
ORDINARY MEETING

OF

LONG-TERM AND ANNUAL PLAN COMMITTEE

MINUTE ITEM ATTACHMENTS

Time: 11.30am
Date: Tuesday, 22 May 2018
Venue: Te Aro Room
Macs Function Centre
4 Taranaki St, Wellington
Wellington, 6011

Business

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2.1 Long-term Plan Oral Forum 22 May 2018

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**Wellington City Council Me Heke Ki Pōneke
Draft Long Term Plan 2018/28****Berhampore Community Association Submission**

Berhampore Community Association especially supports:

- Affordable, safe and reliable transport options
- Decent housing for everyone that's affordable to rent, buy and live in now and over future decades.
- Free access to community recreational services for community services card holders, and ensuring that it's easy for eligible people to get this card.

1. Transport

The affordability of public transport and ability to safely travel by walking or cycling becomes even more important as budgets are stressed by escalating housing costs, especially rising rents.

Of particular concern for the community is adequate and timely public transportation. As a key artery from the Southern Coast to the city, buses traveling from Island Bay to the city are frequently full by the time they arrive in Berhampore, leaving passengers stranded during rush hours. We are hopeful the new bus routes and buses will address this issue, and encourage the Councils to constantly monitor and review the new system after six months.

Other community transport related concerns include:

- Unsafe speeding. A recent accident due to speeding and reckless driving was lucky not to have caused any fatalities. However, it highlighted the need to calm traffic along Adelaide Rd and the surrounding streets that are major arteries into and out of the city.
- Safe, accessible and sheltered bus stops. There are major bus stops in our community without any shelters or electronically updated signs for scheduled bus arrivals. We recognise these stops are often on or adjacent to private property, but would encourage WCC to identify these and consider options for providing a safe and sheltered space for passengers to wait for their bus.
- Clear, effective and timely consultation on transport issues and proposed changes. We encourage the Council to continue to ensure effective and timely engagement with community members and representatives. We are a relatively young but ambitious community association and have a very active neighbourhood Facebook page ('Berhampore Peeps'). We look forward to engaging with WCC regarding options for the Berhampore section of the Southern Connections cycleway route.
- Continue to support alternative and more sustainable means of traveling around Wellington. Whether this be by bike, foot, electric vehicle, car or ride share.

2. Housing

Affordable Housing – Two-thirds of Berhampore residents rent our homes according to 2013 Census, so that rental affordability is important as rents increase. Our suburb has experienced steep increases in housing prices, which although adding value for existing home owners, makes it much harder for first home buyers to find an affordable home.

The Council needs to focus on creating many more entry-level homes. Most new housing needs to be suitable for increasingly smaller households, but it is also important to encourage some new housing that is affordable for multi-generational households. Smart land use matters to keep our city compact - and

housing and transport costs affordable for all Wellington households. The Council urgently needs to strongly incentivise compact affordable housing, so limited land availability is put to best use.

New housing needs to be affordable to live in over the coming decades. All new housing needs to be well designed and well insulated for highly efficient energy use, preferably with built-in renewable energy generation. Widespread car share vehicles (cars for cheap hourly hire) can lessen the need for private car ownership, so scarce land can be used for house people, not cars.

Rental Warrant of Fitness – On behalf of the majority of Berhampore residents who rent their homes, we would like to see this WoF given urgency so the Council can start acting on cold, damp and unsafe housing as soon as possible *this* year.

‘Berhampore Peeps’ Facebook Page continues to have requests for affordable homes to rent in Berhampore. As competition for affordable rental housing grows, people who are younger, first time renters, ethnic minorities, not in paid employment, or have children and/or pets, can find it even harder to get a home. Legal rights and protections are more challenging to enforce in a constrained housing market.

Social Housing - See our agreed statement (below) on the importance of Social Housing to the special character of Berhampore. We see multi-cultural diversity and hospitality as key values to be respected and enhanced and wants Berhampore to continue to be a place where those with the lowest incomes and greatest needs can still live well and contribute to the common life.

Affordable warm safe healthy housing is a basic human right for everyone. Urgent support for people who experience ongoing homelessness is essential. People’s needs will vary.

BCA would also like to see some social housing that allows residents to enjoy the company of a pet, especially small animals such as cats or small dogs. Many New Zealanders enjoy pet animals, why should this often important source of unconditional affection be denied from those of us who live in social housing? Several winters ago, a man lived in a small tent with his two dogs amongst the trees near the Berhampore Community Orchard. He had to leave social housing because of his dogs - which were also important support for him. DCM tried to help but finding rental housing that permitted dogs was hard.

At the 8 December 2016 public meeting, the Association agreed on the following statement on the place of Social Housing in Berhampore:

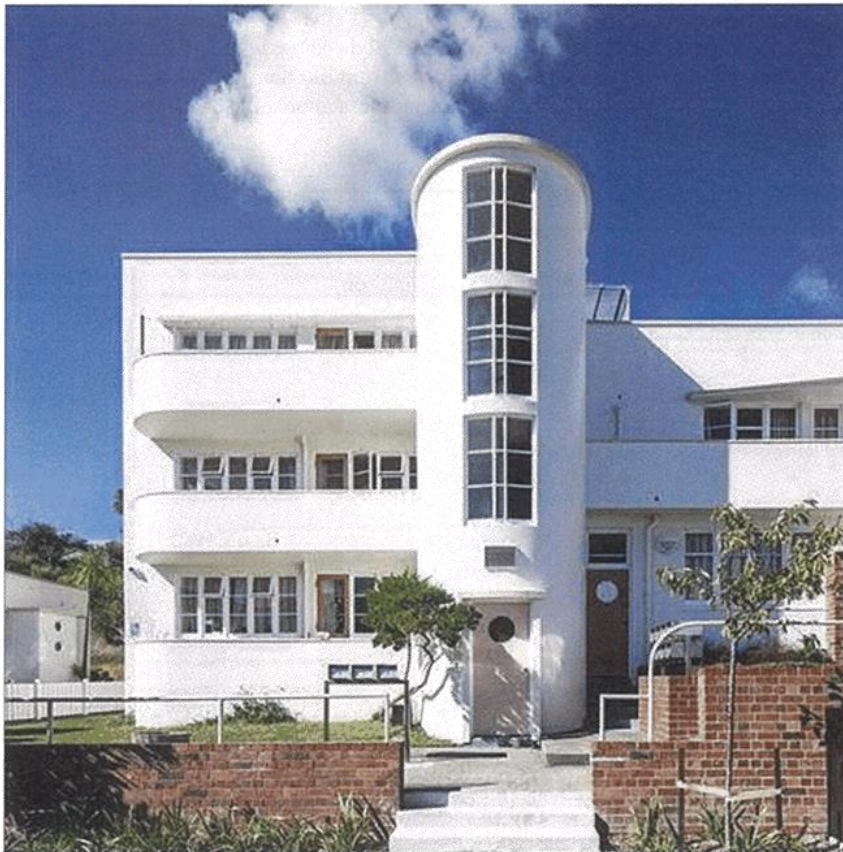
“The Berhampore Community Association is committed to enhancing the heritage values of Berhampore. If there is one major value which we as the community of Berhampore have inherited it is a vibrantly multicultural community. This suburb has been formed over many years by wave after wave of immigrants and refugees and the result has been a rich diversity of cultures. One key to Berhampore having the character it has is the commitment of various governments (local and national) to providing affordable ‘social housing’ in this area. Thus the complexes now administered by Housing New Zealand and Wellington City Council are important places of refuge for those with the greatest socio-economic needs.

The Berhampore Community Association sees multi-cultural diversity and hospitality as key values to be respected and enhanced and wants Berhampore to continue to be a place where those with the lowest incomes and greatest needs can still live well and contribute to the common life.”

