



# Real Dream Homes

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# REAL-Value Homes are Dream Homes

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- We should all get REAL-Value on our biggest investment:
  - Resilient protects us and can be recovered quickly and affordably
  - Efficient and doesn't waste our resources
  - Adaptable for our life stages
  - Liveable keeping us healthy, comfortable and safe
  - Value and affordable to buy or rent, run and maintain
- Most NZ buyers and renters don't get REAL-Value from existing homes or new homes
- Its all about the choices we make on site, size, design and amenity

# Site

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- Many people end up on vulnerable sites
  - Magnet effect of rivers, hills and coast
  - Cheap land for developers
  - Misguided around land values and investment security
- Adverse events transform from secure to very uncertain futures.

# Secure Futures Shattered

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# Secure Futures Shattered



# Quick Site Assessment Tool

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- Raising awareness of why sites matter.
- Raising awareness of the different risks and regulations around sites vs dwellings.
- Helping people to recognise possible adverse natural events vulnerabilities.
- Identifying questions to ask.
- Focus outside of earthquakes and tsunami to the more frequent events.

# Prototype 2

QUICK VULNERABILITY ASSESSMENT

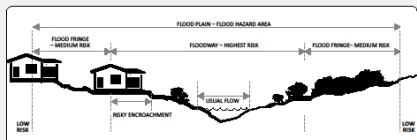


## 3. Rivers and streams

Whether your site is vulnerable to flooding from rivers or streams depends on:

- Where your site is relative to the flood plain of a river or stream.
  - How high your site is relative to the flood plain.
- Of course, actual flooding depends on particular conditions such as rainfall and sometimes tides as well as the storm water system's capacity.

Mark on this Picture where you think your site is relative to a stream or river



### SO YOU LOVE THE SITE HINTS

Think about the roads that lead to the site you are thinking about as well as the site itself. Your site might be fine in a flood but you might not be able to get in or out. If you choose a site like that you need to be prepared to accept a period of isolation and be able to be self-sufficient in food and water and be able to keep safe over that time. You need to ask will the house you build or any existing house be up to looking after you over that period? Go see the separate guidelines on resilient houses on [www.resilience.goodhomes.co.nz](http://www.resilience.goodhomes.co.nz).

QUICK VULNERABILITY ASSESSMENT



## 4. Flooding from stormwater and run-off

Surface flooding occurs after prolonged rain or hail and the local storm water capacity (if it exists) is exceeded and/or there is runoff from surrounding sites.

Hard surfaces such as roads, driveways, carparks can make run off worse because compacted ground, even with grass on it, does not absorb as much water as sites which are natural and not compacted.

Stormwater systems and their capacity can vary even in suburban areas. Some areas are reliant on individual dwellings using soak pits or sumps. Other areas have old stormwater systems which may be struggling to cope with increased numbers of dwellings in new adjoining developments. Check with your local council about your site.

Circle the description that fits your site best.

### 4.1 The surrounding land

Lower Risk			Higher Risk		
Site higher than neighbouring land	Site same height as neighbouring land	Site lower than neighbouring land			

### 4.2 Roads and driveways

Lower Risk			Higher Risk		
Road and driveways are lower than the site	Road and driveways are same level as the site	Road and driveways are higher than the site and slope down to it			

### 4.3 Storm water systems

You may need to look at the original plans for your site's development. This information should be on the property file for your site, it is likely that it will NOT be on the LIM. So don't rely on the LIM. You may be able to get access to the site's property file on-line. Talk to the council.

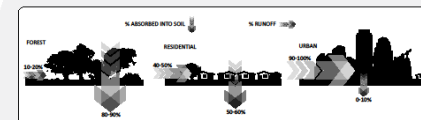
Lower Risk			Higher Risk		
Stormwater network services all local sites and is less than a decade old	Stormwater network is old or services only some sites	Dwellings, buildings and sites use soak pits or sumps			

QUICK VULNERABILITY ASSESSMENT



## 7. Vulnerability from Changing Land Use

What happens around a site impacts on it. A sloped site with undisturbed vegetation has less runoff than sites which are developed. If sites above or around your site are being built on or cleared, this may impact on surface water on your property.



It is in your interests to check it out. So check with council about the development of the site you want to purchase, and the land uses around your site including new developments and possible future developments.

Put a Cross if any these apply to your site or to surrounding site developments

### 7.1 Existing developments:

Some warning bells for existing developments on or near your site:

