

WORKSHOP CAPTURE



LOWER HUTT

**COMMUNITY
CLIMATE CHANGE
RESPONSE**

PROOF-OF-CONCEPT HUI

QUALITY COMMUNITY DEVELOPMENT

TUESDAY 16TH NOVEMBER

2.00PM - 4.00PM

LEAD: Ben Preston, Hutt City Council



CO-LAB MATERIAL

Documents and workshop material are available in this folder

link: https://drive.google.com/drive/folders/1khji967wkfjVvylCr_SfnFvOFi74hPzb



WORKSHOP DIGITAL WHITEBOARDS

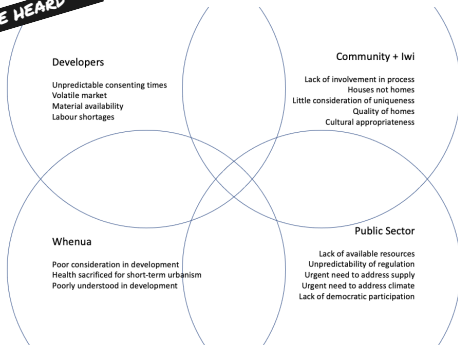
Access to all workshop/co-lab Miro boards can be accessed on the follow link **until 30 March 2022**

MIRO BOARD LINK: https://miro.com/app/board/o9J_ljkgGuU=?invite_link_id=787951954537

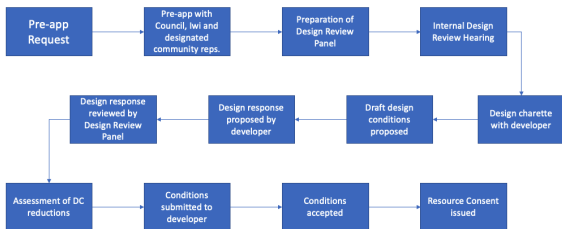
STARTING THE CONVERSATION

Ben Preston, HCC

WHAT WE HAVE HEARD



JUST AN IDEA.. WHAT IF...



COMMUNITY CLIMATE CHANGE RESPONSE

EXERCISE ONE

LOOKING TO THE FUTURE

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MIRO BOARD LINK:https://miro.com/app/board/o9I_lkgGuU=?invite_link_id=787951954537

WHAT DO YOU THINK?

#1 STICKY STORM

WHAT MOST INSPIRES YOU?

"We've allowed the market to do what it does but it hasn't worked for everyone. The prospect to create more of a fair society requires good quality and equitable housing - a sense of pride in where people live."

CREATING THE RIGHT HOMES FOR COMMUNITIES

- High quality housing for everyone.
- Everybody loves their passive house - connection really works
- A new way of thinking - creating homes and communities
- A new development ethos - opportunity to influence to emphasise value of community
- Housing supply - better housing stock that is well connected with the community and has better use of the land - how can we connect people
- Having a sense that we are creating communities

THINKING LONG TERM

- Encourage density in the right form and the right places
- Support HCC but also thinking to the next generation
-

MAKING PROGRESS + LESS RED TAPE

- Lots of good things happening
- exciting that council is jumping into this space
- More talk and genuine interest but we can do a lot better
- Opportunities to strengthen relationships across public organisations and enterprises
- Avoiding burdensome processes
- To make life as easy as possible from the supplier side as well as on the purchasing side

QUALITY DEVELOPMENT + WELLBEING

- How we deliver wellbeing when we are all living closer together
- Housing that connects people to their environment as much as they are part of it
- People able to experience high performing buildings
- Looking at the whole solution from a question and answer perspective
- Raising the bar to home star 6
- Chance to positively influence what happens in development space
- Nightingale is an exciting opportunity/example of housing people can be proud of.

PAIN POINTS

- It is better to build better but is harder when not rewarded
- How can we make 'community' take priority over how many 'lots' we can cram in' - lots of opportunities to do that in HV
- Hard to see communities with sick children
- A lot of developers are yield and profit focused, quality and community often limited as a result
- Concerned about the divide between what is being developed now and what the state provides now as developments
- Number of dwellings versus the QUALITY OF PLACE
- Cost is a challenge - high density gets greater yield - affordability is a massive concern
- Infrastructure - another significant limitation on development in general

WHAT DO YOU THINK?

#1 STICKY STORM

WHAT IS THE POTENTIAL?