As well as preserving the social character of Berhampore, **residents are concerned about the historic and cultural built character of Berhampore**, as more old character buildings are being demolished in the heart of Berhampore, and others look under threat as they are not well-maintained. We would like to see an agreement reached between Berhampore and the Council about what buildings define the special character of our suburb, and so will be protected in perpetuity.

We would like direct consultation from the outset with Berhampore where development is taking place - so that our community is kept informed & given chances to shape and protect the character of our suburb. Currently homes are being demolished & development is taking place in our backyards with absolutely no notification given to neighbouring residents. We would like a realistic blanket heritage protection order for Berhampore (akin to Thorndon) to encourage either quality, detailed replica infill housing, or bold, innovative infill housing that fits this quirky, heritage suburb (refer 1990s photo of Berhampore shops <https://www.flickr.com/photos/travelling--light/4906455271/>)

In the heart of our suburb, we have an outstanding example of housing density done well – the Centennial Apartments at 493 Adelaide Road. These were built well and thoughtfully in 1940 when we faced similar housing challenges – and these attractive apartments centered around a sunny green space, have stood the test of time, as density done well. See www.homestolove.co.nz/inside-homes/home-features/density-done-well-centennial-flats



3. About Berhampore and Berhampore's Community Association

The Berhampore Community Association is a new residents association incorporated on 22 November 2016 to build unity within the Berhampore community and make sure all Berhampore voices are heard.

Membership of the Association is open to everyone who lives or works in Berhampore, owns a business or represents a group serving Berhampore. Although independently operated, Berhampore Peeps' Facebook page with over 1000 members, complements the community-building role of the Association.

The objectives of the Berhampore Community Association are to:

- (a) Promote, undertake, advocate and/or facilitate activities and projects that unify, encourage a vital community spirit, and foster better understanding and respect amongst our diverse community.
- (b) Give Berhampore people a voice to the Wellington City Council and other organisations.
- (c) Create and carry out a 1/3/5/10 year plan to enhance Berhampore's built and natural environment, including heritage values.
- (d) Discover and celebrate the rich heritage of Berhampore.
- (e) Store and share local information (with the Community Centre) such as the District Plan, contact details of local groups and other organisations.
- (f) Liaise with other local resident associations and organisations with similar objectives.
- (g) Educate and help with disaster preparedness/civil defence.

The Census population of Berhampore in 2013 was 3,606, living in 1,572 dwellings with an average household size of 2.39. According to the 2013 Census, two-thirds of us rent our homes, split equally between private rental and social rental housing. Anecdotally, Berhampore appears to be rapidly gentrifying, with property prices escalating in recent years.

We welcome the opportunity to speak to our submission during the Council forum.

Contact: Morgan Hanks, BCA Chairperson

email: Berhampore.community.assoc@gmail.com or mfhanks1@gmail.com

text/phone: 021 802 528

Tabled letter from Bridget Baker

Dear Brian,

Thank you for your participation in the recent public meetings, along with Michelle and others. As discussed, we are forwarding these questions to you for timely assistance. We'd appreciate you answering what you are able to yourself. Otherwise we are requesting that you let us know who else, in addition to John McDonald, would need to be present at a meeting with us (and informed of the questions in advance) to respond to us as productively as possible. Thank you.

Thanks for the information that the Master Plan is being "fast-tracked" and to come out in the next couple of months. We feel it is important that we get our questions promptly responded to by the appropriate people, so we can be in the best position to offer constructive feedback, and ideas ASAP. Ideally, we would like to organise the response meeting by Monday 21 May. Can you please help us?

Where we are coming from:

- We recognise that an unchecked private market is driving us to a housing crisis. In this context we believe it is important that land set aside for housing the most vulnerable, is not lost from private ownership long term.
- We also recognise the housing portfolio funds are limited, construction costs continue to rise, and that the city is facing other priorities as well.
- We recognise WCC has invested considerable time and effort, and may feel they have limited options available to them financially. However, this is a matter of great concern for the whole community. We believe the wider community may be able to contribute valuable ideas towards solutions that have not/may not have been considered. Our contributions are best if they are better informed.
- We recognise that Arlington is not the only site under discussion – but as neighbours and residents here we recognise the uniqueness of this site, and feel a community voice is essential here.

Our questions:

1. What is the legal status of the Arlington/WCC land, and the historically agreed purpose for which the land was sent aside? Could we please be provided with a copy of the documents that outline this?
2. We understand from you that Arlington fits criteria for social housing well – a large complex, close to all amenities etc. Despite this, you indicated that selling a portion of Arlington may still be considered, and *may* be part of the Master Plan suggestions. (Unknown at this stage). We would like to see ALL options explored for retention of the land. We have some ideas of our own, but don't want to rehash territory already fully explored. To this end – can you please tell us what partnership options have been explored – NGOs, public institutions, private parties, philanthropists?
3. We know WCC has a fixed commitment with HNZ to maintain a certain number of people housed in social housing. We understand that increasing occupancy on some sites, can meet

this number without utilising all the land. Is WCC reserving a possibility that when the debt ratio is reduced in the future, that WCC would consider utilising more of the land for social housing again – and thus *exceed* this commitment as we face increasing need.

4. We understand there are significant financial limitations. We would like to be able to help. Can we please be informed as to the extent and urgency of the financial shortfall for the housing portfolio? How big a “solution” is WCC is looking for? We realise this is difficult to answer, but perhaps an answer to a hypothetical situation already faced, would help... You and Michelle both indicated that ideally you would redevelop Site 1 and 3 with 100% social housing, as has been done with Site 2, but you know you can’t achieve this. IF Arlington 1 and 3 were developed in the same way as Arlington 2 – what proportion of the debt could WCC service?
5. Can the public please access summaries of expert input into the questions of social/affordable housing from the Mayor’s Housing Task force and Wellington Housing Forum.
6. We would like information on what potential models of “Retained affordability” are under discussion, for imminent decisions on the development of Arlington. Are these around affordable rental, affordable ownership or both?
7. Are these models compatible with current social housing tenants moving up out of social housing? Or are they consideration for people on a higher income?
8. Additionally, Are there currently active heritage arguments/interests in retention of the tower? (Or is it really the financial issue that needs solving?)
9. Has provision has been made for input to the Master Plan, from ex tenants and current tenants (remaining in Arlington 3)? We understand they have just been informed that Arlington 3 is also under consideration now.

A final request, is that the Master Plan have flexibility for alternative scenarios, that allow our concerns to be openly considered. We have some concern that a “preferred option approach” can leave a consultative process somewhat shut down. Our sense is that this land is pivotal, and the wider community view is essential.

Thank you once again Brian, for your help in obtaining clear answers to these questions.

Kind Regards

Arlington Interest Group, Mt Cook Mobilised (Attendees of 12 April Meeting, along with gathering interested parties)

Resilience

- **Regulatory requirements for new buildings in Wellington :**
 - Minimum of **self-sustained energy production** : Solar hot water, solar photovoltaic panel, windmill
 - Better **water management** : grey and dark water separation, rain harvest with storage, household septic tank
 - **Energy efficiency**: There are many examples around the world of regulation where primary energy consumption is capped to a value (for example less than 150 kWh/m²/year). Construction dialogue between the city and the construction companies.
- Include resilience and sustainability criteria in public procurement contracts.
- Increased resilience + Saving on networks + Long term cost reduction for Wellingtonians + Sustainable growth of the city
- **Green roofs program** : Improve storm water management, heat insulation more balanced micro-climate, wildlife, and even food production
- Incentive and adapted regulation for **community energy projects** (neighbourhood, group of houses, community buildings...)

