

① SITE VISITS.

WHAT:

BREATHE EXEMPLAR REQ TO ENCOURAGE + INSPIRE

ENERGY EFFICIENT. - } 10 * CHURCH SQ.
TRANSPORT CONNECTIONS } WESTMINSTER ST - PASSIVE
TECHNOLOGIES } MANCHESTER ST - SMALL APPROACH
COMPARISON BETW: HIGH DENSITY - MED - LOW
: FAILURES + SUCCESSSES

MIXED USE

CULTURAL EXAMPLES.

PRIVATE SPACE VS. COMMUNAL

RETIREMENT

MEETING PEOPLE LIVING IN ABOVE EXAMPLES

INFILL (BROWNFIELD) DEVELOPMENT

DIFFERENT SOLUTIONS.

- ALLOTMENTS

- COMPREHENSIVE DEVELOPMENT

- SERVICE AREAS

- SMALL HOUSES (50, 70, 100)

- SHARED FACILITIES

- INFRASTRUCTURE (CONSTRAINTS)

↓
COST & QUALITY

HOW LONG:

- 1 hr

1/2 day

PM (social!)

} OPTIONS

WHO:

DEVELOPER

REAL ESTATE

BUILDER

POTENTIAL BUYERS / CLIENTS

PLANNERS / DESIGNERS

Site Visits of
exemplar
development

Learning about
quality medium
density housing

med Density Housing

WDC
Pegasus
Beech Grove
Silverstream.
Selwyn
Farrington

green field Development

chcl.
Riccarton Aromid
4 AU's marvale st Albion
Brown field. Arston's Rd

TECHNICAL
TICK
OK

Best Practise
Developers going well!
Housing NZ.

urban
2x Design
Landscape Res
Architect Design
Landscape
Planner
Developer

Tenants Issues
Designer Car Parks
Developer

Prospective Tenant / Barriers
Pets
Dogs.

Builder
(VCM) Energy
CERA
Eastfram.
Architect.

Mix of tenure!

Transport
Infrastructure
Balance

Quality of Life.

Studios

Multi Agencies

500 Houses to make change.

Low Level chapter. - No reception plain
Neighbours Issues

Much easier to Development in green field - than Brown.

Right Design in Right place. Location

Sight Responsive

Design How that fits with neighbours / neighbour / floor

Different / usage / Density

Do you want! Do you not want what you want.

Quality life.
metrics

CERA
method

Learning about quality medium density housing

community - neighbours.

(VIVA) Village well.

m Design everybody meets - from Car to unit.

Safety & Surveillance

Social Development.

Scheme is implemented.

Design / Build Social Needs.

Community Structure Plan Support in structure

marketing. / to meet need.

(2)

- Talking to developers about their experiences - good/bad.
- Talk to tenants about experiences living in med density.
- See both good/bad examples - discuss issues
- Look at med-density within city centre - brownfield.
- Explore infrastructure + transport provision solutions in a comprehensive way
- How to provide quality amenity - avoid ghetto
- Larger developments of studio-type units
- Multi agency development - critical mass of land to allow new centre - 400-500 houses.
- Brown field development that was assisted through council.

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Encouraging Dialogue/Debate/Discussion

1st ROUND

- TEMAHI TANGATA - A FORUM ADDRESSING ECONOMIC ISSUES
(PEOPLE'S WORK) - ADDRESS HOUSING IN AN INCLUSIVE WAY.
- CONVERSATION (face to face)
(leave computers at the door)
- TENANT INPUT (incl rental market.)
- ENCOURAGE INVOLVEMENT
- INCENTIVISE INVOLVEMENT (feedback.)
- HAVE WISDOM WITHIN THE GROUP, TO USE SOMEONE PROF. SUPER.
(JANE KELSEY.) RIGHT PEOPLE
TPPA (CROSS SECTION OF PEOPLE INVOLVED.)
- HOLD DEBATES (opposite views..)
(GOOD FACILITATOR.)
-

2nd ROUND

- DRAW, SKETCH.
- DEBATES - taking positions.
- TAKE LEAD ON TOPICS:
 - AGED
 - EXPLORING TYPOLOGIES
(house types
community living)
 - DIFFERENT MODELS
- UNDERSTANDING MANAGEMENT MODELS
- MARKETABILITY
- U.S. EXAMPLES OF GRASS ROOTS ACTIVATION int conf in NZ.
- BEACONPATHWAY, PROPERTY COUNCIL AS ADVOCATES..
ALSO NZFI TO LEAD IT
- "SHARE AN IDEA" TO BE ENCOURAGED.
- PRO ACTIVE COUNCILS

3.

Encouraging Dialogue/Debate/Discussion

3rd ROUND

- PLANNING WORKSHOPS
- COMMUNITY INPUT
 - AGE/DEMOGRAPHY.
 - PREFERENCES
 - QUALITY MISSED.
 - ADAPTABLE SPACES.
- OVERSEAS EXPERTS ?
DILUTE (X) ?

