

Facing

Newsletter of Beacon Pathway



NOW Home construction complete

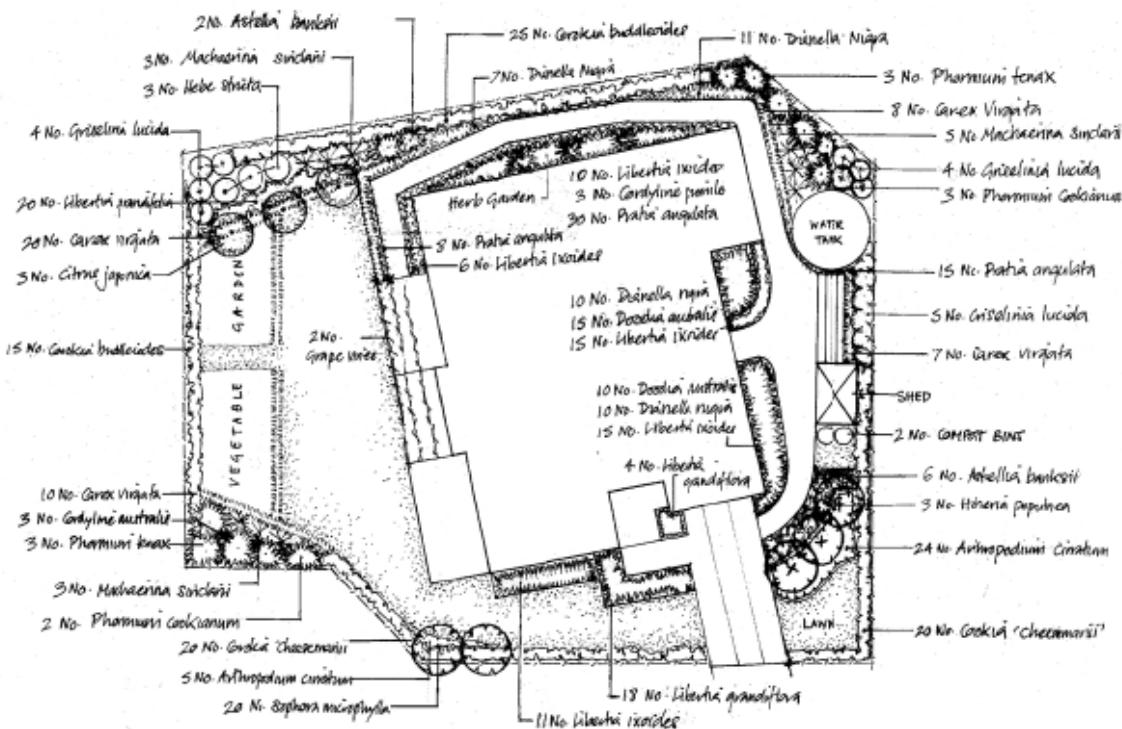
The final day of construction on the NOW Home is here. On 8 July the construction was finished, leaving only the hard and soft landscaping to be completed before the opening of the home in August. The landscaping is being designed to fit with Waitakere Parks' landscaping of the park area, and with that of the Sustainable Living Centre nearby. A landscape plan (see below) has been prepared by Boffa Miskell, and includes a vegetable garden, compost bins and native plantings

Meanwhile the process to find tenants for the home is underway and is being managed for free by Glover Real Estate MREINZ. Selection of the tenants is a vital part of the research project as monitoring criteria include health, general wellbeing and comfort benefits, energy and water consumption, and the durability and functionality of materials used. Beacon will do everything possible to protect the privacy of the tenants during this period, and monitoring will occur remotely.



The NOW Home in the week before construction finished

Public access to the home, once occupied, will be restricted to a half day opening twice a year. For the rest of the year, access to the house will be via 'virtual tours' of the house on the NOW Home website.



Creating homes and neighbourhoods
that work well into the future
and don't cost the Earth

Mapping the relationships in the building industry

Ann Smith (Landcare Research) and her Market Transformation team recently reported back on their project, [Industry Association Alignment](#). This study set out to map building industry association relationships, to understand association needs and ambitions, to understand who and what drives association priorities, and to develop strategies for Beacon to engage with associations in the sustainable development agenda. They studied in detail 50 organisations across eleven sector groups, covering most of the industry by sector size and importance. They found:

- most associations are internally-focused and concerned with issues of representation.
- many feel sustainability is a passing politically correct fad.
- a third of associations are also motivated by mobilising support for specific issues (such as leaky homes).
- a small group of associations have taken leadership and change agent roles in relation to specific issues, including sustainability.

The report recommends Beacon adopt a broad matrix of strategies to engage and influence industry association uptake of sustainable initiatives. The report suggests how Beacon can identify and design interventions,

- (a) by supporting the policy-related interests of specific sector associations,
- (b) by aligning with sectors whose interests support practical sustainability initiatives directly, and
- (c) by aligning with government agencies/ initiatives to re-structure the industry and institutionalise sustainability.