WCC 10 years plan – Forum 22th of May 2018

Waste management

- Local biogas production from organic waste to
 - divert significant amount of waste stream from landfill
 - increase resilience of the city

Biogas can be cleaned to be :

- Injected in gas network as already done in several European countries
- Used in public transports : buses fuelled by biogas in an increasing number of cities in the world



WCC 10 years plan – Forum 22th of May 2018

Biogas Buses

SOCIOECONOMIC
Effective and efficient use of biogas to mitigate waste and to eliminate potent greenhouse gas, while delivering strong socioeconomic returns.

TREATED WATER

BIO FUEL

SELF-POWERED

GREEN WASTE
Organic waste or degradable carbon produced from farms, plantations and food etc.

FERTILIZER

WCC 10 years plan – Forum 22th of May 2018

Transport : Bicycle

- **Increasing the attractiveness of bicycle** in order to reduce car traffic and parking problem :
 - **Improve safety** : Physical separation of the bicycle lanes in relevant areas (hedges, concrete segments, even parking space for cars). Increase visibility by giving a slight time ahead for cyclists at traffic lights.
 - **Increase attractiveness** for using bike for CBD travels: More space and lanes reserved for bicycle circulation on main streets, reward people who cycle and by doing so, save money to city.
 - **Improve equipment rate**: Incitations (taxe reductions, promotion) for companies to facilitate purchase of electric bike by their employees with a leasing system that is either repayed with time spent in the company and/or remain is repayed when leaving the company.
 - **Increase awareness** : Public campaign like « No ridiculous car trips », as in Malmö (<http://vimeo.com/15329560#>) to increase the use of bicycle for small travels. Make it look cool!

⇒ Better infrastructure recruits more people onto bikes, which creates more advocates for better infrastructure, which recruits more people onto bikes, and so on.



WCC 10 years plan – Forum 22th of May 2018

Transport : Others

- Incitations (taxe reductions, promotion) for companies to **fund half of public transports costs of their employees to go to work**
- Experiment **buses fuelled by biogas**, as an increasing number of cities in the world
- Encourage companies to install their offices on **business areas outside of CBD** (easy access, taxes reduction ...) to decentralise the growth of the city.
- **Non-free parking during week-ends is unfair** if it is to balance taxes reduction for companies that participate to CBD saturation : instead, the parking fees on weekdays should be increased to make other transport option more attractive for workers.
- A lot of small businesses depends on free parking for their week-end activity : Parking fees would make it less attractive and will likely damage the vitality of the city during week-ends.

WCC 10 years plan – Forum 22th of May 2018

Big projects

- **Small is beautiful** : In the long run, people are happier in cities that spend money for a lot of small projects improving their day to day life than on the ones which invest in high visibility but costly and non sustainable projects.
- Investments such as the airport extension or the movie museum represents a **huge financial cost** for the city for infrastructures that won't improve life of its citizens, and will **cripple the Wellington financial ability** to switch from an extensive to a sustainable development.
- These investments are in **contradiction with the long term objective of resilience** : Wellington should make its infrastructure change for resilience and adaptation before increasing its expansion, otherwise these objectives will be harder and more costly to reach later.
- These investments are **non-sustainable projects** : High environmental cost, based on debt, frequent budget overrun, and finally most of the money spent for them usually goes out of the city (national or international companies), and isn't compensated by economical fallout during operation.

WCC 10 years plan – Forum 22th of May 2018



Ipm Mexted share Madden.

SPORTS FIELDS

Which Option Best Suits Your SCHOOL?

For those wanting to improve their sports field quality or performance, there are a bewildering number of improvement options – a scenario which begs the question: which one is the best for us?

To ascertain the answer, we firstly need to gather the facts:

1. The amount of play the fields receive.
2. Whether the existing fields are closed due to poor drainage; how frequently this closure occurs each year; and whether the duration of each closure is acceptable.
3. Your expectations in terms of playing quality and consistency.
4. The available maintenance budget each year.
5. The various options for improvement.

We can then gain a greater understanding of the field options and how each one 'performs' against these issues.

Making a good choice starts with completing a feasibility study to identify specific expectations, budgets, playing pressures and environmental constraints.



David Ormsby
SENIOR AGRONOMIST
NZSTI, HAMILTON



How often are the fields closed each year and is this acceptable?

THE MAIN ISSUES

Playing Pressure

Knowing how many hours of play the fields receive each year is vital information. Even more important is how much play they endure over winter when growth (recovery) of the grass is limited. Grass cover has a finite 'playing capacity' before irreversible damage occurs and, once this happens, drainage/playing quality is likely to be severely compromised.

A recording system which quantifies use (play/practice) is recommended to ensure the facts are at hand. Table 1 provides conservative estimates of the winter usage that different types of well-maintained fields can support.

With increasing school rolls and the loss of green space (sports fields) in order to accommodate extra classrooms, the greater use of existing school fields is becoming a problem. This playing pressure has been the driver for change, requiring school management to consider:

- a) Changing the maintenance practises to support greater usage, i.e. more intensive use of fertiliser, aeration and irrigation.
- b) Upgrading to a turf which is capable of supporting higher use, i.e. sand, synthetic or hybrid options.

Acceptability of Field Closures

Poor drainage can be a significant factor behind winter closures. An on-site feasibility study is recommended to assess the range of contributing factors (e.g. soil quality and its drainage potential, maintenance practices, earthworm numbers and surface levels) in order that the most significant cause(s) can be identified along with solutions.

Where a school wishes to either reduce the risk of substandard, muddy winter playing conditions or the risk (number of days) of field closures, there are maintenance and field upgrade options available.

School Budgets

Finance is always an important consideration. As a general comment, obtaining capital funding to upgrade fields is not an insurmountable challenge for schools,

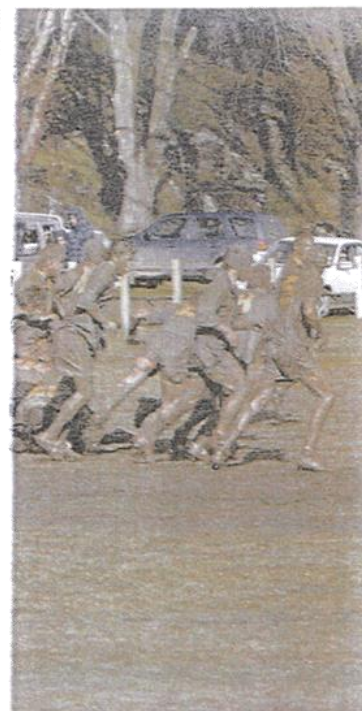
SPORTS FIELDS

Table 1: Estimated hours of use for different types of sports field

Sports field type	Typical hours use (senior play/week)		Risk of closure	Comment
	Winter	Summer		
Soil field	2 – 4	<10	Very high	
Pipe-drained soil field	2 – 4	<10	Very high	
Sand carpet field	5 – 12	10 – 15	Minimal	Closure is usually the result of renovations or an extreme rainfall event.
Full sand profile	5 – 12	10 – 15	Minimal	
Hybrid field	20 – 23		Minimal	
Synthetic turf field	Unlimited		Negligible	Use is determined by Resource Consent & surface warranty conditions.



A typical, drained, soil field.



The 'Achilles heel' of a soil field is the unpredictable winter drainage and muddy playing conditions.

although there is always the process of prioritising wish-lists to work through.

The real challenge (and the least talked about during enthusiastic debates about construction options) is the significant change required in the annual maintenance budget if an upgraded field is to perform as expected over the long-term. Modern sports field options are 'finely tuned' and have specific (often costly) annual maintenance requirements that must be budgeted for. Failure to do so will inevitably result in the new sports field not meeting expectations or completely failing!

