

Green building in central Hamilton

THE GREENSPACE, 60 TE AROHA STREET, VISION OF ANNIE PERKINS AND DAVE CAMPBELL, IS A CORPORATE MEETING SPACE IN ECO-FRIENDLY, HIGH TECH SURROUNDS WITHIN A CHARACTER BUNGALOW. THE INTERIOR IS A VISUAL SYMPHONY OF EXPOSED WOOD FITTINGS, DOORS AND FLOORBOARDS, FINISHED WITH STRONG LINES AND EARTHY TONES, CREATING A WARM AND ELEGANT AMBIENCE.

Council is supportive of initiatives to decrease water usage, (fairly easily achieved through rainwater harvesting) and to decrease the volume of stormwater that leaves a site. Stormwater has a major impact on flooding and waterways and therefore ongoing maintenance costs.

In Dave and Annie's case getting resource consent to carry out a commercial activity in this residential property, meant not only dealing with stormwater on-site but also doubling calculations to deal with stormwater from a 10 to a 20 year storm event.

Swales are used to manage stormwater:

A long, narrow swale, half a metre deep, runs along the driveway and another 30 cm sloped swale mitigates stormwater runoff from the required concreted car parking space for four vehicles.

Two thirds of the roof water is filtered through mesh placed at the down pipes on the roof's gutters and collected in a 2000 litre tank. This water is used to flush toilets and irrigate the extensive native plantings and vegetable garden. It takes 3-4 minutes for a gravity fed system to fill the toilet cisterns from the water tank. However, when groups are using The Greenspace an over-



This swale designed to manage stormwater from the car park is planted with native species which thrive in boggy areas, such as astelia, flax, toi toi, empodisma, manuka, carex, and ti kouka (cabbage trees).

ride system diverts municipal supply to the toilet cisterns to cope with demand.

Annie likes to describe The Greenspace as green on the inside.

"We wanted to create a venue with broad appeal – professional in its appearance and well serviced from a technological angle with green features providing background support. The goal is to demonstrate how sustainable design and mainstream business can sit very comfortably in the same space."

If you would like to know more about The Greenspace go to www.thegreenspace.co.nz