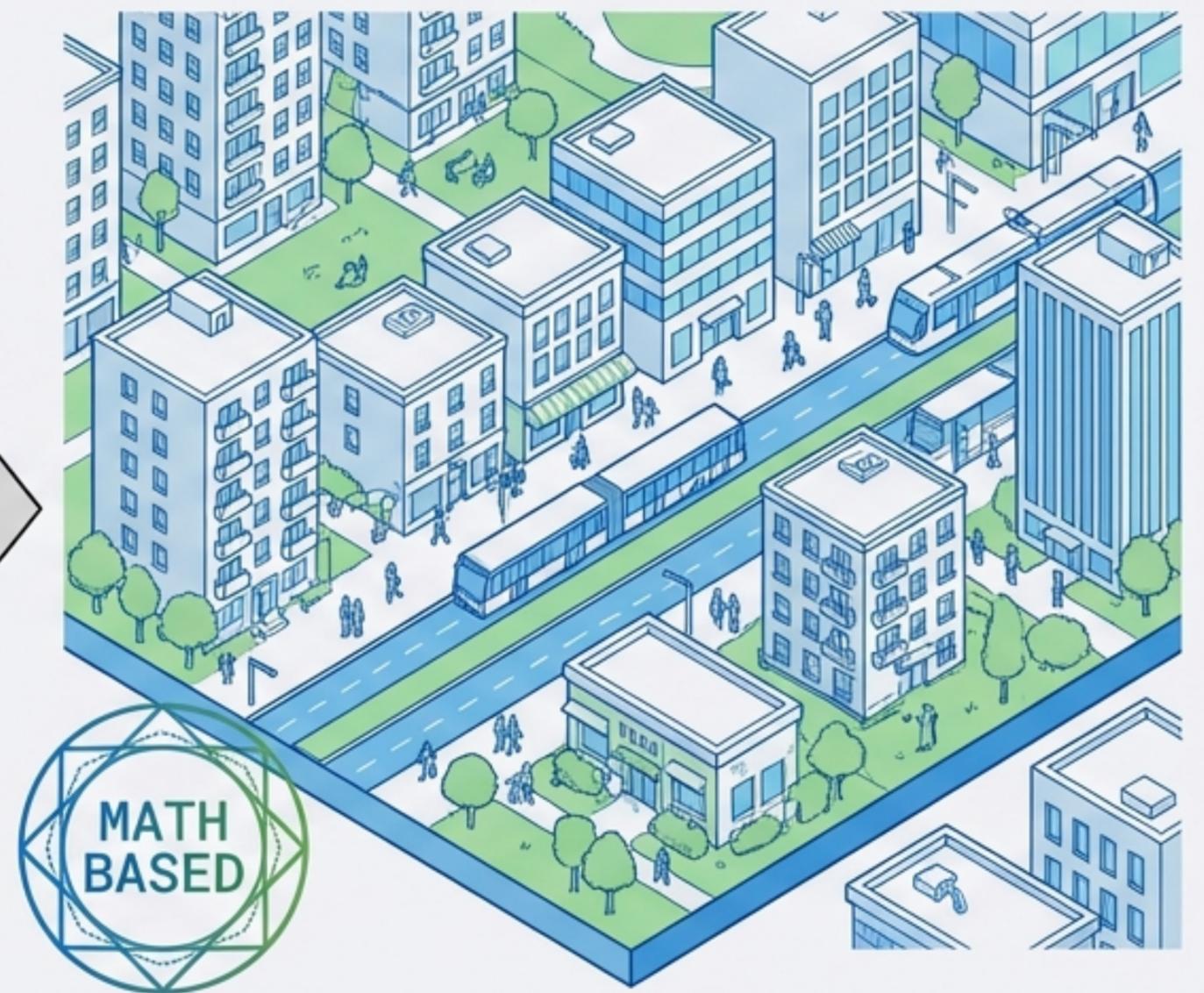


CONNECTING THE  
MISSING MIDDLE TO THE  
TRANSIT SPINE

# THE BIG SHIFT FROM “PEOPLE STORAGE” TO “ECOSYSTEMS”



The Dormitory Suburb



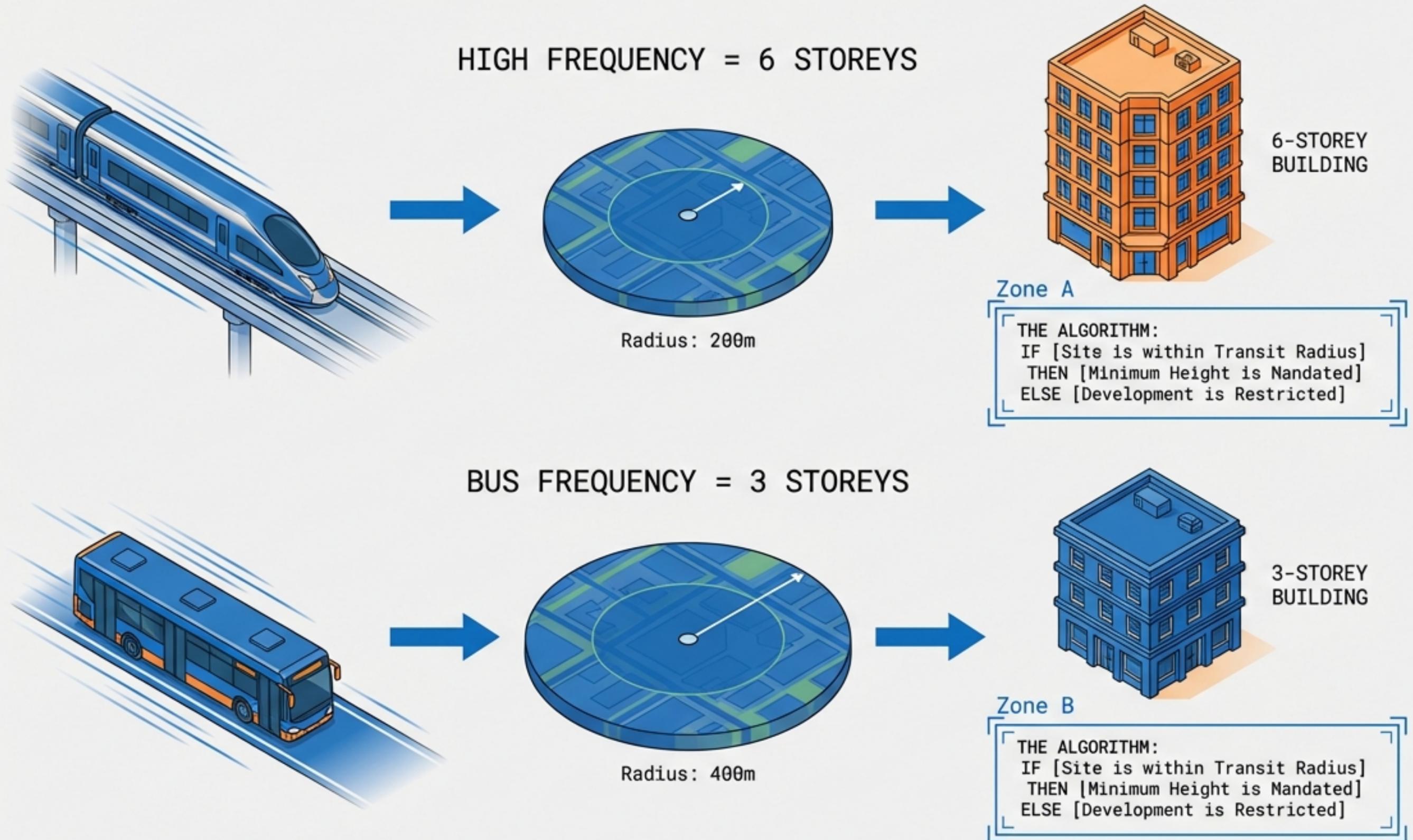
The Urban Ecosystem

We are moving from subjective aesthetic policing to a culture of adherence.  
The goal is no longer just housing; it is habitat.

# THE CORE ALGORITHM: DENSITY FOLLOWS FREQUENCY

Zoning is for capacity, not sentiment.

