

Kia Ora –

Thanks to Duncan and MBIE, Christchurch City Council, Waimakariri,

2 hour session

4 speakers – approx 15 minutes each – so plenty of time for discussion / exploration

Got a good line up – and specifically targeted for you as an Canterbury audience

Katelyn Orton (CERA)

Mark Teesdale (CERA)

Tony Gracie (Fletcher Living)

Health and Safety – exits and toilets

Why?

GOAL: Experience successful and more sustainable medium density housing and neighbourhoods in both suburban and inner city settings.



Vancouver, Seattle, Portland in the middle of our winter?
WHY NOT!

- **Connection**
 - talk with local housing leaders, experts and residents.
- **Demonstration**
 - Visit inspiring exemplars - medium density housing, empowered neighbourhoods, repurposed buildings, innovative social housing.
- **Exploration**
 - NZ housing sector leaders on shared journey
- **Activation**
 - Catalyse and speed up change back in NZ



Connection

talk with local housing leaders, experts and residents.

Demonstration

Visit inspiring exemplars - medium density housing, empowered neighbourhoods, repurposed buildings, innovative social housing.

Exploration

NZ housing sector leaders on shared journey -grow discussion about future opportunities for our homes and neighbourhoods

Activation

Catalyse change back in NZ

Who?



Dressed down as only a group of NZ professionals know how to do – but in our defense - it was 40 degrees... and we were doing a lot of walking

Who?

- Auckland
 - Allan Young, ACPL
 - David Hermans, MBIE
 - Daniel Fuemana, Unitec
 - Denise Bijoux, Beacon
 - Godfrey Hall, Insulpro
 - Joe Bartley, Tamaki Redevelopment Co
 - Murdoch Dryden, Creating Communities
 - Maurice Keily, Chow Hill Architects
 - Verney Ryan, Beacon
- Wellington
 - Nikki Buckett, MBIE
 - Denise Fink, HNZA
 - Henry Nepia, EECA
 - John McSweeney, Wellington City Council
 - Warren Ulusele, Wellington City Council
- Christchurch
 - Anna Stevenson, Community & Public Health
 - Katelyn Orton, CERA
 - Mark Teesdale, CERA
 - Tony Gracie, Fletcher Living
- Dunedin
 - Kevin Taylor, Dunedin City Council

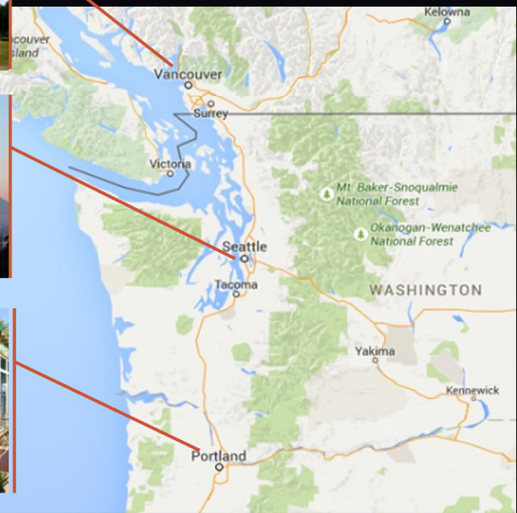
Here is a list of names – but suggest that you have a quick scan of the people, of the organisations

there may be people on that list who you know and can continue the conversation with them

Range of organisations – remit of housing

Where?

