**Ngā Hui a te Komiti Whanake Hapori me ēna Kaupapa Āhuru / Community Development and Safety Committee**

**OPEN MINUTE ITEM ATTACHMENTS**

**Theme – Accessible Housing**

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Community Development and Safety Committee,
16 May 2019
Accessible Housing in Auckland

Equitable Access as a Key Component of Community Sustainability

Tricia Austin
Architecture and Planning, University of Auckland
Auckland Council Presentation 2019
The design of residential developments can:
facilitate social interaction;
make it easier for children to play independently and safely outside of their homes;
produce the next generation of pedestrians and cyclists;
enable older people to age in place;
ensure that people with a disability are able to fully access their surrounding neighbourhoods

or it can hinder ...
Critical design parameters?

- This research is concerned with public spaces (roads, footpaths, parks), shared spaces and external private spaces
- The “bones” of the master plan, the urban design plan, the landscape master plan. These “bones” become fixed in place – may be modified and improved but costly (if not impossible) to disrupt
- Developing concepts and tools for professionals to evaluate draft master plans (and modify them) and existing neighbourhoods (and retrofit them).
Attachment A

Item 8

Case Studies: Six Study Areas at Hobsonville Point

(Image: Auckland Council 2017)
To what extent does the design of each of these case study areas contribute to

- **Streets** – *entrance relationships* – are there possibilities for fostering social interaction and neighbourliness?

- **Shared external spaces** – types of external space? levels of safety and accessibility?

- **Networks** – connections between shared spaces and the wider context? Levels of exposure to risk?
Streets – entrance relationships – are there possibilities for fostering social interaction and neighbourliness?

Study Area 1

Study Area 5

Dwellings facing each other across a street or park
Shared external spaces – types of external space? levels of safety and accessibility?
Attachment A

Item 8

Shared driveways or community laneways?

Shaping Places: Future Neighbourhoods
He aroha tawhiti - Ngā hīpapo o mua

The University of Auckland

National Science Challenges
Shared external spaces – types of external space? levels of safety and accessibility?

- Social activity and conflict with the car
- New Zealand has one of the highest levels of incidences of young children being run over in their own driveways, often by a vehicle driven by a family member or near neighbour. (Shepherd et al, 2010)
- Anti-social car-driving (too quickly) and car-parking
**Networks** – connections between shared spaces and the wider context?

- Every time a child crosses a road or driveway, it increases their **exposure to risk** ... of being injured by a moving vehicle
- Every time a person who makes use of a white cane user, a guide dog, a mobility aid, such as a wheelchair or walking frame, crosses a road or a driveway, it increase their exposure to risk ... of being injured by a moving vehicle
Networks – connections between shared spaces and the wider context?

Study Area 1

Study Area 5

Shaping Places: Future Neighbourhoods

He aua hā tūwāhi Ngā hāpori o mua

National Science Challenges
BUILDING BETTER HOMES, TOWNS AND CITIES
Design for accessibility, for older people and people with a disability.

Majority of dwellings are not built to Lifemark standards. Raises issues for parents with young children, for people with temporary physical injuries, and for people with longer-term disabilities.

Images: Front and rear entrance of same house
Stair access apartment living
- to avoid installing a lift
Single-level houses: flat level access

but ...
Real Estate Agents have noticed the access problems.

Shaping Places: Future Neighbourhoods

He ahuia tuwhihi, Ngā hapori e rua
Attachment A

An almost inaccessible café?

Shaping Places: Future Neighbourhoods
He waka tūwhirangi, Ngā hapori o tāu
Construct Pedsheds for Hobsonville Point
400 m. radius circles

Combined pedestrian network along footpaths and service lanes

Pedshed constructed from 400 m. walking routes along the network

Shaping Places: Future Neighbourhoods
He auaha tūwāhi Ngā hapori o mua
Access across the neighbourhood precincts – grid structure usually higher connectivity, but dominance of shared driveways.
400 m. Pedsheds for Hobsonville Point

Pedshed avoiding the service lanes

Pedshed constructed from 400 m. walking routes along the network
400 m. Pedsheds for Hobsonville Point

Pedshed constructed from 400 m. walking routes along the network

Pedshed avoiding the service lanes and only crossing roads at formal crossings
Impediments to Access

Steps to access green space

Sloping step (12 cm high) at every driveway – tripping hazard and possible barrier

Impassable surfaces

Shaping Places: Future Neighbourhoods
He aoa a tūwāhi Ngā hāpori o mua
In an urban context, it is not just about accessible housing.