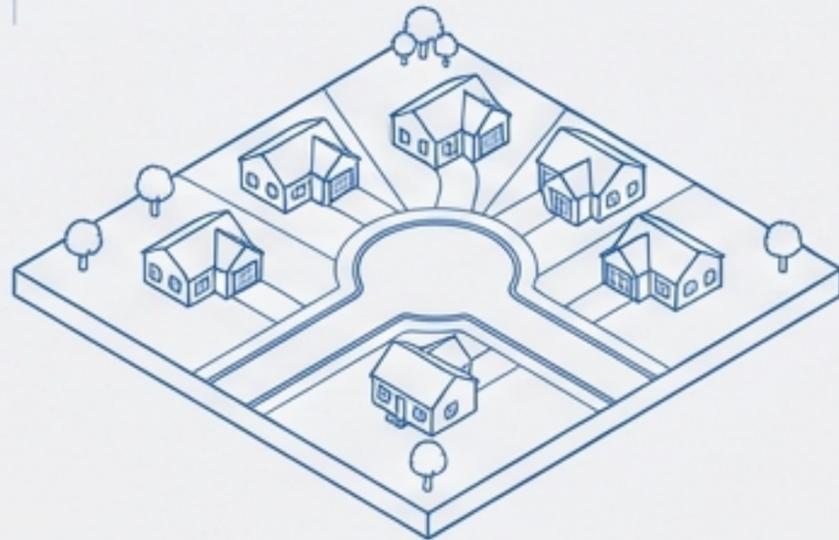
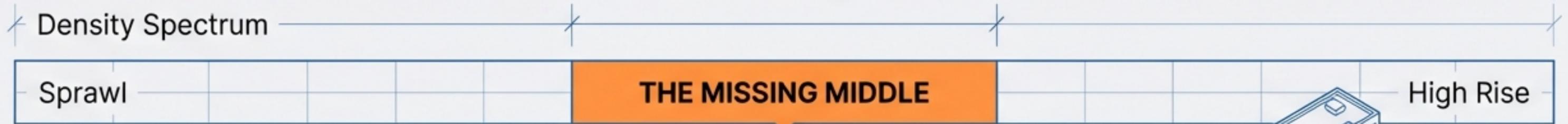
Building intensity is legally tethered to the transit network to maximize public investment.