IMPROVEMENT OPTIONS

Within each option discussed, there is a myriad of permutations (e.g. grass type, irrigation) that are site-specific and can fine-tune performance in order to better meet expectations.

Soil fields

These are the most common type of fields found in schools. They are usually constructed with local topsoil and sown with a cool season mixture of grasses (ryegrass, browntop and *Poa annua*). Further north, Kikuyu will likely contribute to the turf surface. A primary pipe drainage (and occasionally irrigation) system may be installed.

Table 2: Soil fields

Senior hours use/ week	Risk of closure	Consistency of playing quality	Ease of maintenance	Maintenance cost
Winter 2 – 4	Very high	Variable	Straight forward – based on maintaining grass cover and infiltration.	Low – medium
Summer <10, 10 – 15				
Advantages			Disadvantages	
<ul style="list-style-type: none"> • Straightforward maintenance. • Cheaper maintenance. • No extra capital cost, as fields are mostly already there. 			<ul style="list-style-type: none"> • Playing quality is variable throughout the year, i.e. can be soft, muddy & uneven during winter. • High risk of closure, which is unpredictable (weather dependant). 	

¹ Irrigated fields

SPORTS FIELDS

Sand carpet fields

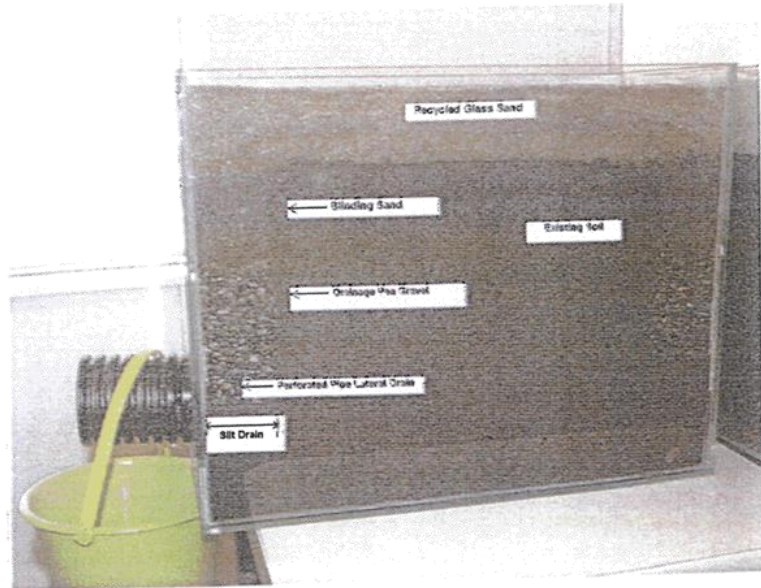
A sand carpet is essentially an upgraded soil sports field, where irrigation, close-spaced slit drains and a surface sand layer (40–100mm deep) are installed. Any rain falling moves quickly through the sand surface to the slit drains and away from the field. Coupled with the fact that sand doesn't compact, this means that the drainage properties are maintained despite the effects of play. This type of field construction has been the preferred option for New Zealand sports field upgrading for the past 25–30 years.

Full sand profile

The use of sports fields constructed with a full sand profile is primarily confined to New Zealand's regional stadiums. The soil is excavated and replaced with specified gravel and root-zone sand layers. The root-zone may be stabilised by a reinforcing product being incorporated into it, e.g. Loksand or hybrid turf.

Hybrid turf

This is a combination of artificial fibres and natural grass. Previously such turfs were used in conjunction with full sand profiles.



Typical sand carpet/sand top-dressed profile.

Table 3: Sand carpet fields

Senior hours use/ week	Risk of closure	Consistency of playing quality	Ease of maintenance	Maintenance cost
Winter 5 – 12	Minimal	Consistent	More complicated maintenance, based largely around keeping on top of thatch, <i>Poa annua</i> and maintaining a complete turf cover.	Medium-high
Summer 10 – 15				
Advantages			Disadvantages	
<ul style="list-style-type: none"> Predictability of use during winter in all but extreme rain fall events. Consistently high quality playing surfaces throughout the year. 			<ul style="list-style-type: none"> Significant capital investment \$200,000/ha+. Field has a finite life of approx. 10–15 years; replacement must be planned for. A more demanding management programme. Where loss of the turf cover occurs, the surface can become unstable. 	

More recently they have been coupled with sand carpet systems to further increase the amount of play being accommodated. Hybrid systems have fibres which are stitched into the sand surface (e.g. Desso Grassmaster) or 'open weave carpets' into which grass is sown and additional sand incorporated (e.g. Xtragrass).

The basis of these concepts are that where the natural grass cover is worn away by intensive play, the artificial fibres will remain, stabilising the surface, providing consistency of playing quality and maintaining a 'green', grass-like appearance.

Synthetic fields

Many schools have adopted synthetic fields and there is a wide range available to meet specific needs. In simplistic terms, they can

Table 4: Full sand profile

Senior hours use/ week	Risk of closure	Consistency of playing quality	Ease of maintenance	Maintenance cost
Winter 5 – 12	Minimal	Consistent	More complicated maintenance, based largely around keeping on top of thatch and <i>Poa annua</i> .	High
Summer 10 – 15				
Advantages			Disadvantages	
<ul style="list-style-type: none"> Predictability of use during winter in all but extreme rain fall events. Consistently high quality playing surface throughout the year. 			<ul style="list-style-type: none"> Significant capital investment of \$1m+. Field surface has a finite life of approx. 10–15 years which must be planned for. More demanding management programme. Where loss of the turf cover occurs, the surface without stabilisers can become unstable. 	



Gravel drainage layer installed and levelled. Sand root-zone starting to be placed.

SPORTS FIELDS

Table 5: Hybrid turf

Senior hours use/ week	Risk of closure	Consistency of playing quality	Ease of maintenance	Maintenance cost
20-23	Minimal	Consistent	More complicated maintenance, based on managing organic matter and maintaining artificial fibres at or in close proximity to the surface.	High
Advantages		Disadvantages		
<ul style="list-style-type: none"> Predictability of use during winter in all but extreme rain fall events. Consistently high quality playing surface throughout the year. Greater usage capability than unreinforced natural grass fields. Allows for high levels of use without the concerns inherent in fully artificial surfaces. 		<ul style="list-style-type: none"> Significant capital investment of \$800,000+/ha. More demanding management programme. 		



Grass master fibres, with all the natural grass removed.



Water-filled hockey turf at Mt Maunganui.



Maintenance is required to keep fibres/infill clean.

be divided into 2nd generation fields where sand is swept amongst the artificial fibres, or 3rd generation in which the carpet is back-filled with a mixture of sand and crumb rubber, or other aggregates.

LONG-TERM CHOICES

To summarise, there is a wide range of field types to choose from – all of which can be tailored to meet a school's specific expectation, budget, playing pressure and environmental constraints. The challenge is to clearly understand the site's needs by completing a feasibility study and thereby allowing the best sports field option to be chosen for a good, long-term fit.

References

- Mitchell, A. (2007) *Performance Assessment of Sports Surfaces (PASS)* <https://www.sportnz.org.nz/managing-sport/tools-and-resources/performance-assessment-of-sports-surfaces-pass>



Hybrid, open weave carpet into which grass is established and sand incorporated.

Table 6: Synthetic fields

Senior hours use/ week	Risk of closure	Consistency of playing quality	Ease of maintenance	Maintenance cost
Unlimited – largely dependent on Resource Consent conditions.	Negligible	Consistent	Undemanding. It focusses primarily on keeping the carpet infill clean to maintain drainage.	Low – medium
Advantages		Disadvantages		
<ul style="list-style-type: none"> Their predictability and ability to support a large amount of use. Consistently high quality playing surface throughout the year. 		<ul style="list-style-type: none"> Significant capital investment of \$1.75m+/ha. Surface hardness and heat are often concerns of users. Potential health concerns about the infill. 		