- Vancouver
- Seattle
- Portland



Saw a wide variety
of built form
Variety Of neighbourhoods
Different approaches to city living
Broad range of issues
A host of solutions and ideas
And a whole lot of different... and similar opportunities and challenges

So my job today is to provide you with a bit of an overview – or opening context to give you a feel for some of the key aspects that we saw and experienced
Then others will delve a little deeper into the specifics – especially related to Canterbury and the issues/challenges/opportunities that we face here

Vancouver

- Falsecreek,
Gastown, Surrey,
Laneway Housing,
Secondary Suites,
Co-housing, TOD,
VIA architecture



Falsecreek - Leed Platinum developments – high density high quality environments
Gastown – gentrifying inner city neighborhood – but drug use and homelessness play a part
Surrey – investing heavily in increased density and amenity around a transport node
using council and university facilities as a catalyst
Density through gentle and invisible densification



Vancouver embraced density

Developed mechanisms so private gain would bring public benefit – sufficient to justify to land owner and to community

Podium style development – creating human scale, relatable architecture - minimum separation between towers is 24m – or 80 feet

Good overview here <http://www.spur.org/publications/article/2003-11-01/vancouver-style>

Growth makes growth – benefits make benefits – development levies support amenity – amenity brings people and prices

Takes a supermarket to make a neighborhood – people thought that they were mad 30 years ago putting in supermarkets and schools in downtown...



Takes a supermarket to make a neighborhood – but here also a big box retailer...
With extensive housing on top and underground parking / access

Seattle

- Pike Place Market
Housing, Highpoint,
Delridge Library,
Pocket
Neighborhoods,
Tashiro Kaplan Artists
Lofts, Jim Diers



Pike Place Market –

Tourist area but sitting beneath this is a rich history of it being a hub of activism and provision of housing – public good and moral duty to provide – focus on keeping the market alive

Highpoint – Leed platinum master-planned new community – some similarities with Hobsonville Point – focus on provision of community, amenity, mix of homes and levels of income

Delridge library – where community insisted on affordable housing being integrated into the library facility with 19 apartments forming part of it – provides amenity, security, better use of public facility



Spent time with Ross Chapin – pocket neighbourhoods – both new and retrofit
Double density allowed if smaller houses, around a shared commons – and the auto does not dominate

Opened up an Untapped market of people who wanted to downsize and wanted to live in a small community with some shared facilities and shared sociability with 6 – 8 neighbors

Many patterns for community, layers of personal space - could be a very effective way to broaden our narrative around housing



Grow community – Bainbridge island – One planet living principles – very successful –
separate titles within community maximising effective use of communal space
Mixture of ownership and rental



Note the extensive solar, communal gardens, walkable neighbourhood
Great sense of community – more importantly for developer – sold extremely well –
allowed funding of a much larger scheme
Attention to detail important in many of the schemes that we saw – here a natural, non-
piped solution adding significant amenity to a neighborhood



Other important details catered for – bin storage and recycling at a community scale
'lifestyle' storage – Kayak hooks, bike storage
Electric car charging points – and communal car share schemes – often commercial providers invited in to supply a couple of cars to the development – in this case Grow community

Portland

- Pearl District, Co-housing, Dignity Village , Cully Grove, Ruth's Village, BOD
- Mark Lakeman, Communitecture,



Pearl District – revitalizing a rich heritage filled area of the city - Thomas Augustine, a local gallery owner, coined the name *Pearl District* around the turn of the millennium to suggest that some of its urban decay industrial buildings were like crusty oysters, and that the galleries and artists' lofts within were like pearl

BOD – Bike Oriented Development – some even now have their own Valet service

Portland embraced unique neighborhoods – strong sense of place when you are in different hoods – this photograph taken during the Last Thursday festival – last Thursday of every month Alberta street is closed to cars in the evening and people set up market stalls, buy, sell, perform, busk – eat drink and be merry...

Great atmosphere - some gentrification tensions though – 1990 – 2013 median household income doubled – property now selling within days