# THE "GOLDBLOCKS" ZONE

Target: 15 Dwelling Units Per Acre

## 15 DU/AC

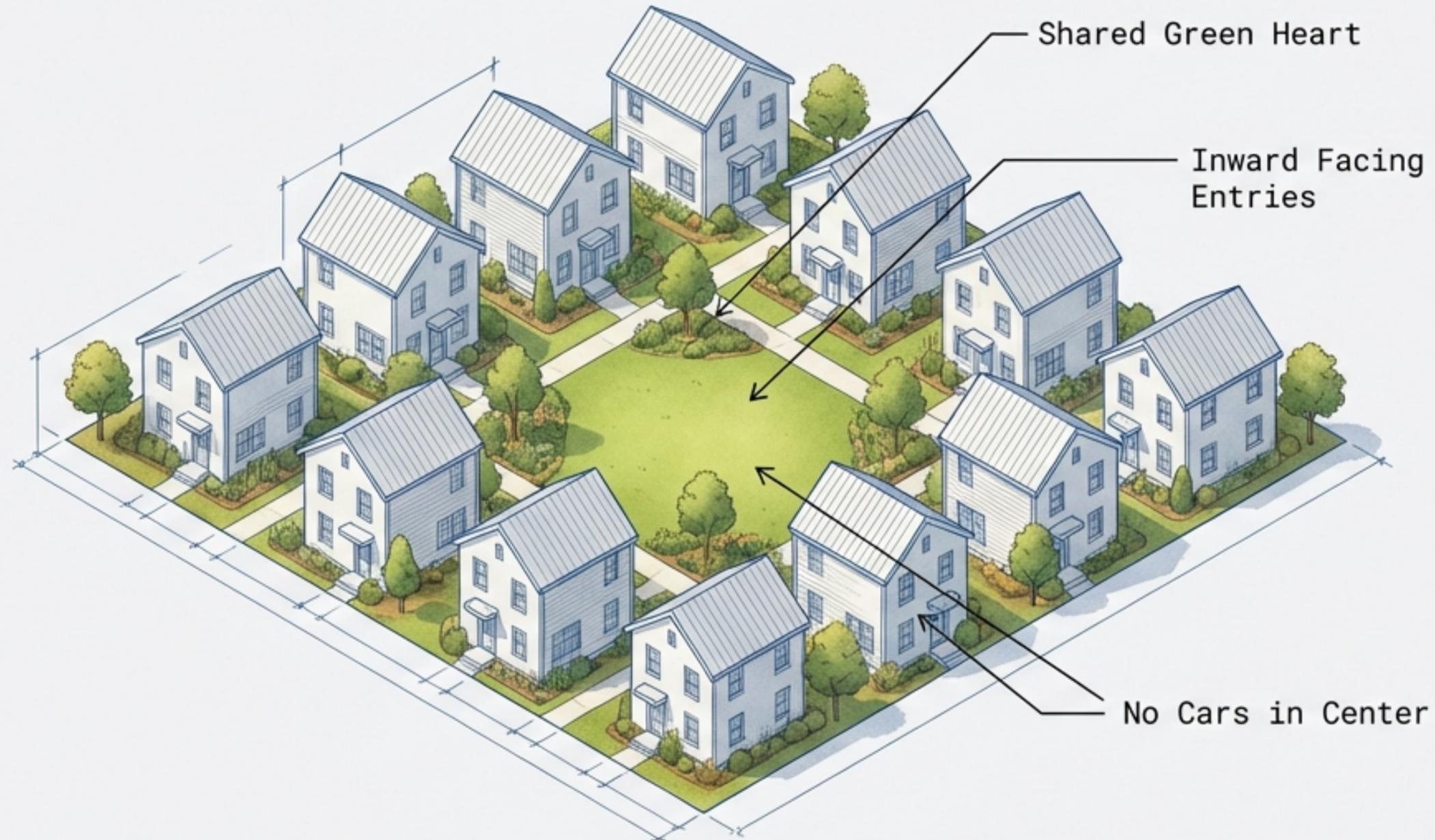


Gentle Density is the mathematical tipping point where local cafes become viable and 'Junk Miles' disappear.