Wellington/Pōneke through the eyes of a uni student & "yo pro"

① Public transport

- A big thumbs up for trains ~ reliable, comfortable, relaxing, semi-affordable ✓✓
- Buses have potential: our bus network is far superior to that of Chch, Dunedin and smaller centres, but...
 - > often unreliable - makes you late to work/classes/social occasions
 - > cramped at peak hours: extremely uncomfortable and sometimes unsafe
 - > noisy - inside and out
 - > over-priced for the quality of the service
 - > heavily polluting " as a cyclist I'm looking forward to the electric buses!!
 - > at peak hours: takes a long time (and unpredictable amount of time, particularly on the no. 1 line, especially when full buses pass you)
- ↳ It takes ~35-40 minutes from Berhampore to Wellington station on the no. 1 bus on a wet day. The ride is cramped and highly unpleasant - I have to stand most of the way, can't read a book, people banging into you, falling about when the bus lurches, smelly... so I understand why people choose to drive for 15 minutes, you still get charged \$2 even if you just want to jump on the bus for a very short ride e.g. Newtown to Berhampore if I'm doing the grocery or \$3.50 Kilbirnie - Newtown just to get over the hill shops.
- if we're getting back from the airport after catching the no. 11 to Kilbirnie.
 - > under-paid bus drivers: grumpy drivers, toxic atmosphere, bad for tourism and everyone's mood!
- But there are so many benefits to be had from investing significantly more in public transport:-

a fairer and more equitable people who cannot afford society to maintain a car and who don't live close enough to the CBD to walk in can still have an enjoyable commute.

a more connected and lively city: its easy for everyone to leave their houses, get out and meet friends, catch the bus and still have enough \$\$ for a coffee ☺

Benefits from improved public transport

fewer cars on the road: better for the environment via. reduced CO2 emissions, better for human health via. reduced air & noise pollution, less noise pollution means people feel less frantic and enjoy walking and cycling by roads more. It'll also be safer for cyclists.

more convenient & comfortable public transport means wealthier people will be more likely to use trains & buses. here, they will mix with people of different ages and social backgrounds which, in their own cars, they may not otherwise do.

Other factors to consider

- I generally bike everywhere, and think it'd be great if Welly was more bike-friendly, but not everyone can bike, e.g. elderly, disabled inc. mentally disabled, if you don't have the option of changing clothes if necessary, or if you have a heavy load with you.
- But improving public transport will take cars off the road... better for bikes!! (or a baby!)

Specific actions to improve public transporta cheaper with snapper,
but still pricey

1. More automatic signs letting you know how far away buses are - so you don't end up waiting to ages just to figure out the service was cancelled. There is an app, but people might be out of data / not own a smartphone.
2. Cheaper fares. Fares do have a big impact on students and lower-income people, for instance, if you rent in Lyall Bay and bus to the CBD for work (study each day, that's \$50 per week, *not including any extra trips you'll want to make to get around in the weekend or get involved in social activities after work. If you earn \$600 a week and your rent in Lyall Bay is \$200, and food is \$60 + expenses (power, phone, internet, washing powder, loo paper) come to \$30 ... \$70 for bus fares for a week leaves you with only \$240 which is supposed to be for clothes, doctors appointments, fun things and (??) savings. This is the reality for many low-waged incomes, so cheaper fares would make a big difference.
3. Easier said than done, but ~~work~~ standard work hours ~~are~~ aren't changing anytime soon, so more services ~~at~~ rush hour please! We don't get a discounted fare when the bus is late, but we do suffer the consequences when we arrive late for a work function or lecture through no fault of our own!
4. Electric buses! Smoother, less noisy, better for the environment. We are waiting with baited breath for the new fleet!
5. ~~More~~ More places where buses have right of way. For instance, always allow buses to use the side lane on Adelaide Road near the Basin, rather than buses only using the lane between certain hours. More places where buses can sneak in front of cars, e.g. the "B" lights on Lambton Quay and Courtenay Place. This makes the bus ride faster, but also acts as a "nudge" to encourage motorists to consider bussing.

② Parks and green spaces

The Wellington town belt and other green spaces are fantastic assets for the city. They offer all Wellingtonians a way to get outdoors, to relax or to socialise, to connect with nature. Thanks to the effort of the Council and community groups, they are home to an increasing number of native birds - such as tīeke, tūi and kākā.

I really like the Pukeahu memorial park. I often bike through here, in the evenings and weekends, and it is always well used. Lots of people from suburbs such as Mount Cook frequent the park: they take their children ~~there~~ ^{here} to ride bikes around, they sit and read books ~~in~~ on the grass on a sunny day, guys sometimes skateboard about but in a harmless way. It is a very good use of space and the layout is very attractive - I also love the beautiful oak/pohutakawa sculpture.

Parks and green spaces cont.

Please keep up the great work maintaining and investing in the town belts, parks, Zealandia, Otari - Wilton's bush, Makara MTB park and the zoo.

It's also great to see the Council supporting plant & species restoration, e.g. Predator Free Wellington. Make sure to not just focus on the negative aka. "no rats and stoats!" but also the positive aka. "bringing back the birds." This will inspire more people and there are lots of success stories to be told, such as that of Pohill Reserve.

There are also lots of areas with great potential for more native planting & weeding, e.g. Te Ahu Maurangi hill. The Council could consider taking an active role in supporting groups that spring up to help out, or spearheading action. Many volunteer groups, such as Manawa Kari's have built up an impressive amount of experience in ~~the~~ forest restoration, so there is lots of knowledge out there ~~to~~ tap into.

•• I think Welly's pockets of native bush are unique in terms of most NZ cities, with the possible exception of Dunedin. They are a treasure to the people who live here, and to visitors, and I support the Council in continuing to devote time & money to them.

③ Rental housing stock

This is a difficult issue in that the problem is less about local government and more about a lack of national regulation, but I do appeal to councillors and to the Council to please, use your social capital and political power to advocate for better conditions for renters.

Most rental properties are simply appalling. They haven't been properly maintained in years, they are freezing cold in the undertime, often damp and moldy, sometimes rat-infested, usually draughty, and mostly run by property management companies whose ~~staff~~ staff members know that they are in a position of power and treat their tenants with condescension and derision.

~~Rent~~ Flats also cost a fortune, may be located in outlying suburbs, and they offer tenants security for a year at most: after that time, you may be forced to move (if your house is sold or the rent is put up prohibitively high), even though there is a housing shortage and it takes weeks or months to find another abode. This lack of security over the most basic thing as knowing where you're going to live is unsettling and demoralising.

But affordable, properly insulated, ~~we~~ regularly maintained rental properties managed by competent people with integrity would improve physical and mental health, and give people more opportunities in future. Thank you!

Eleanor Haggerty-Drummond PSA
oral submission

Hi everyone, my name is Eleanor Haggerty-Drummond. Thank you for allowing me to speak to you all this evening. I have worked at Wellington City Council for over eight years, and have worked as a library assistant at Central Public Library for over five years. I have seen the direct impact that the Living Wage has had on both my own life and those of my library assistant colleagues since the phased-in implementation of the Living Wage that Wellington City Council has committed to undertaking since 2013.

What has the Living Wage meant for me?