We need to start seriously thinking about equitable access across the built environment. So that residents (and their family and visitors) are not excluded from access to the local place, and to services and facilities.
Universal Design

Elise Copeland
Auckland Design Office
2019
Universal Design

Universal design at its core is all about **inclusion**.

It recognises and celebrates **diversity** of the human condition – from childhood through to older age, all ranges of abilities and access needs, as well as the cultural and societal context in which we live.

Universal design makes homes **safer and easier** for all to use and occupy without needing to modify layouts.
Demographic Trends

24% of New Zealanders with a disability (SNZ, 2013)

66% Overweight or Obese (MoH, 2017)

1.3 million 65+ by 2039 (SNZ, 2016)

1.8 million injury claims each year (ACC, 2018)

920,000 Children under the age of 14 (SNZ, 2017)
Design Personas
Community Development and Safety Committee
16 May 2019

Attachment A

Accessible Space Dimensions

- 950mm
- 850mm
- 750mm
- 675mm
- 1500mm
- 1200mm
- 1100mm
Te Ao Tangata
Universal Design Conference 2018

Attachment A
Item 9
Current work programme includes:

- Work with Panuku Development Auckland on their Accessible Housing Strategy
- Continue to encourage functionality and accessibility through Design Review processes
- Investigate re-introduction of provisions in the Auckland Unitary Plan in relation to accessibility in residential housing
- Submissions to central government
Resources

- Barrier Free NZ Trust http://www.barrierfree.org.nz/
- Be. Accessible http://www.beaccessible.org.nz/
- Blind Foundation https://blindfoundation.org.nz/
- Centre of Excellence in Universal Design (Ireland) http://universaldesign.ie/
- Lifemark http://www.lifemark.co.nz/
BRIEFING PAPER

TO: Hon Phil Twyford, Minister for Housing and Urban Development and Transport; Hon Carmel Sepuloni, Minister for Disability Issues; Hon Jenny Salesa, Minister for Building and Construction; Auckland Mayor, Phil Goff

FROM: Councillor Chris Darby, Chair Planning Committee
Councillor Penny Hulse, Chair Environment and Community Committee
Councillor Josephine Bartley, Liaison Councillor Disability Advisory Panel

DATE: Thursday 14 March 2019
SUBJECT: Universal Design in Housing

Purpose of briefing

1. The purpose of this briefing paper is to provide background and detail to elected members attending the 18 April 2019 meeting regarding Universal Design.

Executive Summary

2. Aotearoa, like most developed countries, has a rapidly ageing population. Increasing age is associated with greatly increased rates of disability. Even as of 2013, one in ten Aucklanders had a mobility impairment, yet the Building Code does not require private residential developments to be designed in a way that provides access and usability for disabled people.

3. Consequently, there are many disabled people living in homes that are unsuited to their needs.

4. This issue exists against a backdrop of significant urban development occurring in Auckland and elsewhere in New Zealand. As our population increases, so too does the number of those living with a disability who require accessible housing.

5. Auckland Council is investigating the re-introduction of provisions in the Auckland Unitary Plan relating to access and universal design for residential developments. Universal design makes homes safer and easier for all to use and occupy without needing to modify layouts.

6. However, the need for universal design is a national issue, unrestricted by local or regional boundaries. It follows that Government has a role to play through national accessibility legislation and changes to the Building Code.

7. Attached as Appendix 1 is a letter representing the views of Auckland Council’s Disability Advisory Panel, who continue to advocate for universal design in housing.

Demographics in New Zealand
8. The statistics on mobility impairment are compelling and demonstrate the need for change, especially within the context of Auckland's rapid growth. Māori and Pacific people have higher-than-average disability rates, after adjusting for differences in ethnic population age profiles.

9. Auckland Council anticipates the need for an additional 400,000 homes over the next 30 years, to accommodate a population in excess of 2.4 million people. Given the scale of growth, it is considered a lost opportunity not to take advantage of this period of rapid development for universal design features in new housing.