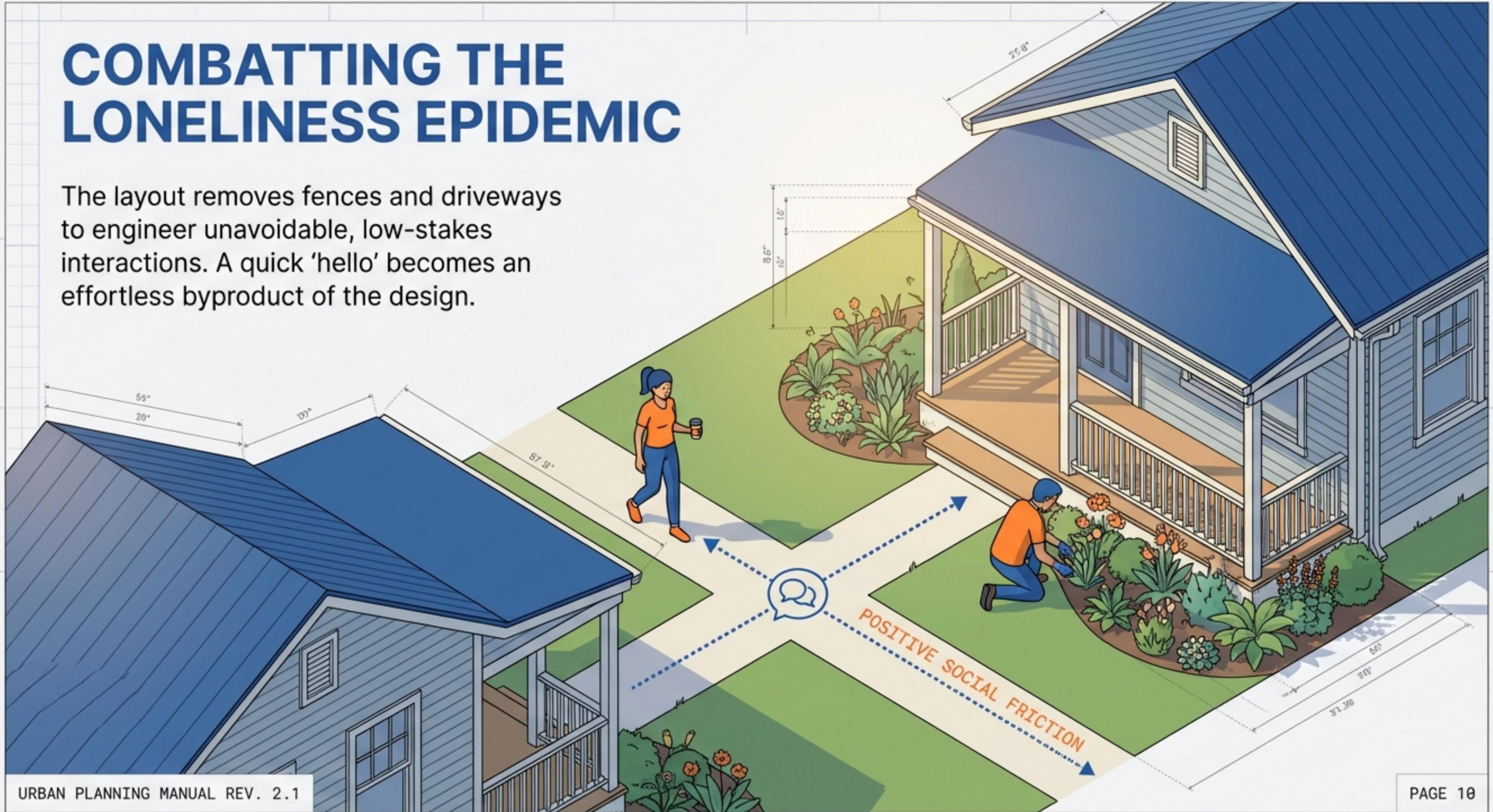
# TYOLOGY A: THE COTTAGE COURT

A Missing Middle solution where homes cluster around a shared green space, prioritizing community over cars.



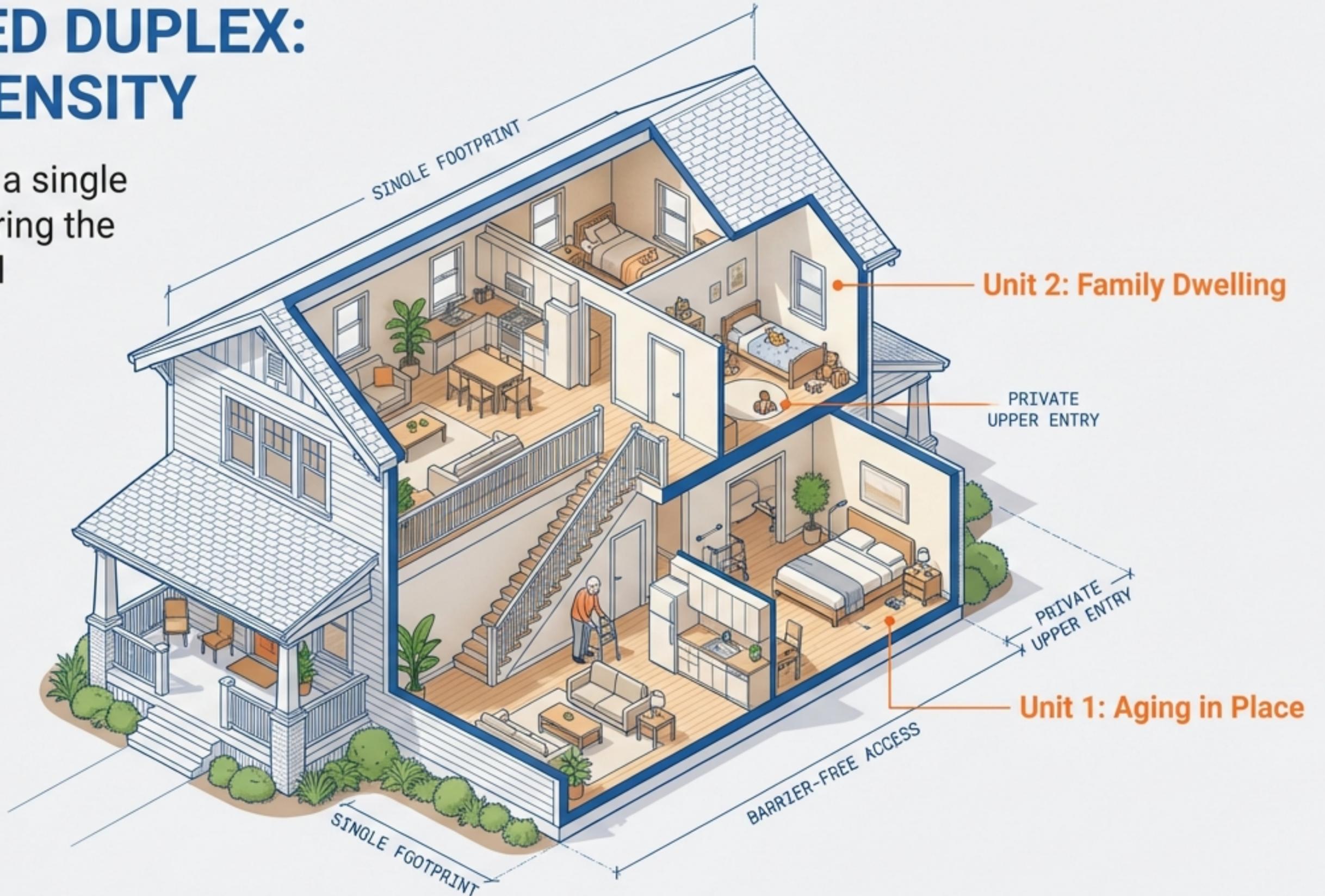
# COMBATTING THE LONELINESS EPIDEMIC

The layout removes fences and driveways to engineer unavoidable, low-stakes interactions. A quick 'hello' becomes an effortless byproduct of the design.



