

Facing

Newsletter of Beacon Pathway October 2013



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Beacon tools help Hobsonville Point assess sustainability

Beacon's Neighbourhood Sustainability Framework comes with tools which help to measure neighbourhood sustainability – both physically and socially. The two assessment tools – an Observational Tool and a Resident Self-Report Tool – apply the Framework to New Zealand neighbourhoods, either existing or planned.

Most recently Hobsonville Land Company has used the Resident Self Report Tool to help assess the sustainability of the now-occupied Buckley Precinct. Its 2013 Sustainability Report includes the results of the survey and these results will be used to inform next steps in the wider development. Interestingly, residents reported:

- 86% used a local park or playground in the last month
- 88% used the local café in the last week
- Nearly 90% visit the farmers' market monthly
- 87% say it is safe for children compared to 70% of Auckland residents
- 83% say it is safe to walk after dark compared to 56% of Auckland residents

You can watch the full presentation of the Hobsonville Sustainability Report here:

http://www.youtube.com/watch?v=5zUa7ZsEB_8&feature=youtu.be

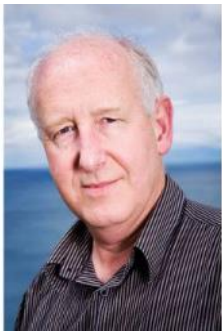


Work is now underway to further refine the tools to reference other sources of neighbourhood data and to make them easier for communities to use.

Read more about the tools here

http://www.beaconpathway.co.nz/neighbourhoods/article/the_neighbourhood_sustainability_framework

Or contact the Neighbourhood Programme Manager if you would like to use the revised tools deniseb@beaconpathway.co.nz



Message from the CEO

It was a great thrill to attend the announcement of the winner of the Breathe design competition in Christchurch last week. It seems an age ago now that the idea of building a housing showcase to lead the redevelopment of the inner city

was being discussed between Beacon, MBIE and Christchurch City Council.

The Breathe competition is a unique collaboration between Christchurch City Council and the Ministry for Business Innovation and Employment, supported by sponsorship from NZ Steel, BRANZ, EECA and the Cement and Concrete Association. The fact that the idea progressed into reality is testament to the vision and tenacity of Tony Moore at Christchurch City Council and Duncan Joiner at MBIE.

The winning design, by Rome-based Anselmi Attiani Associated Architects in partnership with the Cresco Group and Riccarton-based Holloway Builders, has some innovative features including a seismic-resisting foundation system, which offers a fast way of re-levelling and stabilising post-quake.

Another reason I was delighted to attend the ceremony was to connect again with British designer, Kevin McCloud. Tony Moore and I first met him on Beacon's study tour of new developments in the UK when we also visited his HAB Triangle development.

It's been a connection that's served us well, as Kevin later agreed to be an international judge for the Breathe competition. His insight, not only into the proposed designs, but also into the potential for developing Christchurch into an exemplar sustainable city, has added considerably to conversations about Christchurch's future. In particular, I like his perspective on how buildings contribute to community – in his words: "Do not get bogged

down in building design because it is what goes on in between the structures that matters."

I look forward now to the construction of the winning design at Latimer Square. My hope is that the other three designs can build on the competition's impetus and find the backing for construction also. It would be great to see not just one but several high quality medium density, mixed use developments in inner city Christchurch making the CBD once again a vibrant living place.

You can see the four finalists' designs here: <http://www.futurechristchurch.co.nz/breathe>. Take a look and be impressed!

Nick Collins



Tony Moore, Kevin McCloud and Nick Collins

Breathe winner announced

The winner of the Breathe design competition – to design a new urban village for inner city Christchurch - was announced recently.

The competition was won by the Holloway Team, led by Riccarton-based Holloway Builders with architects Anselmi Attiani Architettura and engineers Cresco, both from Italy. Their design includes 72 timber-clad dwellings combining medium rise apartment blocks with two and three storey housing. It will incorporate a cutting edge seismic-resistance technique known as ARMIDILLO™, which is both earthquake resilient and offers a fast way of re-leveling and stabilising dwellings post-earthquake to allow re-occupation. The innovative Pres-Lam construction technology - developed in New Zealand - is being considered as part of the light-weight, sustainable structural solution.



The Holloway team will now begin the detailed design phase and subject to finance, construction work on the development is expected to begin in the second half of 2014.

Judges' comments

The Holloway Team's design was hailed by judges as well-designed and structurally innovative, as well as an affordable and sustainable option.