10. This demand needs to be correlated against a rapidly aging population. According to Statistics New Zealand by 2032, the number of people aged 65 plus will increase by 106 per cent, from 170,000 to 350,000. In context, 59 per cent of people over the age of 65 have a disability. The most recent Disability Survey indicated that 44 per cent of males aged 65 years and older and 53 per cent of females in the same age group had an impairment relating to mobility.

11. In 2009, the Ministry of Social Development estimated that between 45-50 per cent of disabled adults live in homes that are not modified for their needs.

12. New figures released by Ministry of Social Development state that as at September 2018 there were 556 applicants for modified public housing deemed “at risk” from lack of housing or “in serious housing need.” Of these, 258 were based in Auckland.

13. It is understood that the Government is increasing the supply of public housing by 6,400 places over four years from June 2018 to June 2022 with half of these homes delivered in Tamaki Makaurau. It is imperative that all public housing is designed with universal design in mind, avoiding the need for expensive and time-consuming retrofits.

14. Universal design is design for inclusivity and independence. A universal design approach recognises human diversity and designs for life scenarios, such as pregnancy, childhood, injury, disability and old age. With respect to residential development, universal design concepts include making the home safer and easier for all to use and easier to occupy without needing to modify layouts.

**Auckland Unitary Plan**

15. In September 2013, Auckland Council included requirements in the Proposed Auckland Unitary Plan (AUP) relating to universal access for residential developments.

16. After considering submission and evidence from the council and others, the Government-appointed Auckland Unitary Plan Independent Hearings Panel recommended the removal of the requirements, on the basis that these provisions overlapped with those contained in the Building Code.

17. Two years has now passed since the AUP became substantially operative and the concerns raised by the council during hearings remain valid: the Building Code does not require private residential developments to be designed in a way that provides access to those with a disability and has minimal sustainable design requirements.

18. Auckland Council is currently investigating potential planning responses for universal design in Auckland that could include changes to the Auckland Unitary Plan.

**Consequence**
19. As a result of the status quo, disabled people are discriminated against and there are an increasing number of people living in homes unsuitable for them. Personal, local examples of this are attached in the Appendix 2.

20. With a population that is both ageing and increasing with haste, and the absence of Building Code regulation, this issue will only intensify without intervention. It is currently estimated that less than two per cent of all homes in New Zealand are accessible, which does not provide access to people with a temporary or permanent impairment, or the ability to age in place.

21. Nationally, other organisations such as Housing New Zealand and Kiwibuild recognize the need for universal design and are in the process of creating or updating their own standards. Whilst the creation of accessibility standards in the void of national legislation is commendable, this could result in inconsistencies in guidance, which may make it difficult for property developers to create design solutions at pace and scale across a variety of projects.

22. Auckland Council is supportive of legislative measures to increase the accessible housing stock in Auckland and Aotearoa.

Recommendations

23. Auckland Council recommends that Government address the lack of accessible housing through legislative changes, including national accessibility legislation and changes to the Building Code.

Appendix 1

Letter from Mary A. Schnackenberg, Chair of the Disability Advisory Panel

Tēnā koutou

On behalf of Auckland Council’s Disability Advisory Panel, I would like to endorse this advocacy to see universal design in housing supported through appropriate legislation.

According to Auckland Council’s Inclusive Auckland Framework, “Being inclusive means intentionally addressing issues of access, equity and participation. Achieving this requires a willingness to embrace change, at an individual and system level.”

When we speak of systematic change, we must examine every level of society in terms of equitable access. Housing is an integral component to this; an area that deserves the kind of attention being requested within this briefing.

When you consider disabled people, it is important to remember that we live within mixed communities and families of differing levels of accessibility needs. Parents can be able-bodied with disabled children, and in the same vein, disabled parents can live with able-bodied children. Given this, it is so important that our homes, buildings and communities, reflect the differing levels of need at that whānau level.

Making our homes universally accessible isn’t just about providing adequate living spaces that make pragmatic sense for our disabled communities. It goes so much further – enabling families to take part in and provide a community space within their own home; a feeling of social inclusion that remains inaccessible for so many.

The accessibility of homes hasn’t been addressed since colonial times. By considering these issues when we build homes, we also prioritise the need for all members of society to connect with each other in a personal and fulfilling manner.

I thank you for your consideration on this matter and look forward to meeting to discuss the needs of all Aucklanders.