It has allowed me and my partner to purchase our first home in March 2017, and to have the stability and security that home ownership entails. For me and my library assistant colleagues, we feel more valued for the work that we do for the council. Prior to Living Wage implementation back in 2013, many of us were earning less than \$20 per hour, despite being highly skilled and experienced. Many of us have degrees and even post-graduate qualifications, and we did not see this adequately reflected in our pay, which was demotivating and disheartening. That has changed with being paid a Living Wage. We feel more valued by the Council, and there are flow-on positive associations with Wellington City Council working towards becoming a Living Wage Council, both for staff and in the wider Wellington community. We feel proud to work for a Council that is working towards becoming a Living Wage employer.

I see the Living Wage as being directly correlated to Wellington City Council's aim for Wellington to be a "people-centred city" as outlined in the Long Term Plan consultation document. I quote: "people are the city's greatest asset. Wellington's shape and character will continue to reflect the people who live in, work in and visit the city". It's ultimately about equity and inclusion. By paying its staff a Living Wage, Wellington City Council, is abiding by its long-term strategic values by allowing its workers to more adequately participate in society.

I feel very proud of the leadership that Wellington City Council is demonstrating in working towards becoming a Living Wage employer. I feel proud too that the Mayor and various councillors have made public commitments to ensuring that every worker is on the Living Wage and that Wellington City Council will become an accredited Living Wage employer. I congratulate the steps already taken by council to achieving this vision. However there are a few steps to go yet. There are still some directly employed workers and contractors at Wellington City Council who are not paid the current Living Wage rate as well as staff who are employed by Council-Controlled Organisations. It's a continual process and there a few things to be ironed out. Council's commitment to the Living Wage is amazing as well as the support of the wider Wellington community. It really shows that we value people as a city.

As a Wellington City Council worker, I look forward to knowing every worker at Council and its CCOs will be paid a Living Wage, and that the contributions that they make to this city are adequately acknowledged and valued. I've experienced the benefits of a Living Wage on my life and I look forward to these benefits being shared by all at Council. Thank you.

Creative Urban Housing

Baugruppe

Building Group

Baugruppe

Instead of buying ready-made dwellings, a group of prospective homeowners takes on the investment risk together. This gives them a say in decisions and enables them to save an average of 25 to 30 percent.

A52

<http://www.wohnmodelle.at/index.php?id=89,80,0,0,1,0>

R50

<http://www.architekturclips.de/r50/>

Esmarchstrasse 3

Seven stories in timber

<http://www.architekturclips.de/de/playing/kaden-klingbeil/>

Building Groups (Baugruppen) support in Berlin

<http://www.stadtentwicklung.berlin.de/bauen/baugemeinschaft/de/beispiele/ritterstr50.shtml>

<http://www.netzwerk-generationen.de/index.php?id=600>

Baugruppe

Attraction for users:

- Participatory design
- Cost saving
- Community building

Attraction for city/council:

- Neighbourhood and Community Living
- Architecture and Cityscape
- Sustainability and Ecology

Baugruppe

Neighbourhood and Community Living

The city needs residents who identify with their districts and shape their environment. Through building communities residents dedicate a high commitment to their neighbourhood, they often become a social anchor.

Baugruppe

Architecture and Cityscape

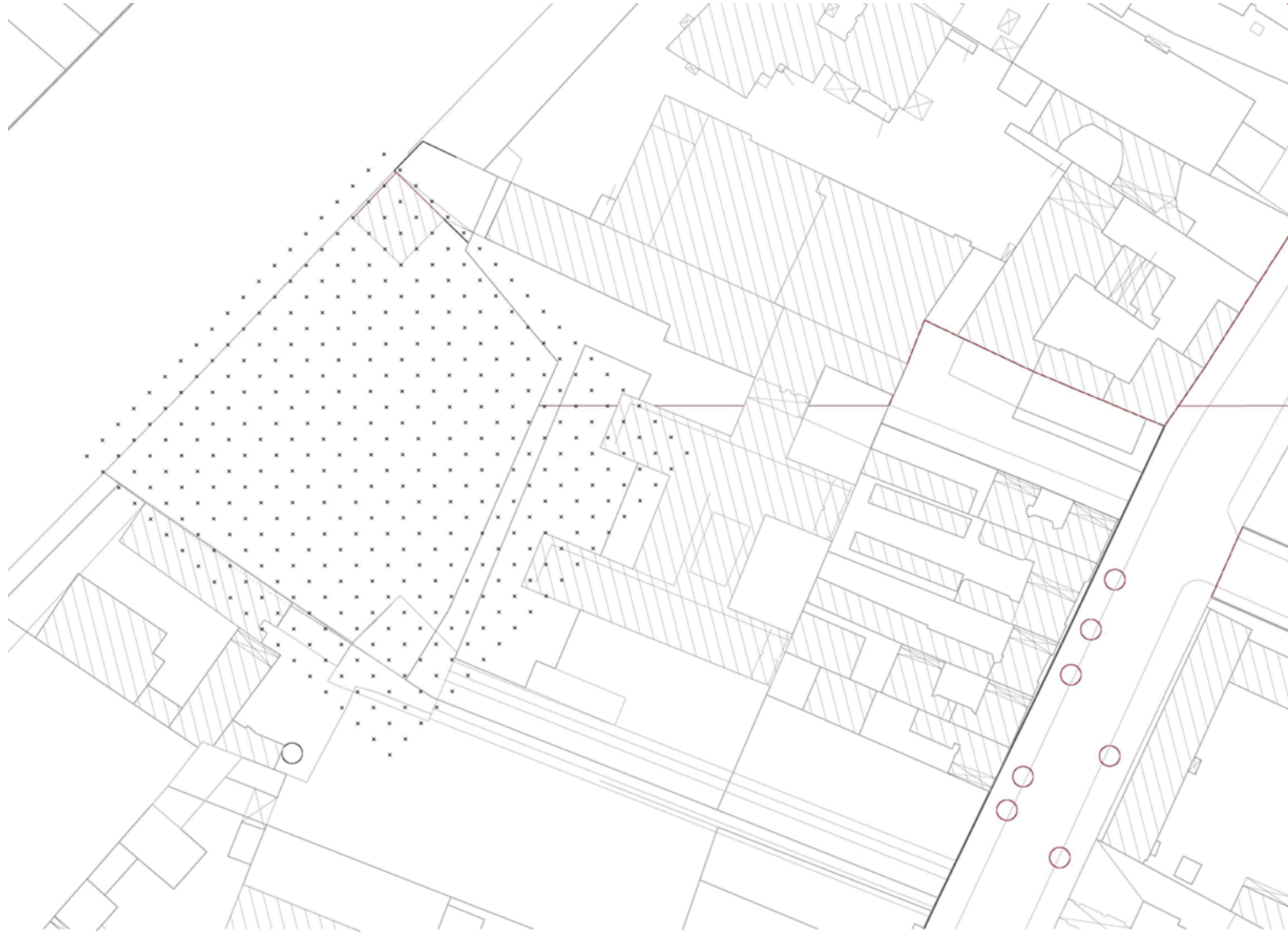
Building group projects are characterized by individual architectural concepts because inner-city vacant lots usually require innovative planning. The 'developers' are also the residents and through their inclusion in the planning innovative forms of housing emerge.

Spreefeld Berlin

Individuelles,
genossenschaftliches
Wohnen und Arbeiten

www.spreefeldberlin.de





Baugruppe

Sustainability and Ecology

The participation of users in the planning process often leads to sustainable solutions, and through reduction of management costs long-term cost-saving solutions.