# THE STACKED DUPLEX: INVISIBLE DENSITY

Doubling capacity on a single footprint without altering the neighborhood's visual character.



# AS-OF-RIGHT COMMERCE

## Activating the 'Linger Factor'

Standardized zoning permits small cafes and workspaces on corner sites by default, turning "Junk Miles" into community wealth.



**66%**

**MORE SPEND**

Pedestrians spend 66% more at local businesses than drivers.

# ENTERING THE ENGINE ROOM

In the transit core, the mandate is simple:

Minimum 6 Storeys.

To build less is to waste **the city's infrastructure investment.**

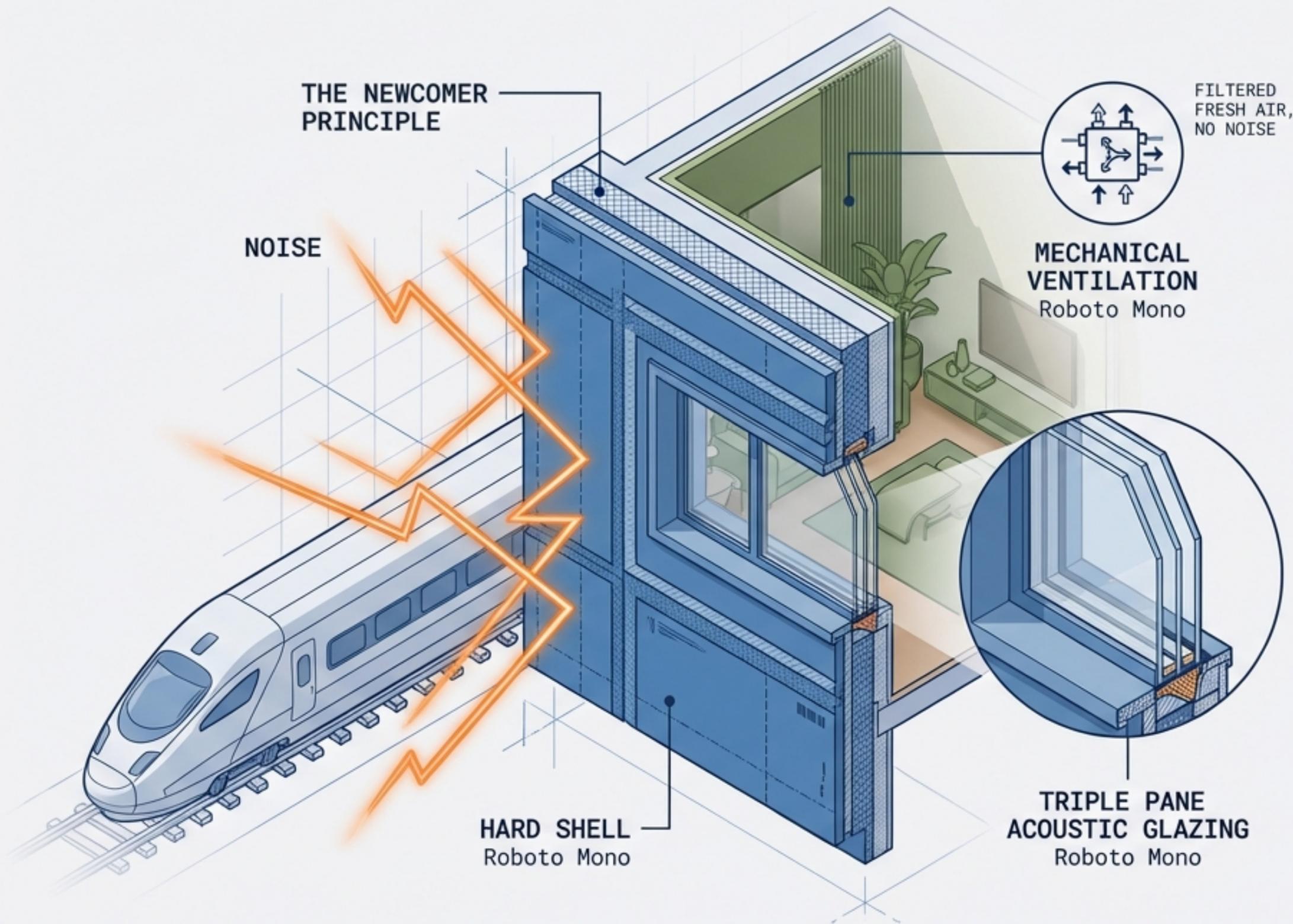


# TYPOLGY B: THE PERIMETER BLOCK

## The “Coconut” Model

Tough on the outside to handle the city, sweet on the inside to support the human.



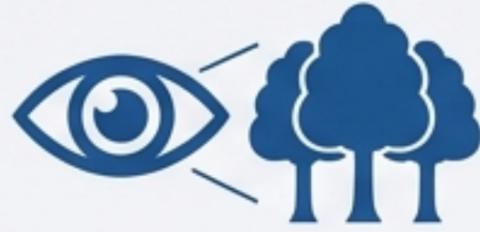


# THE HARD SHELL: THE INVISIBLE SHIELD

The developer pays for acoustic mitigation. This ensures the city moves 24/7 while the resident sleeps in silence.

# THE SOFT CORE: AN URBAN SANCTUARY

A biodiverse void protected by the building's mass. It adheres to the 3-30-300 Rule for mental health infrastructure.