TAKING A WIDER SYSTEM APPROACH (HOLISTIC)

Incentivise

- RMA changes - need non statutory systems to reach the vision
- Used in the UK to encourage high aspiration development
- Need to have really good metrics for what is offered
- How can we 'nudge' to reward the right practices and incentivise through consenting process
- Continue to lift the bar - set out a rising schedule with the ability to step up requirements over time
- What do we need to target to encourage the right behaviours?
- Encourages others to come with you: Outcomes that encourage others (developers) to move along pathway
- Focus effort in the right places

Prioritise climate/environmental impacts

- Energy is a major part of HCC carbon footprint. How do we get out of gas?
- City wide footprint wont go down if we dont do things differently
- What is the carbon impact?

PAIN POINTS

- Often things that were promised didn't make its way into the finished article
- Affordability - what sort of language do you use? what is affordable

REDUCE BARRIERS

- Balance development contributions
- Resource consents
- Speeding up consenting process
- How can we use incentives for quant results and change the types of housing in the city (better quality)
- Listing on the LIMs
- De-risk the process
- Alternatives to 'yield' as a driver
- Showing the pathway (keep it simple)

CREATING PARTNERSHIPS

- Affordable land, partnerships with builders, subcontractors/tradies, material suppliers and construction professionals (designers and engineers). And finance partners!
- Synergy between community and developers
- Common Unity is a good example: well-connected development processes
- Nightingale partnered with local enterprise-tightened the supply chain. Could duplicate this model
- Community organisations could work better with local suppliers without having to report every 6 months

COMMUNITY

- Group ideas and solutions
- Outcomes for the community - views taken into account
- Health and wellbeing for our people
- Kaingaora will push the design where it makes sense but its not always the best for the community
- Community level resilience- the more eyes and ears the better in terms of identifying and moving through challenges. More lived experience in the room.

DIFFERENT PERSPECTIVES

- Makes sense to listen to people who do work everyday
- Looking at things from the perspective of local suppliers
- Effective communication and more representation of different perspectives within communities
- Look from the perspective of local suppliers
- Every council has a different view but same pressures
- Similar conversations are going on with other councils

LOOKING TO THE FUTURE

GROUP REFLECTIONS

1 Where do we want to go?

COMMUNITY
ENGAGEMENT

- Supporting a process that allows developers to engage with communities and iwi

RESOURCE IN
PLACE

- The right planning and resourcing framework behind this - might be incentive enough

INNOVATION

- We want to be ahead of the building code

- Stay ahead of rising resource and material costs

- What we build will lock in for the future.

- Attracting different players into the community

- Adapting incentives to encourage certain behaviours in development community

- We need to start trusting communities more - so to resource their own development and planning needs, ideally in a way that takes some of the burden off institutions to command and control that process (and the resource burden that demands).

- Quick consenting processes- streamlined that avoids burdensome processes

REALISE THE
OPPORTUNITY

INCENTIVISE

STREAMLINE
+ FASTER

2 What are the considerations

- RMA changes - need non statutory systems to reach the vision
- How can we prioritise long term community longevity?
- Developing in a way that can teach others
- How can we build things we will be proud of in two decades' time?
- Affordability - due to COVID and other pressures building costs and resources have been impacted. Rising housing prices
- What are the top things we can learn from projects that we can replicate?

COMMUNITY

- Concerned about the divide between what is being developed now and what the state provides now as developments
- What we build now we are locking in for the future- cost of retrofitting is much more complex

3 What do we need to do?

TARGETED IMPACT

- Importance of being targeted, strong defined goals

CONTINUE TO IMPROVE

- Following up on goals so they don't disappear

- Ability to step up requirements over time

BE A LEADER

- Once you have a reputation for encouraging a type of development, you inspire other developers with the same values to start in your city