The judging panel for the competition featured a wide range of skills with UK Grand Design host

and international judge Kevin McCloud, architect Stuart Gardyne (Chairperson), engineer Kevin Simcock, Ngai Tahu architect Huia Reriti, development specialist Martin Udale, landscape architect Di Lucas and youth leader Zea Harman.

Mr Gardyne said, "There is a beauty and maturity about the Holloway scheme. Space is well defined and thoughtful and there is a balance and clarity as to what is private and what is communal. It is extremely well done and any city would benefit from having a scheme as desirable as this in place."

Kevin McCloud commented, "This is a well-considered and mature scheme that builds on a vernacular of timber dwellings in the area. It imports some of the more progressive international ideas in public realm design."

Ultimately the beauty, engineering innovation and practicality of the Holloway scheme won out with judges commenting that it was the development they would choose to live in.

The judges also noted "This achieves what the original Breathe brief required, and does it well. This scheme sends a message to the city about what is possible."

A successful competition

The Breathe competition attracted major international interest with 58 valid entries received from 15 countries and with the finalists further developing their schemes for the second round of judging.

The other finalists, also consortiums, were: Ganellen, along with the University of Technology Sydney and Design King Company Architects; Walker Architecture and Design, with Ceres NZ; and the Viva! Project with Jasmax Architects and Arcus Developments.

Judges said that the high standard of entries made choosing a winner difficult and that any of the four schemes, or elements of them, would have been of benefit to Christchurch.

Ngāti Whātua Nga Rima o Kaipara houses moved

Two ex-Defence Force houses were moved from Hobsonville to their new site on Kaipara College land in Helensville. These represent the first step in the Ngāti Whātua Nga Rima o Kaipara housing project: a demonstration to local whānau of how a home can be retrofitted to be warmer, healthier and cost less to run.

The two houses were moved in the early hours on a not very nice morning. This is one of the houses nearly arrived at its site in Awaroa Rd Helensville at 5.30am on 24 September.



Donations are being sought for materials to retrofit the homes. IAG/AMI has donated insurance for both the construction and demonstration of the two homes and Winstone Wallboards and InsulPro have donated product for the retrofit of both homes. Beacon and Ngāti Whātua Nga Rima o Kaipara are working with InsulPro and Winstone Wallboards to ensure training is provided as part of the retrofit. This includes investigating training community workers in the installation of insulation, enabling them to gain a NZS4246 qualification for insulation installation.

If you are interested in donating materials toward the retrofit, please contact Glenda Lock glendal@beaconpathway.co.nz

New Category of Home progress

The second demonstration in the New Category of Home project is well underway. This follows on from the first trial - the HIVE High Performance House - and is part of a wider programme of work looking at how to combine the benefits of off-site construction with high performance.

The second trial is a duplex at Hobsonville Point, Auckland. It has been constructed off-site in the factory and recently moved onto site. The lower walls were built as wall panels with the upper modules being constructed and craned into place once the lower walls were braced and ready.

The project is delivering significant learning for partners. Everything from productivity potentials through to quality and performance measurements and even what types of claddings are best - or best avoided - for future off-site construction.



An upstairs module gets craned into place.

Turning Build Back Smarter into a service

The pilot project has formed a platform to explore a wider Build Back Smarter Service for Canterbury homeowners. The Service will target the upgrade of 9,500 houses over a period of three years.

Beacon Pathway has been contracted by Ministry of Business Innovation and Employment (MBIE) to establish the Build Back Smarter Service. Funding to establish the service has been provided by MBIE, the Energy Efficiency and Conservation Agency, Christchurch City Council, Canterbury District Health Board, Environment Canterbury and Canterbury Earthquake Recovery Agency.

The Establishment phase will set up governance, project management and customer systems, recruit staff, train assessors and installer, secure premises and source funding to deliver the service and fund the interventions.

A Steering group has been set up to oversee the establishment with representatives from the six funders. Work is underway to seek funding to support homeowners in making upgrades.



A Build Back Smarter pilot participant has her home assessed

Seeking a Service Manager

One of the early steps, currently underway, is to recruit a Service Manager. This role is initially focused on setting up the Build Back Smarter Service, recruiting case managers, and developing relationships with insurers, PMOs and other stakeholders.

The Service Manager will be the public face of the Service in Canterbury, promoting its benefits to the public and private sectors, and the general public. The aim is to start the Service slowly in order to adapt its delivery to need and learning.

The Service Manager role will initially be a fixed term contract position until June 2014. By June 2014 a business plan will be complete, funding confirmed and demand for the service established. At this time it is envisaged that the role will become a permanent salaried position.