The screenshot shows a web page from the Berlin city government website. The header includes the 'berlin.de' logo and navigation links for 'Politik, Verwaltung, Bürger', 'Kultur & Ausgehen', 'Tourismus', 'Wirtschaft', 'Themen', 'BerlinFinder', and 'Stadtplan'. Below the header is a search bar and a secondary navigation menu with links for 'Home', 'English', 'Kontakt', and 'Impressum'. The main content area is titled 'Senatsverwaltung für Stadtentwicklung und Umwelt' and features a sub-menu with 'Wohnen', 'Bauen', 'Planen', 'Verkehr', 'Umwelt', 'Denkmal', 'Über uns', and 'Service'. A red arrow points to the 'Service' link. The main content is a video player showing a street scene in Berlin. Below the video player is a text description in German, followed by a list of links and a 'Druckversion' (print version) option. The footer of the page includes the 'Senatsverwaltung für Stadtentwicklung und Umwelt' logo and contact information.

Senatsverwaltung für Stadtentwicklung und Umwelt

Baugemeinschaften, Baugruppen und Genossenschaften: Gute Beispiele
Baugruppe R 50 in der Ritterstraße 50, Berlin-Kreuzberg

Das Video "Baugruppe R 50 in der Ritterstraße 50, Berlin-Kreuzberg" steht auch in folgendem Format zur Verfügung:
 ▶ Video 1280 x 720 Pixel (116 MB)

Textbeschreibung zum Video
 ▶ in Deutsch (pdf; 112 KB)
 ▶ in English (pdf; 97 KB)

Der Film beleuchtet das Baugruppenprojekt in der Ritterstraße 50 in Berlin-Kreuzberg. In Interviews mit den Initiatoren und zukünftigen Bewohnern wird die Konzeption und Realisierung des Projektes erläutert; die Hintergründe, der Entwicklungsprozess, die Architektur sowie die Bauphase. Die Baugruppe realisiert, als eine Besonderheit, mehrere Gemeinschaftsräume.

Das Projekt ist im Bau und wird 2013 fertiggestellt. Das Grundstück stammt aus einem extra für Baugemeinschaften aufgelegten Portfolio des Berliner Liegenschaftsfonds. Die Baugruppe hat es auf Grund ihres überzeugenden Konzeptes im Festpreisverfahren erworben.

Dokumentation von Kristien Ring in Kooperation mit architekturclips.de
 Regie: Fred Plassmann
 Kamera: Frank Gutsche, Fred Plassmann
 Redaktion: Kristien Ring / architekturclips.de
 Produktion: OFFscreen ModernMedia
 Dauer: acht Minuten in Deutsch mit englischen Untertiteln.
 Produziert für die Stadtplanungsakademie Helsinki-Berlin im Auftrag der Senatsverwaltung für Stadtentwicklung und Umwelt (2012).

Senatsverwaltung für Stadtentwicklung und Umwelt

The screenshot shows the Berlin.de website interface. At the top, there is a navigation bar with links for 'Politik, Verwaltung, Bürger', 'Kultur & Ausgehen', 'Tourismus', 'Wirtschaft', 'Themen', 'BerlinFinder', and 'Stadtplan'. Below this is a search bar with 'Google' and a magnifying glass icon. The main header area includes 'Senatsverwaltung für Stadtentwicklung und Umwelt' and a secondary navigation menu with 'Wohnen', 'Bauen', 'Planen', 'Verkehr', 'Umwelt', 'Denkmal', 'Über uns', and 'Service'. A blue arrow points from the 'Service' link to the 'be Berlin' logo. The main content area is titled 'Grundstücksvergabe an Baugruppen im Festpreisverfahren' and includes a sub-header 'Zur Stärkung des innerstädtischen Wohnens sowie zur Unterstützung von Baugemeinschaften und generationenübergreifender Wohngruppen hat der Berliner Senat am 09.06.2009 beschlossen, dass der Liegenschaftsfonds Berlin Grundstücke in einem Festpreisverfahren anbietet.' Below this, there are three sections with images and text: 'Nachbarschaft und gemeinschaftliches Wohnen', 'Architektur und Stadtbild', and 'Nachhaltigkeit und Ökologie'. Each section has a corresponding photograph and a short paragraph of text. The footer contains contact information for the Senatsverwaltung für Stadtentwicklung und Umwelt, including the address 'Württembergische Straße 6, 10707 Berlin', phone number 'Tel.: 030 90139-3000', and fax number 'Bürgertelefon: 115'. There are also links for 'Wir über uns', 'Kontakt', 'Impressum', and 'Sitemap', along with a search bar and a 'Druckversion' link.

Participatory design aims to bring users into the design process

Through activities that facilitate sharing and conversation we are able to work directly with current and future users, quickly discovering important criteria to fold into the experience strategy of the development.







ABOUT

KAUPAPA : Purpose

We believe Architecture is about people – it’s about improving the quality of life of those it impacts. It is for this reason that ĀKAU chooses to challenge the status quo in the Architecture and Design fields. Our innovative approach sees us engaging community members in projects, involving them in the initial design process where creative ideas are valuable.

The ĀKAU team is made up of not only Architects but also those with experience in delivering community facilitation. ĀKAU has developed in-house a creative hands-on workshop process to help conceptualise ideas, needs and aspirations for a project with those that will use and benefit from its completion. Our awesome team of Architects and Designers then develop the ideas and deliver the project from concept design & construction documentation right through to gaining consents & building contract administration.

With this process we believe we achieve great design outcomes. That is, design that is contextual and authentic, a response to local culture and surroundings.

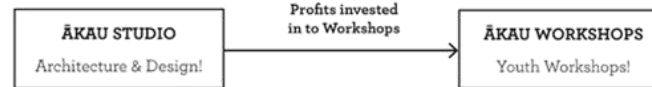
OUR PROCESS

- 01 -
Identifying who is your community. Who will the user be? Who will benefit the project by being involved in the design of this project?
- 02 -
ĀKAU Community Consultation Workshop
- 03 -
Project Execution. Concept design, construction documentation, council consents, building contract administration.

WE'RE A SOCIAL ENTERPRISE!

Social enterprise promotes positive social impact over financial gain. When you engage us for your design project you help us deliver more youth Workshops for rangatahi (youth) around Aotearoa. Around New Zealand communities struggle with high unemployment and a lack of economic growth, whilst the talents and creativity of their young people go to waste.

By weaving together youth creativity, community and design we believe young people can discover their purpose while at the same time making their communities better places to live and more sustainable into the future. Our youth workshops equip youth with problem solving skills which unlocks their potential by changing the way they view themselves and the world around them.