ENCOURAGE

- Encouraging developers to improve and do something better

MAKE IT EASY

- Remove burdensome processes and reduce administration burden



LOWER HUTT COMMUNITY CLIMATE CHANGE RESPONSE

PROOF-OF-CONCEPT: QUALITY COMMUNITY DEVELOPMENT

EXERCISE TWO

GROUP DISCUSSION

OPPORTUNITIES + CHALLENGES

PROOF-OF-CONCEPT: QUALITY COMMUNITY DEVELOPMENT

EXERCISE TWO

GROUP DISCUSSION

OPPORTUNITIES + CHALLENGES

REALISABILITY	LEGALITY	FEASIBILITY	NEXT STEPS AND ACTION
- Really positive engagement experience rights to design/development when not wanted - Professional support for community required - How might we involve community/pressure when more desirable more options than standard consent - Bottom line - has to be a quicker way through - How might we involve community/pressure when more desirable more options than standard consent	- Resource heavy - Could use further design - Engaging community is positive - How might we ensure it doesn't design how we are compensating them for involvement?	DEVELOPMENT - Is there merit in incorporating meeting up with community development? Could you have a number for public meeting, if for community, if for high income? - What does development agreement look like? For people to make agreements (provide provision in policy) - How do we involve them and ensure they are not just development? - Are development contributions and incentives enough? - Keep it real - what are the real impacts. Green spaces need a series of connections. Specific focus PERMIT - Some councils making developer agreements are mandated - Improving incentives in house can be managed but community-led regs don't work to consent sometimes, they might be expensive - There have been battles with design review panels in the past. Learn from them - Placed on fast-track - would need to streamline down - Could be lessons from HCC from Hawkes Bay on fast tracked consent - Where does the building consent fit with this process? CONSENT - Really positive engagement experience rights to design/higher than when not wanted - First community engagement is key and a hurdle - What conversations should happen prior to pre-app? - Need to get early engagement with decision makers	NEXT STEPS AND ACTION - Follow up meeting set with group participants to keep momentum OPTIONAL for week of December - Synthesise ideas and contributions to provide basis for feedback at next session OPTIONAL - Scope Proof of Concept for a trial - assess what is desirable, viable and feasible to get underway - Next meeting (the Christmas) Explore measures and tools that could be valuable as well as identifying potential challenges



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OPPORTUNITIES + CHALLENGES

#2 STARTING THE CONVERSATION

CREATING PARTNERSHIPS

- Affordable land, partnerships with builders, subcontractors/tradies, material suppliers and construction professionals (designers and engineers). And finance partners!
- Synergy between community and developers
- Common Unity is a good example: well-connected development processes
- Nightingale partnered with local enterprise- tightened the supply chain. Could duplicate this model
- Community organisations could work better with local suppliers without having to report every 6 months

LOWLIGHTS

- Resource heavy
- could add further delays
- Engaging community is positive. How might we ensure it doesn't disrupt/ how are we compensating them for involvement?

HMMM... NEEDS SOME

MORE THOUGHT

- Complexity - larger eco system processes/ flooding/drought and how development can help mitigate costs of infrastructure and loss?
- Assessment to meet resourcing consent - a lot of delays are happening? Statutory process is still required
- Targetting developers in hutt? Start awareness across groups through 'leading by example'
- Bottom line - design review still sits in hands of professionals
- Agree how we can deal with 'stand-offs' at the beginning.

WHAT ABOUT

INCENTIVES

- Is there merit in incentivising 'mixing up units within developments? Could you have 'x' number for public housing, 'x' for community, 'x' for high income?
- What does development agreements look like? For people to make agreements (possible provision in policy)
- How do incentivise but not loose out on infrastructure costs/development?
- Are development contributions and incentives enough?
- Keep it real - what are the real impacts. Green spaces need a sense of connection. Specific focus

PROCESS

- Some councils making developer agreements are mandated
- Improving timelines in house can be managed but community/iwi reps don't work to 'consent' timeframes. How might we improve this?
- There have been hurdles with design review panels in the past. Learn from these.
- Phased vs fast-track - would need to streamline down
- Could be lessons from HCC from Hawkes Bay on fast tracked consents
- Could be lessons from HCC from Hawkes Bay on fast tracked consents
- Where/how does the building consent fit with this process?