Ngā mihi
Mary Schnackenberg
Appendix 2

Media on the impacts of inaccessibility on the lives of disabled people

Stroke victim forced to use public bathroom to shower

Published on 6 March – www.radionz.co.nz

A West Auckland mother of seven is forced to use shower facilities at a local pool because her own bathroom is too unsafe for her.

Natasha Sadler uses a wheelchair and has limited use of the left side of her body after she suffered a massive stroke last April.

Adding to her current rehabilitation challenge is her daily battle to safely have a shower in her own home, which she rents privately.

Waitematā District Health Board (WDHB) has told her it could take up to a year for funding to come through for her bathroom to be modified so it’s suitable for her to use.

Last year, the 45-year-old high school teacher suffered a stroke while she was teaching in Northland.

"My uncle and I were hosting a Māori Language Wānanga for our marae up north and mid-speech I sort of buckled over."

She’s on a long road to recovery - she has limited use of her left arm and leg, but has made huge progress since last April, when doctors told her she may never walk again.

But adding to her current rehabilitation challenge is her daily trek to Henderson, to use the shower facilities, which she has been doing for the past three months.

The clawfoot bath, which is in her bathroom at the moment, tips when she sits on it and she had to be picked up by paramedics when it collapsed late last year.

Unable to have a shower in the comfort of her own home, the closest place is a 15-minute drive away at Westwave pool.

At the pool it’s pure luck as to whether there will be a mobility park available nearby - or whether other people in the same position as Ms Sadler are already using the shower.

She knows at least five other people who use the facilities because their homes are also unsafe - if they get their timings wrong, they can be waiting up to two hours for everyone to have their turn.
Natasha Sadler has limited use of the left side of her body after she suffered a massive stroke. Photo: RNZ/ Nick Monro

"I came home, referrals were done, but people didn't turn up, the OT couldn't come until the 8th of January."

She has been told by her occupational therapist that the wait for funding could be between nine months to a year.

"It's a human need. I'm not asking for a spa pool, or a flash Chevrolet car," Ms Sadler said.

"I could reclaim two hours of my life and it's human dignity as well."

**Bathroom modification "progressing within the expected timeframe" - DHB**

Waitematā DHB in a statement said it understood the frustration and inconvenience of waiting for a home modification but said it was providing a high level of support to Ms Sadler.

The DHB said there have been no unnecessary delays involved with Ms Sadler's application, which was "progressing within the expected timeframe".

It also said daily support had been arranged by Taikura Trust to assist her in maintaining personal hygiene within her own home in the interim.

The DHB has recently completed its assessment of Natasha's needs and trials of equipment, some of which it said had proven to be unsuitable given the freestanding bath.

They then submitted a request for a funded bathroom modification to the Ministry of Health Equipment and Modification Services (EMS) on 4 March, 2019.

The DHB said the entire process could take between nine and 12 months from assessment of need and establishing EMS funding to completion.
The Ministry of Health in a statement said it does not comment on individual cases but acknowledged home modifications may take some time to be completed.

The ministry said appropriate support was usually provided while these modifications were planned and carried out.

"The time to put these home modifications in place is usually 6-8 months, once the assessment for the modification has been received."

The ministry said modifications required design, planning, coordination, agreement from the property owner, an income and an asset test may also be required, the letting of a tender and possibly building consent.

It said that if the process goes as expected then the modifications could be put in place in about six months.

Further links:

- [https://www.radionz.co.nz/national/programmes/nineteen00/audio/2018622554/disabled-tenants-shut-out-of-market](https://www.radionz.co.nz/national/programmes/nineteen00/audio/2018622554/disabled-tenants-shut-out-of-market)
16 May 2019

Arts, Community and Events creating more accessible communities
Strategic alignment

- Inclusive Auckland Framework
- Disability Operational Action plan
- I am Auckland strategy
- Age Friendly Cities
- Safe Communities Accreditation
Arts and Culture regional grants

- Touch Compass
- Connect the dots
- Māpura Studios
Public Art – The Rainbow Machine
Events regional grants

- Interact 2019
- In-motion Matariki
- Parnell Festival of roses
Attachment A

Item 12

Movies in Parks
Community Empowerment

- Ronelle holds the Accessibility portfolio in Community empowerment
- Provide an accessibility lens to the development of local board work programmes
- Supporting the refresh of the disability operational action plan
- The following organisations are supported through Community Development grants:
  - Te Roopu Waiora Trust
  - Auckland Deaf society