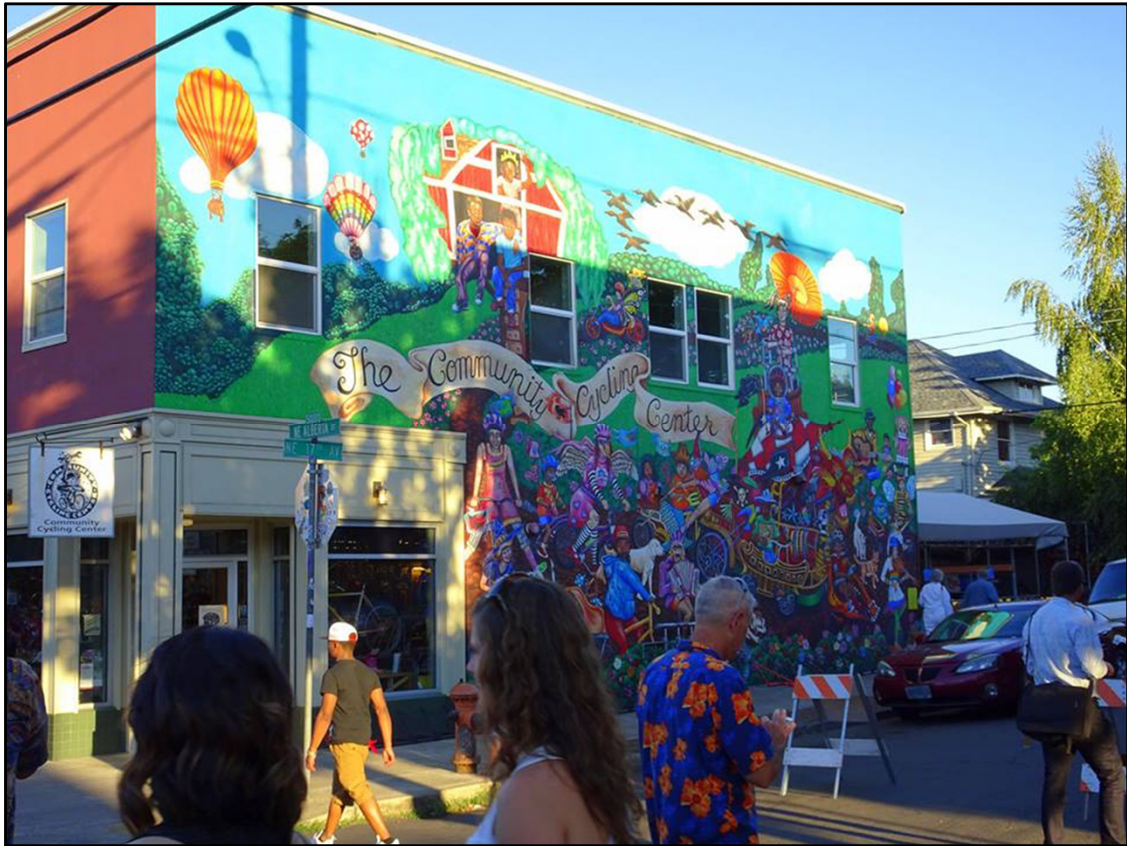


Saw an alarming amount of Homelessness/Rough Sleeping – and seemingly an increased amount compared to the last time Beacon ran the tour – not a scientific observation – but seems that economic conditions and soaring accomodation costs taking their toll. Even saw families with young kids – under age 10 on the street at night.