Read the full job description at http://beaconpathway.co.nz/index.php/news/article/seeking_a_build_back_smarter_service_manager

Any enquiries about this role can be made to Glenda Lock
glendal@beaconpathway.co.nz

Study tour opportunities in 2014

First call for expressions of interest

Building on the success of the 2013 Study Tour to North America, Beacon is offering **two study tours** in 2014.

These tours aim to showcase international best practice that is adaptable to the New Zealand urban situation and build new connections and collegiality across diverse groups of interested parties. In 2013, these groups included business owners, developers, property owners and managers, designers, architects, landscape architects and central and local government policymakers and officials from Christchurch, Wellington and Auckland.

Tour 1: Germany and Sweden

This tour will be conducted in May/June 2014 for approximately 15 days and will include Munich, Frankfurt, Freyberg and Malmo.

The tour will focus on lessons to be learned from European prefabrication and the delivery of resilient communities. Participants will learn from European manufacturers who are able to deliver high levels of quality, scale and affordability through a lean manufacturing process. The tour will also look at how the systems set up in Europe (both through policy and manufacturing) help to support neighbourhoods to maximise the use of local resources, including generating their own energy and water to deliver successful sustainability outcomes.



Tour 2: North American Medium Density

This tour will leave in August 2014 for approximately 20 days and include Vancouver and Victoria in Canada and Seattle and Portland in the USA.

The focus will be on high performing medium density developments and neighbourhoods, with a focus on a range of ways of achieving affordability, diversity and increased density as well as a variety of mixed and multiple use typologies.

Tour arrangements

Detailed itineraries for each tour are in development and will be made available in date. The majority of tour time will be spent visiting sites with informed local guides, with some 'scene setting' opportunities as well as free time. At this stage there is some scope for the inclusion of specific areas of interest, so please contact us if you have any thoughts or requests.

Tour prices will be confirmed early in 2014 and will include airfares and transfers, hotel accommodation (3 star) including breakfasts and all fees associated with tour days. Lunches and dinners are generally additional. Changes can be made to itineraries on request (for example to add days before or afterwards).

Tours will only go ahead once minimum numbers are met, at which stage full payment will secure your place. Places are limited - registering your interest keeps you up to date with any proposed changes and carries no obligation.

To register your interest please email Glenda Lock glendal@beaconpathway.co.nz

Building a Better NZ conference

Auckland 2014

Beacon is helping to organise a 2014 conference which hopes to bring the construction industry and researchers together in building a better New Zealand.

The need for the conference reflects the challenges and opportunities of rebuilding one of our largest cities, Christchurch. New ideas and solutions will be needed as a generation of work re-shapes much of the city's buildings and infrastructure. Similarly, Auckland will undergo significant change over the next few decades as its population grows by 40% from its current 1.34 million to 2.5 million by 2040.

The conference recognises the essential role of research to help us find new and better ways of achieving our goals. However, research is of limited value if it does not address industry and society's priority issues and if the results are not transferred back into industry in a way that enables adoption of new and innovative solutions.

The conference is supported by the four organisations that supported the development of 'Building a Better New Zealand', a research strategy for the building and construction sector:

- Construction Industry Council
- Construction Strategy Group
- BRANZ
- MBIE Infrastructure

Conference theme: Better Buildings

The Building a Better New Zealand conference brings together researchers, industry leaders, policy makers, innovators, designers and manufacturers. Hear the latest findings from research, experiences from practitioners and owners and the views from policy makers. Discuss and debate the ways to improve our built environment with leading thinkers.

Topics will cover:

- Achieving better buildings: Managing indoor environment quality, energy and resource efficiency
- Improving the performance of materials
- Retrofit solutions for existing buildings
- Assessing building condition and quality
- Measuring sustainability
- Sustainable technologies
- Productivity
- Meeting New Zealanders' housing needs
- Building better cities and communities

Sponsorship opportunities

Sponsorship packages are being sought for the conference. The organising committee is confident that the benefits of sponsorship will offer effective exposure not only over the period of the conference but in the years ahead.

Sponsorship opportunities include: Platinum, gold, and silver sponsors; key speaker sponsors; conference dinner sponsor; conference bags; and welcome function sponsor.

Exhibition space will be available at the conference for organisations and companies to showcase products and services which may be of interest to conference participants.