**3** TREES  
VISIBLE



**30%**  
CANOPY



**300M**  
TO PARK

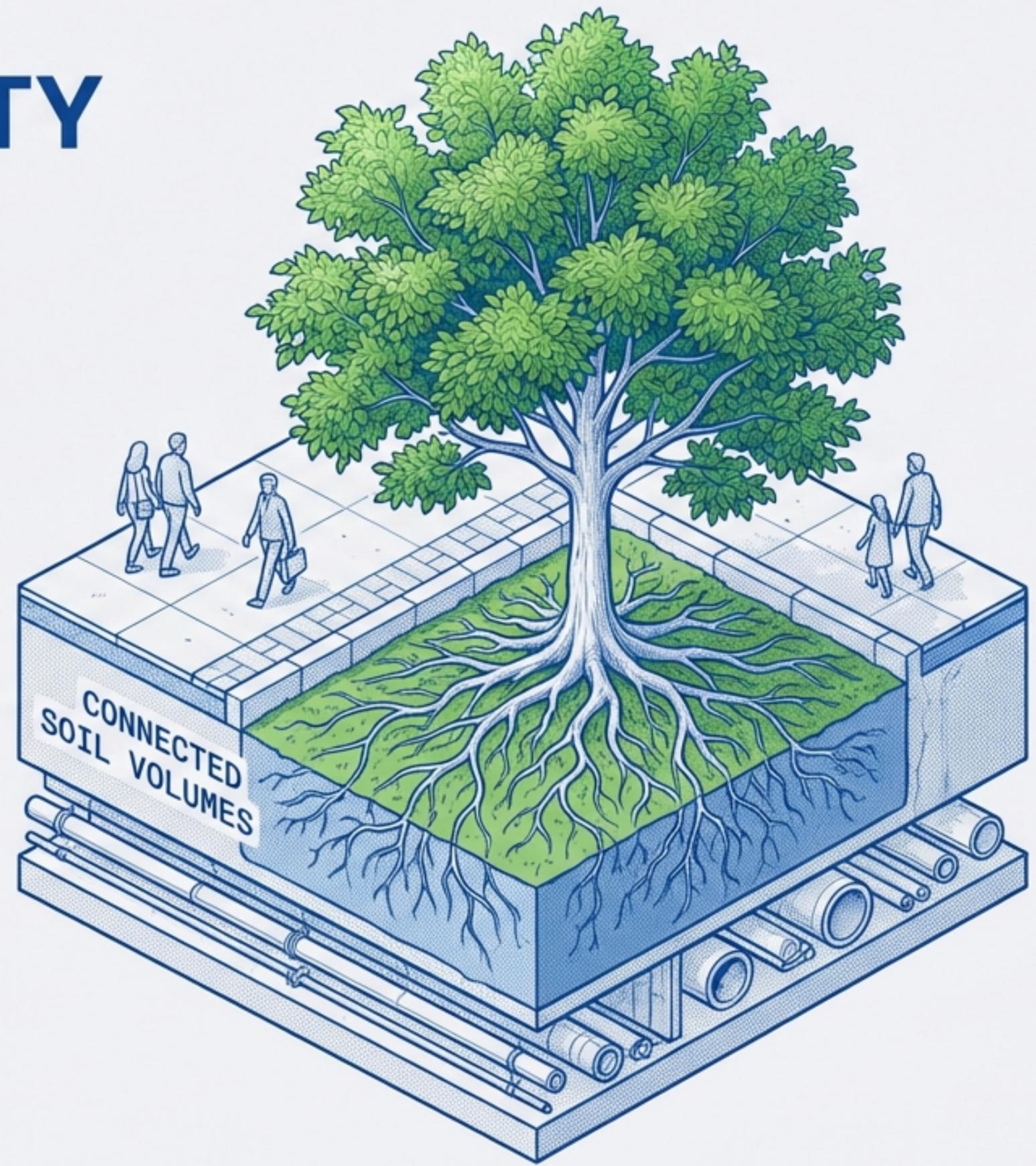


# THE GREEN UTILITY

## Nature as Infrastructure

Trees are not decoration; they are utilities. We mandate connected soil volumes to ensure canopy maturity and climate resilience.

**PREVENTING  
CONCRETE COFFINS**



# A TALE OF TWO HABITATS

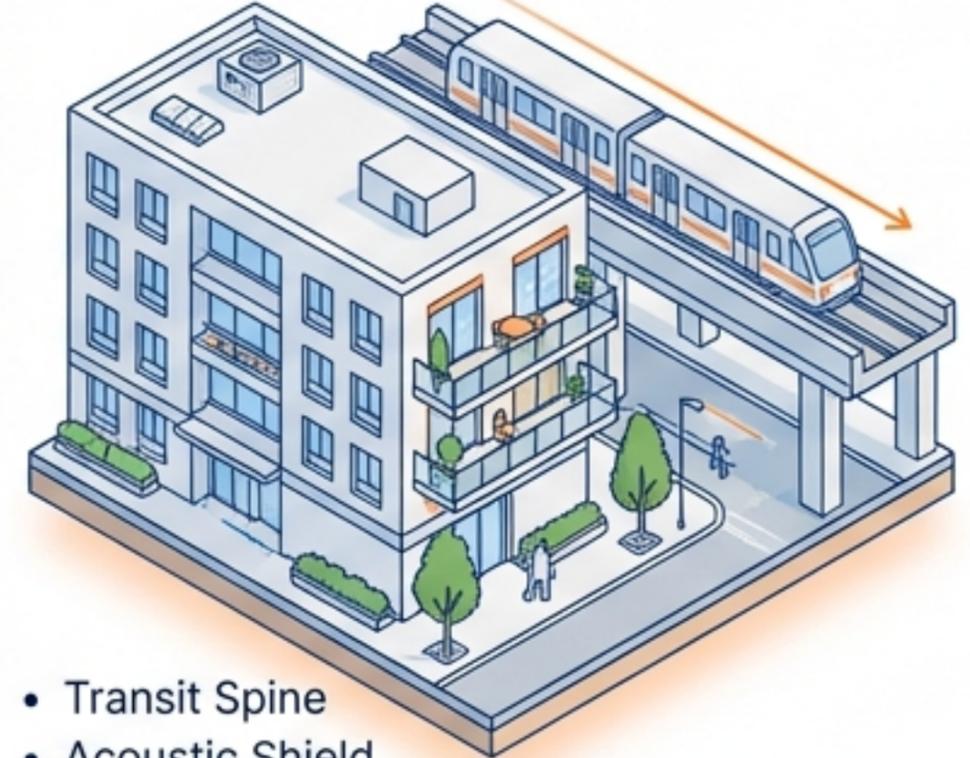
Different shapes for different needs, but the same goal: Human well-being and a functioning urban ecosystem.

## MAIA (ZONE C) - SUBURBS



- Gentle Density
- Social Friction
- Walk to Cafe

## ALEX (ZONE A) - CITY



- Transit Spine
- Acoustic Shield
- 6 Mins to CBD

{ ZERO JUNK MILES }

# THE SPACES WE BUILD, BUILD US

We are moving from the grey inertia of the dormitory to the green resilience of the neighborhood.  
Go forth and design habitats.



SYSTEM STATUS:  
**READY.**