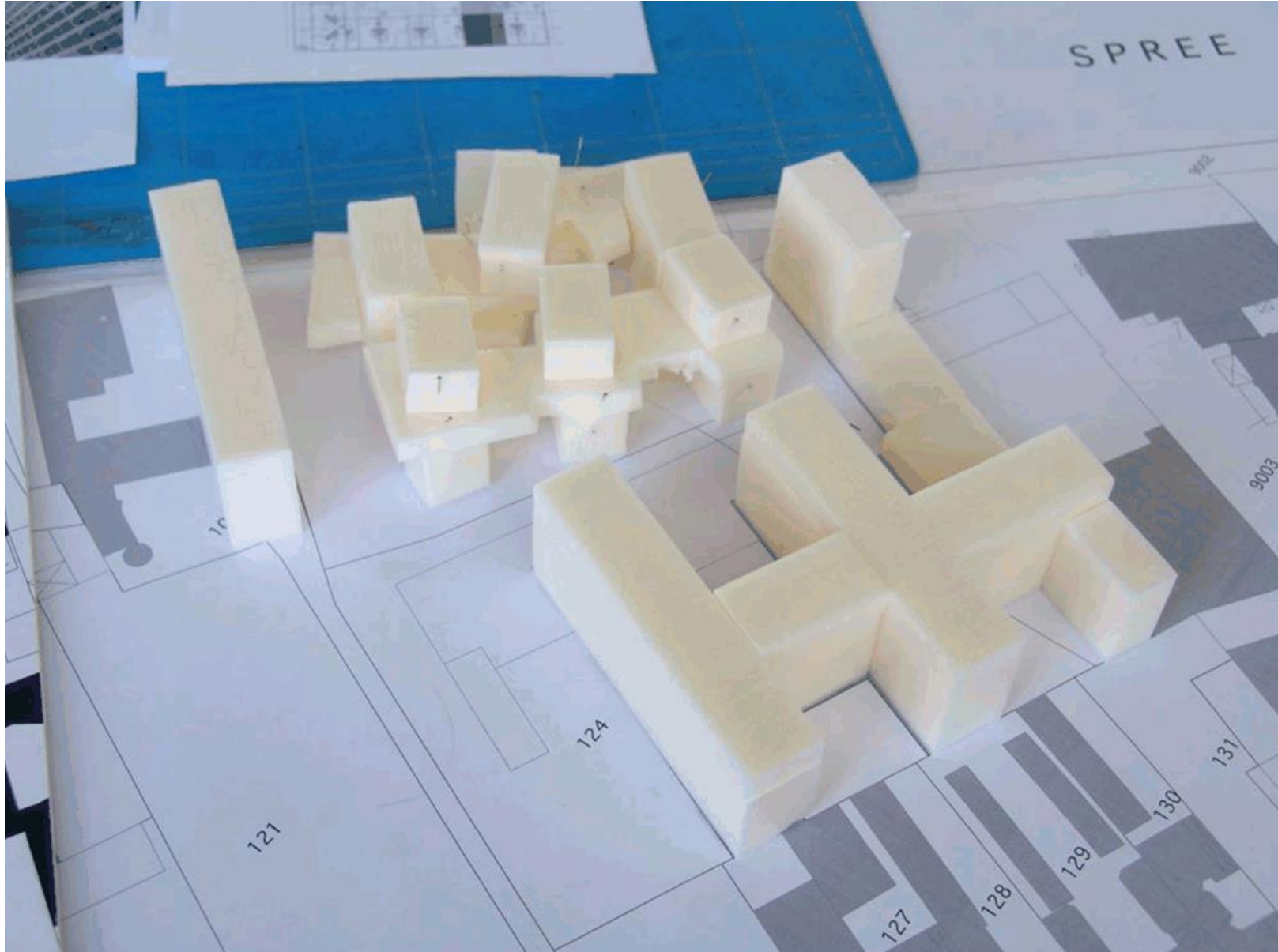


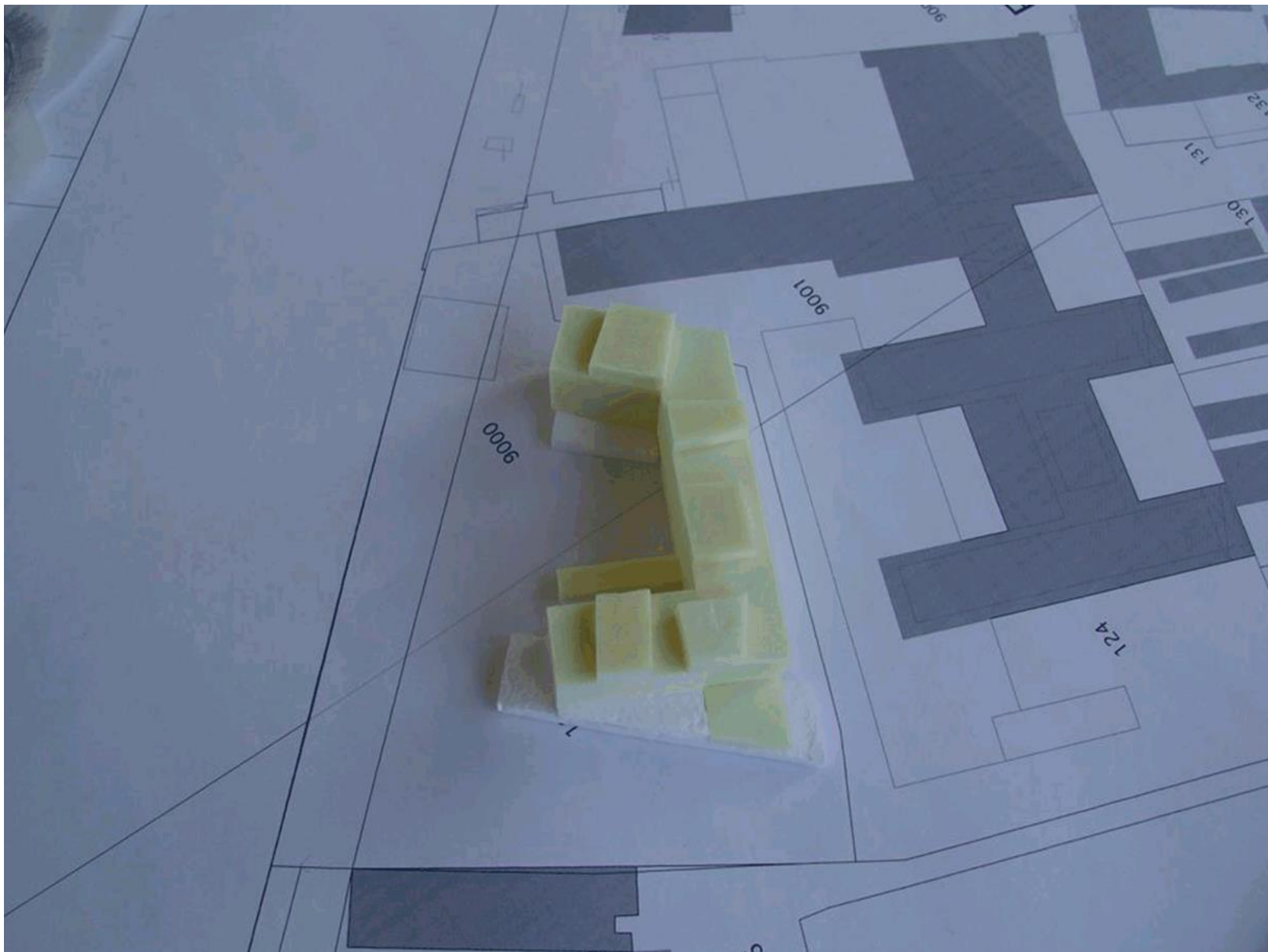
**If you could create your perfect living situation,
what would it look like?**

- location
- type of building
- facilities
- neighbours
- requirements











The screenshot shows a Facebook group page for 'Building Urban Living'. The page header includes the group name, a search bar, and navigation links for 'Nick' and 'Home'. The main content area features a large image of a person sitting at a table covered with architectural plans and sticky notes. Below the image are buttons for 'Joined', 'Notifications', 'Share', and a menu icon. The left sidebar contains a list of shortcuts to other groups, including 'Building Urban Living', 'ISTD Australasia', 'SV Associates', 'Spacebook', 'Design Expeditions', 'OFF GRID 17', 'Memories of Paul Ruben...', 'Massey Wellington Kites...', 'Kitesurfing Wellington...', 'Ravensbourne Graphic D.', 'Wellington Windsurf...', 'The Lunch Time Phot...', 'Spatial 400', and 'Spiritual Awareness...'. The right sidebar shows 'ADD MEMBERS' with a search bar, 'MEMBERS' (13 members), and 'SUGGESTED MEMBERS' (Bruce Spedding, Emma Ildiko Kapica, Sasja Mazurkiewicz). The 'RECENT ACTIVITY' section shows a post by Nick Kapica from 28 November 2016, sharing a link to a 'Great article about building groups aka baugruppen ...' with an image of a modern interior space.