If you are interested in either sponsorship or exhibition space, please contact:

Building a Better New Zealand
Conference (Auckland 2014)

c/- Convention Management New
Zealand, PO Box 74 292, Greenlane,
Auckland 1546

Fax 09 835 1539,

Email shelley@cmnzi.co.nz



BUILDING A BETTER NEW ZEALAND

CONFERENCE, AUCKLAND SEPTEMBER 2014

Bringing the **construction industry** and **researchers**
together to take New Zealand **forward**

One of the most important conferences for the sector in 2014

A successful and innovative building and construction industry is critical to New Zealand as we look to provide the homes, work places and communities that will secure firm foundations for our future. We also face the distinct challenge and opportunity of rebuilding one of our largest cities, Christchurch. New ideas and solutions will be needed as a generation of work re-shapes much of the city's buildings and infrastructure. Similarly Auckland will undergo significant change over the next few decades as its population grows by 40% from its current 1.34 million to 2.5 million by 2040.

The Building a Better NZ conference will bring together a wide range of industry stakeholders including researchers, industry leaders, policy makers, innovators, designers and manufacturers to focus on research findings and case studies of best practice.

Aligned strongly with the New Zealand Building Research Strategy the conference will bring together local and international speakers to share their knowledge and insights on innovative, high performance and low impact approaches to developing, maintaining and retrofitting the built environment.

Spanning policy, planning and design, through to construction, maintenance, refurbishment, reuse or deconstruction, the focus of the

conference will be the future of New Zealand's built environment and how to transform the building sector to deliver on the needs of future New Zealand.

CONFERENCE TOPICS AND THEMES

The conference will provide an opportunity for those with an interest in the New Zealand built environment to hear the latest findings from research, experiences from practitioners and owners and the views from policy makers. It provides an opportunity to discuss and debate the ways to improve our built environment with leading thinkers. The conference will canvas a wide range of topics under the key theme of building 'Better Buildings', in particular:

- Achieving Better Buildings: Managing Indoor Environment Quality, Energy and Resource Efficiency
- Improving the Performance of Materials
- Retrofit solutions for existing buildings
- Assessing building condition and quality
- Measuring sustainability
- Sustainable technologies
- Productivity
- Meeting New Zealanders' housing needs
- Building better cities and communities



**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HIKINA WHAKATUTUKI



CONFERENCE ORGANISER: CONVENTION MANAGEMENT NEW ZEALAND

To register your interest, as a participant or a speaker, and receive more information or for sponsorship enquiries contact:

Shelley Cunningham | Shelley@cmnzl.co.nz | Phone 09 835 1533
or Lois Easton at Beacon Pathway Inc. | Loise@beaconpathway.co.nz | Phone 06 867 4458

Simple things make the difference

Beacon's Lois Easton says addressing fuel poverty is about getting the house warm – and simple things can make a difference.

In her recent presentation to the Community Energy Network conference, Achieving Affordable Warmth for all NZ Families, Lois discussed how fuel poverty can be reduced by improving whole of house performance.

Simple steps can make a difference to a home's warmth and householders should be supported to make these low level interventions: draught stopping; curtains (full length with pelmets); stopping water leaks (roof, windows, doors, subfloor space); and operating houses effectively (pulling curtains, opening and closing windows).

However, heat loss, moisture control and heating ALL need to be addressed. The full thermal envelope should be insulated to make the home easier to heat and get humidity levels down. Whole house heating (or at least bedrooms as well as living rooms) needs to be front of mind in retrofit programmes with sizing and choice of heating device and inclusion of heat transfer.

Householders need support and independent advice to put them on a pathway to improving their homes. However, renovation is expensive and often beyond single budgets – help is needed, but Lois asks the question: Are incremental policy interventions an efficient way to address the issues of our poor quality housing stock? When some houses have been retrofitted three times already under various government schemes - and are still cold - is this an efficient use of funding?

Read Lois' full presentation here together with other presentations to the conference <http://www.communityenergy.org.nz/conference-presentations-and-survey/>

New on the website:

Beacon's Annual Review 2012-2013 – read what we've been up to over the past year <http://www.beaconpathway.co.nz/about-us>

Final report on the Build Back Smarter pilot project

http://www.beaconpathway.co.nz/existing-homes/article/the_build_back_smarter_pilot_project

The value case for Building Back Smarter

http://www.beaconpathway.co.nz/existing-homes/article/why_building_back_smarter_is_important

Performance of Rental Housing Fact Bank

http://www.beaconpathway.co.nz/existing-homes/article/rental_housing

Affordable housing: lessons from the American Northwest – a Power point presentation on the study tour

http://www.beaconpathway.co.nz/further-research/article/successful_medium_density_in_north_america