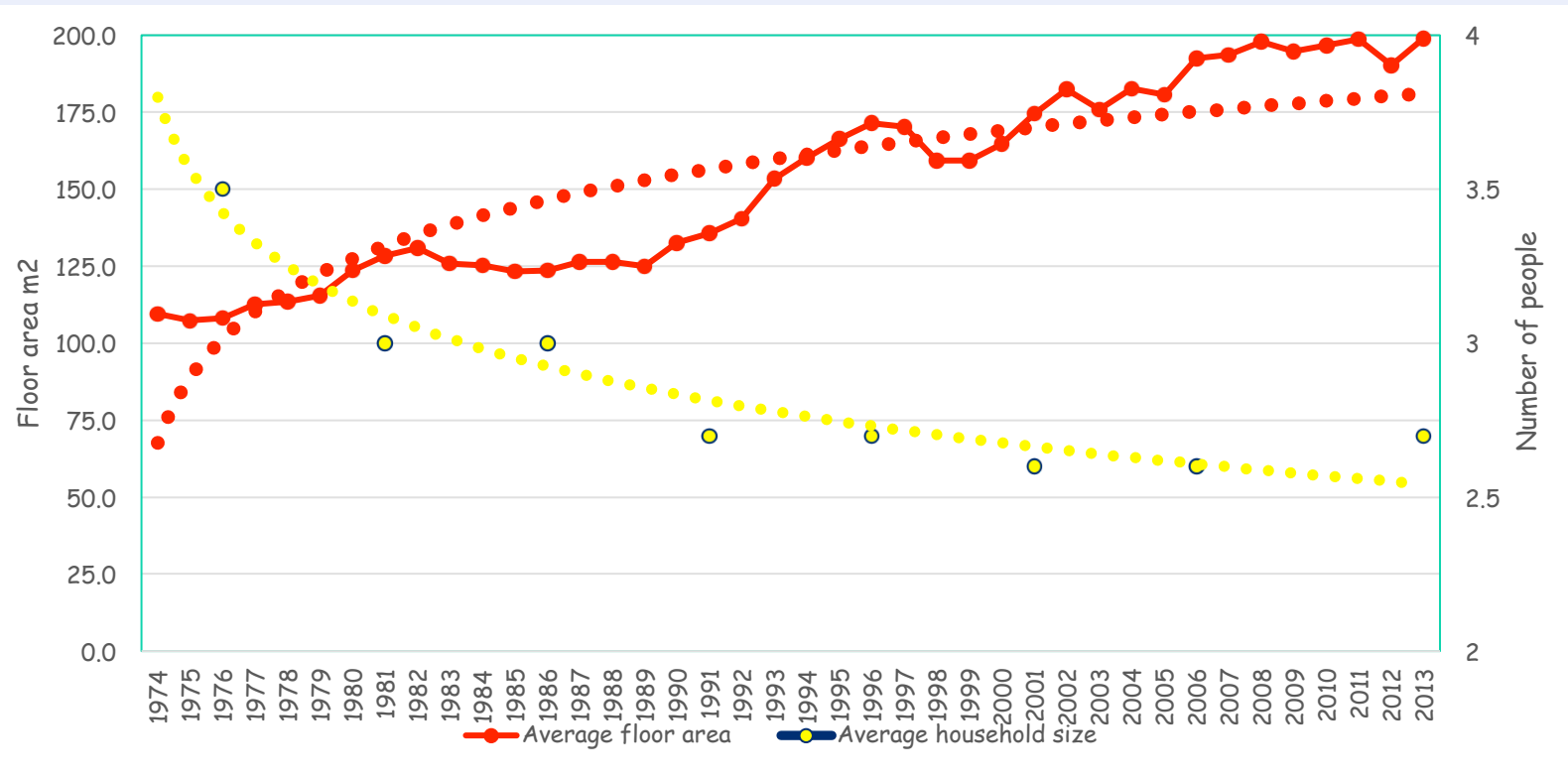
- The development required a resource consent – This indicates that the development was not a permitted use in the district plan.
- The development went to a Resource Management Act Hearing of some sort – This indicates local objections. Check out what they were.
- The developer was required to report on risks, do soil testing, get an engineering report, or other actions to get a building consent or RMA consent.
- The developer was required to mitigate risks or impacts.

### 7.2 Signs of new developments or changing land use:

You can check future developments that may affect the site by asking your council for:

- RMA consent applications that might affect the site
- Decisions by Council or the Environment Court for applications near the site.
- Surrounding forests recently cleared or about to be felled
- Subdivision for residential, commercial or industrial use

# Size is Good if the House Fits





# Size is Good – If it's Small

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- Forget the square metre build cost
- Big houses cost more
  - 100 m<sup>2</sup> affordable for a \$70,000 household
  - 200 m<sup>2</sup> only affordable for a \$118,000 household
- Big house (150-200 m<sup>2</sup>) - Big energy use
  - 1 person household median energy 2x a 100 m<sup>2</sup> house
  - 2-3 people household median energy 1.6x a 100 m<sup>2</sup> house
  - 4 or more household median energy 1.9x a 100 m<sup>2</sup> house

# Design

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- Good site + Good orientation + Good Design = Affordable comfort
- Accessible dwellings with LifeMark designed in cost less than 1 percent more to build but will:
  - Last for life
  - Save you future modification costs
  - Save you having to move into a rest home or retirement village
  - Be great to live in.
  - Can be done on small footprints.
- Reduce space waste and increase amenity

# Affordable Small House Lifetime Design, HomeStar & Resilient

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# Resilient Features

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- Simple structures
- Good repair and maintenance
- Simple roofs
- Limited materials palette
- Multiple energy, water and cooking:
  - Not being grid reliant for everything is important
  - Woodburners able to cook and heat water on top is good.
  - Having a gas cooker or barbeque is good
  - Roof water collectors properly installed and secured are good