COMMUNITY

- Really positive engagement experience/insights to design/nightmare when not wanted
- First community engagement as step not a hurdle
- What conversations should happen prior to pre-app?
- Need to get early engagement with decision makers

OPPORTUNITIES + CHALLENGES

#2 STARTING THE CONVERSATION

BEN'S SUMMARY

NEXT STEPS AND ACTIONS

- 1** Follow up meeting set with group participants to keep momentum
OPTION: 1st week of December
- 2** Synthesise ideas and contributions to provide basis for feedback at next session **BEN**
- 3** Scope Proof of Concept for a 'trial' - assess what is desirable, viable and feasible to get underway
- 4** **Next meeting (Pre Christmas)**
Explore measures and tools that could be valuable as well as identifying potential challenges



PERSONAL REFLECTIONS CAPTURE

GENERAL

- Does Hutt City Council have a design review hearing process at present. If it is new and additional to what is in place at present what will be done to ensure a) it does not slow down and increase costs for the development of homes. b) if the result from the hearing is contingent on the decision what will be done to ensure consistency and certainty to those developing. i.e so developers know what to expect.
- One of the key things we do need to start doing is trusting communities to chart their own course, and resourcing them to do so. We have a resource gap and labour shortage - that isn't likely to change quickly, while the numbers of Resource Consents submitted will. It'll be a squeeze regardless, but if we can work with communities to have greater input I think we can also reduce the on-going resource burden on Council by doing much of the work in design charettes.
- Agreements and ability in policy- ability for people to make policy agreements already and step outside process of development contributions
- Good to encourage good development but also good to encourage in places where we have capacity.
- Equitable resourcing and professional support- community needs to be compensated for their time. Balance in approaching opportunities
- A lot of delays are happening in this non-negotiable administrative step
- Consider how this could support future housing demands and development requirements
- Need to keep in mind how natural deterioration will play a part in affecting infrastructure
- WRGF - what is that telling us from a strategic perspective already? Are there already windows of opportunity to leverage?

SPECIFIC COMMENTS

- BEN** • We need a process to start that awareness first
- BECKY** • Worried about the resourcing. It has to be a quicker way through or there is no point. what is exciting is that most of the design review work still sits in the hand of professionals e.g. architects, planners, so I love this idea of involving community and mana whenua in that review process if that's the more sexy, quicker option.
- PETER** • Even if we go through an initial process where we agree on development form, we still need to do an assessment that meets resource consent- can't be minimised.
- GUY** • SOMETHING TO CONSIDER: Turning question back on council- trying to do fast track for building consents for sustainability measure- has there been anything through local govt on local councils trying this in the past? What worked? What didn't?
- MATT** • Getting engagement as early as possible with decision makers. Don't want to go halfway down the journey then take a u turn
- GARY** • This isn't a process for every development. we are talking about a small # that will go through. We shouldn't get too hung up over the time frame for every one. we can use this as a 'learn as we go'



PERSONAL REFLECTIONS CAPTURE

SPECIFIC COMMENTS

- CHRIS** • Community engagement can be a very positive experience- push through community housing developments, bring a lot of insights- it's a nightmare when people don't want you there. This is a double edged path.
- QLDC uses the Development Agreement process for their resource consents that has enabled them to get contributions for affordable homes in exchange for the faster process
- WENDY** • This can be a bespoke approach
- Development contributions policy- removed incentives. Overall developers saw the need to get the infra in if feasible and able to respond to growth. 'Damned if you do, damned if you don't'.
- A few years ago our economist looked at the value added to properties that were in proximity to green spaces and/or play spaces (adult and children). 200 metres was the distance that added the most value
- I agree perhaps its looking at our governance models - looking at the local government review there's a move towards community governance models that support local community decision making and this has a lot of potential. Council began exploring this last year and work is ongoing to look at establishing this approach for Te Awa Kairangi ki Tai
- The restructure of three waters has the potential to either reduce the influence a consent process has over when and where this infrastructure is built or increase it if the type of growth aligns with central government aspirations to reduce carbon emissions etc
- ELISE** • Real situations - how can council incentivise communities and councils re green spaces to utilise and connect to these spaces more?
- Is there some way you can reframe it so you arrive at that before the pre-phase? Targeting HV developers
- RYAN** • Councils have dev agreements- some are making it mandatory for more than 10 lots. Powerful tool, happens at the start. Something that could easily be used
- Moe- design review panel works well when it works but you do get into weird standoffs where people don't agree. How can you get past this?
- ERIN** • Watch out- natural deterioration affecting infrastructure
- INGRID** • We have some great info on what the current and future housing demand is for Hutt City (Hutt City Housing Demand and Need prepared for Hutt City Council by Community Housing Solutions). It would be nice to have a complimentary study on what the residents - or would be residents - of Hutt City want (hapu, iwi, community reps)