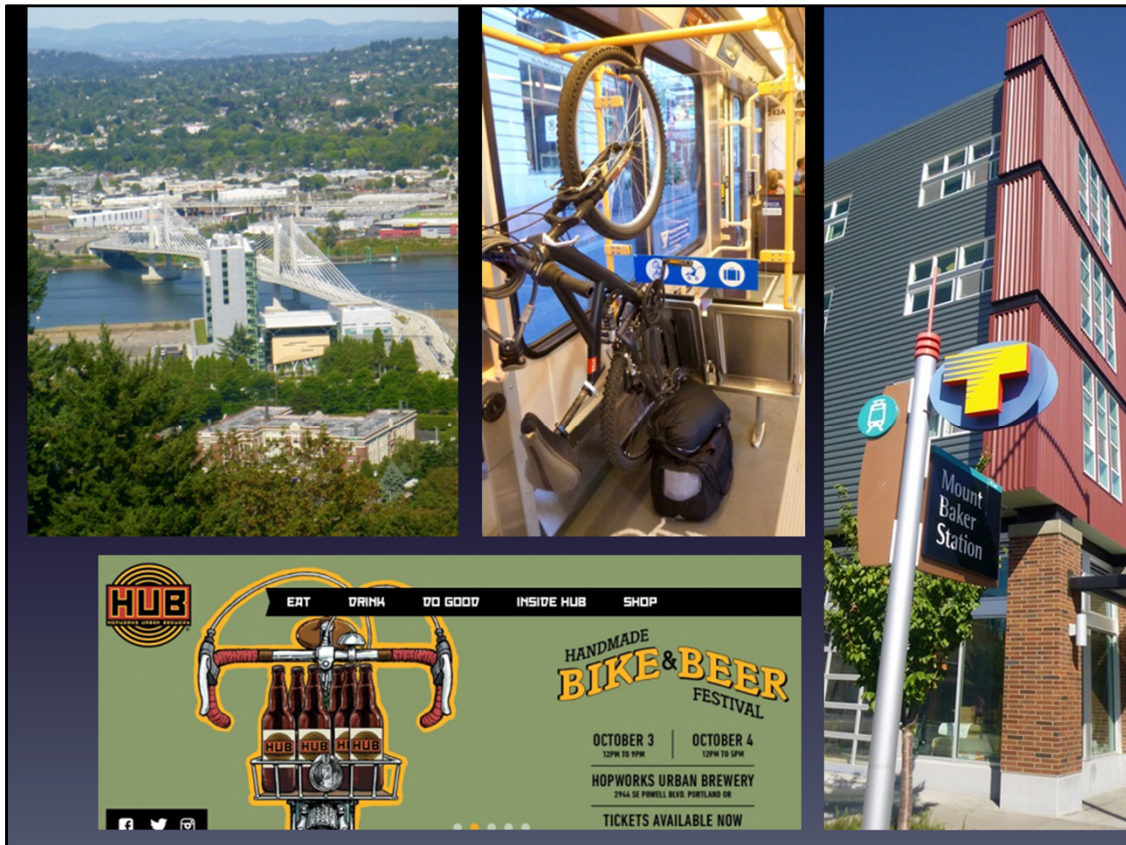
One response to this pioneered in Portland has been to empower the homeless to build their own community at Dignity Village – sanctioned by the city council and now plans to create more of these based around pocket neighborhood clusters



Another inspiration was the Falcon Art Community – and specifically the man with the bird - Real Estate Developer Brian Wannamaker
5 floors of apartments above a basement dedicated to artists
Rent freeze – as worried about moving the community out...
Passion and compassion
How do we foster that?



Community cycling centre – huge focus on bikes and bike culture in Portland
This started 20 years ago and acts as a hub in the community – see their role as catalyst
for building healthy and strong community



Here you see it integrated into most of their infrastructure from the trams and buses which carry bikes – through to these artists lofts at Mount Baker Station in Seattle

- And here a handmade bike and beer festival – which although delicious and more sustainable probably not the safest pairing...
- But this was at Hopworks Urban Brewery - on North Portland's Bike Highway – integrated brew bar, bike shop and accommodation... Hopworks is 100% renewably powered and cradle-to-gate carbon neutral. We are the first Salmon-Safe Certified brewery in the world.
- Obscure picture is the Tilikum Crossing – bridge of the people - carrying light rail trains, buses, streetcars, cyclists and pedestrians... but no cars.
- **At more than 1,700 feet in length, the bridge will be the largest car-free transit bridge in the U.S.,**

Lessons?



- We need to broaden our narratives...
 - About finance and funding
 - About typologies and ownership arrangements
 - About built form and built community
 - About intervention and outcomes



Travel broadens the mind...

And in turn we (all of us in the room) need to broaden narratives about housing and density

Keep being bold – seeing these things makes you realise some of these crazy ideas are being delivered – and successfully, and with great outcomes! – seeing this you are not mad – and gives you the inspiration to try to implement some of this contextually back here in NZ