Strategic Systems Workshop

Effecting change in a complex and fragmented industry can be difficult. Beacon recently held a workshop to assess how and where it might intervene to best achieve sustainable change. Facilitated by Stephen McKernon of Supplejack, and with the assistance of many multi-coloured sticky notes, Beacon team members brainstormed the key influences on the building industry. The influences were built into an overall systems map before identifying points of leverage and exploring the best design for retrofit and new build interventions

Lynda Amitrano (BRANZ Ltd), Adrian Bennett (BRANZ Ltd) and Bob Batenburg (Winstone Wallboards) work on putting together the elements of the map.



Beacon research to be presented at World Sustainable Building Conference

Beacon is sponsoring the production of a poster which will form the basis of a presentation by Rachel Hargreaves (BRANZ Ltd) to the **World Sustainable Building Conference 2005 (SB05)** in Tokyo later this year. Rachel co-authored one of the reports commissioned by Beacon in our initial exploratory research phase (2004). The report, [A Sustainability Framework for Houses](#), identifies the key elements of a proposed framework to support sustainability outcomes in housing. The framework offers a comprehensive view of residential sustainability and proposes strategic actions to enable transparent decision-making. It is intended to assist Beacon in achieving its goal of radically improving the sustainability of New Zealand's housing stock by 2012.

Beacon researcher Karen Bayne (Scion) will also be presenting a poster outlining the NOW Home research project. Her report will highlight the interactive and collaborative team-based approach, and focus on the goals and the key learnings from the project. The goal was to achieve a design that was inspiring and affordable (appealing), healthy and resource efficient (sustainable), smart, innovative and marketable (educational), and fit for the needs of future society (well-built, cost-effective and adaptable). The design is relatively ordinary in terms of appearance, function and materials, but fulfills most of the higher priority requirements of the brief, including passive solar heating, water and energy efficiency, accessibility, and flexibility of living arrangements.

Rachel and Karen will present a visual representation of their research in the poster category of the conference. International referees will give awards for the best posters. World Sustainable Building Conferences are held every 2-3 years and attract a large number of building researchers, practitioners, officials, industry representatives and students from all over the world to exchange the latest knowledge and experience regarding Sustainable Buildings. For more information on the 2005 conference, go to www.sb05.com

Sustainable Neighbourhoods Workshop

Beacon research team leader Megan Howell recently led a [Neighbourhood Sustainability](#) workshop as part of Beacon's Neighbourhood project. The workshop aimed to:

- identify the elements of sustainable neighbourhoods,
- to design indicators for neighbourhood sustainability, and
- to establish an expert group that will have an ongoing influence in the Beacon Neighbourhoods Programme.

Workshop participants came from both local and central government, and from research and commercial organisations. They included representatives from:

- Housing New Zealand Corporation
- Auckland Regional Council
- Waitakere City Council, Auckland City Council and North Shore City Council
- Synergine, Fletcher Residential, Hill Young Cooper
- BRANZ Ltd, University of Auckland Geography Department, University of Auckland Planning Department and Landcare Research
- Design Tribe, Earthsong

Participants discussed their vision of a sustainable neighbourhood. They considered which styles of built environment are most conducive to creating desirable outcomes, and what barriers prevented those environments being achieved.

These contributions have helped the research team in clarifying the nature and measurement of neighbourhood sustainability. The team are now working to develop a first draft of a model Neighbourhood Sustainability Framework, with robust measures, to guide the development and redevelopment of urban New Zealand neighbourhoods.

BRANZ Ltd State of the Art report

The June issue of the BRANZ Ltd State of the Art report on Sustainable Building Related Issues is out. Funded by Beacon, the report brings together summaries of news and events from New Zealand and around the world, with links to websites and email addresses.

This two-monthly report will eventually appear for downloading on Beacon's website, due to be up and running at the end of July. In the interim, pdf copies are available from office@beaconpathway.co.nz

Here are the leading headlines:

- Sustainable Building Cluster launches 6th July in Auckland.
- PCE starts a new project looking at economic instruments to encourage sustainability.
- Scoping study on assessing the impact of climate change on Australian cities begins.
- Green luxury multi-residential high-rise lots sell within minutes in New York.
- 22% of UK homeowners want greener lives.



Year of the Built Environment Awards

2005 is New Zealand's Year of the Built Environment (YBE2005). Sponsored by Beacon along with numerous other organisations, it provides an opportunity for all New Zealanders to celebrate achievements in our built environment, past and present. YBE2005 will help to raise awareness of how the built environment can be designed to create more liveable environments, and how this can ensure a sustainable future for all our cities and towns.

As part of YBE2005, the Ministry for the Environment has developed an awards programme to recognise the best of architectural, planning and environmental design in New Zealand. The Year of the Built Environment 2005 Awards will recognise projects that exemplify the quality and relationship of built form with their environment, design innovation that enhances peopled environments, and sustainable design principles and resource use.

Nominations are being called for in June, July, August, September and October. Each month's winner will become a finalist for the Overall Winner – Year of the Built Environment 2005 Award to be awarded in December.

For more information go to:

www.mfe.govt.nz/issues/urban/ybe/award/index.html