(4) Demographics + Data

Demographics, market demands and housing forecasting

- What do baby boomers want / need - older + Active
- Baby boomers children next big market
- Understanding Aged Care + Care in home (pre-ret living)
- How does communal living work - Details / Financial / Benefits
- Understanding Body Corporate Issues - Insurance
 - ↳ Better housing models to allow innovation
- Understand benefits of small, high performing homes
- Market Research shared with Industry - Stats NZ, Real Estate
 - Building Cost
 - MBE
- Full cost of living - house capital + operate
 - ④ [Good Data basis of } - Car / travel + Time lost
 - [Good decision making } Maintenance
- Understand current building - scale + location → overshoot issues
- Where are current development opportunities = Land available
- What do families need / want → suburbs → central city
- Live Central - better data on target markets + amenity needs
- Myth Busters (Data to break misconceptions)
 - eg central city not family friendly
- Transport needs
 - elderly
 - where
 - Greenfield - Distance.
- Expectations
 - 1st home young
 - elderly
 - size / location / multi unit

(4) Demographics + Data

- Community Housing Aotearoa - phases of ownership
 - Rent → rent to own → own → up scale
down scale
- Big Data - make it Accessible + Open / public good
 - ↳ Need it interpreted (understand data)
 - ↳ A good description of what data means - practical use
 - (Waikato University) ^{Ian} Prof Poole pool.sceats@xtra.co.nz
- Application of international examples / data to NZ - interpretation
 - local application
- Compelling information told through an engaging story
 - = Importance of story time
- Integrated design (thoughtful urban form) James Lindy
meadow lands design - principles + approaches shared
Hutswell
 - ↳ Landscape Urbanism - Richard Weller - UT-tube / TED
(USA)
 - ↳ listen to nature
- Use tech to pass on good stories TED + U-tube

Delivery of social and affordable housing



6. FINANCING & RISK MGT.

FINANCING

Collaboration.

Innovative financing and risk management approaches

- De-risking existing buildings.
 - Post-earthquake uncertainty about building quality.
 - Need a centralized register of scope of works / ... ?
 - All future works should be consented.
 - Can insist that EQL re-scope works for identified problems.

De-risking:

- Pre-sales. Need deposits.

PLANNING

- Geotech Risks.
- Reduce Regulatory Uncertainty.

- Too much discretion for planners (need to go AND (paradoxically) Too little. (outside the rules)
- more open-minded financiers. CCT, central cloud, superann. funds, govt? 1.

FINANCE

- Council willing to delay cap. contribn. for types of houses it wants.
- Skippage in time.
 - consenting
 - professional design
 - construction.

Cost Over-Runs

Lifetime Capital & Operating Costs To be combined.

- Mass Education / so that buyers will PAY WILLINGLY for lower life cycle cost
- MUST provide more metrics. 4 \$/m² capital cost has little value.
- Banks need to lend more if operating costs are less. AND lend less if life-cycle costs are high.

Innovative financing and risk management approaches

- ⑥ • Is govt prepared to accept a higher risk? (will it need a higher return?)
 - Is it willing to in any way provide a financial. ^{Housing Accom. supplements} subsidy. — Not taxing imputed rent or capital gains.
 - How will govt measure "return". Will it be
2. A "Low interest" or some kind of concessionary loan?
3. A long-term fixed interest loan provided by govt. Reduces buyer risk.
"Young people are used to long term debt".
4. In Australia, every ^{new} house has an energy rating
~~New properties~~ water efficiency required.

7. VALUE DELIVERED BY OFF-SITE MANUFACTURE

- ➔ Demonstrating benefits of off site construction.
 - Affordable, innovative and at pace.

Value delivered from off-site manufacture

- ➔ Need to "see"

- Still thinking about conventional housing

look at exemplars eg Uni accomd in Aki.

- ➔ People have to experience. - can we have houses which people can rent short term.

- Issue of scale vs "one-off" standardisation

- ➔ Myriad of consenting authorities holding back multi-proof consents.

even when ISO 14000 + Qualmark.

- Factory visits, ~~off~~ house tour.

8. OPTIMISING FORM

- COORDINATION
- FINANCE FOR " & AGGREGATION
- ADAPTATION vs. REPLACEMENT
- MANAGEMENT OF STAKEHOLDERS

HOUSING MATTERS COULD:

- PROVIDE EXPERTISE IN PROVIDING THE ABOVE.
- EXPLORE THOSE ISSUES
- HELP CONVINCE PEOPLE & GROUPS TO WORK TOGETHER.
- VISIONING
- DRIVERS
- NEED IDENTIFY
- FACILITATE / ENGAGE

9. BEYOND CODE

EXISTING STOCK IS POOR

- EDUCATION "WE CAN DO BETTER"
- DEMONSTRATE LONG TERM BENEFITS & QUANTIFY THESE
- FACILITATE SHARING INFORMATION
- Instigate a study into long term cost / benefit of better energy performing homes
- Make energy performance data available to buyers e.g. UK EPA's - Energy Performance Certificates.
Demonstrate ongoing per sq.m performance statistics.

10. NEIGHBOURHOODS + PLACEMAKING.

1. NEIGHBOURHOOD IMPROVEMENT AREAS
 - CHARACTER / DISTINCTIVENESS / AMENITIES / IDENTITY
 - NEEDS
 - CHANGE DISCUSSION
2. INCREASE CHANCE INTERACTIONS
3. FOSTER NEIGHBOURHOOD SAFETY
4. INVITE NEIGHBOURHOOD VOICE - WHO DRIVES IT?
5. PLACEMAKING CAN CATALYSE CHANGE
6. NEIGHBOURHOOD BOUNDARIES NEED TO BE DEFINED

Placemaking and neighbourhoods

