

# Exemplifying Low-Impact Urban Design

We aspire to seeing 30% of all major new development in Auckland and other urban centres embracing low impact urban design and development principles by 2008.

**T**his building exemplifies low-impact urban design and development. We believe low-impact development is an urgent alternative to conventional residential and commercial development. In collaboration with our University of Auckland partners, we are identifying cost-effective low-impact technologies that utilise natural systems and enhance sustainable design.

A core aspect of our research programmes is to establishing 'proof of performance' at the individual building, neighbourhood and urban catchment scales. The rapidly developing East Tamaki region in Auckland is one of several case studies around the country that will enable us to discriminate between effective and ineffective low-impact development approaches at all three spatial scales. We will be using the performance of this building in our research—measuring the actual energy savings, effectiveness of ventilation systems, reduction in waste water

and sewage, and the success of our stormwater management system. We will also be assessing the impact of the building's design on the health and well-being of staff working in the building.

By evaluating the performance of low-impact design and development features in this building, we will be able to extrapolate and demonstrate the benefits to the neighbourhood and the catchment scales. We aspire to seeing 30% of all major new development in Auckland and other urban centres embracing low-impact development by 2008.

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DIFFERENCE FOR A  
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