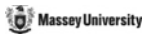


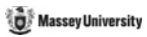
Intensification, housing affordability and families: learning from the Auckland CBD

Karen Witten and Penelope Carroll



'...throughout the 1990s Auckland City TA adopted effectively a *laissez-faire* attitude to inner city development. As a permissible activity in central areas, apartment development took place with little interference from planners'

Murphy L (2008) Third Wave Gentrification in Auckland, Urban Studies 45 (12)





children in the Auckland CBD



Massey University

Between 2001-2006:

- 12% pa increase in kids 0-14 years
- 1% growth in this age group in Ak city
- numbers small
- 47% of CBD families were one parent in 2006



- **No history of planning for children in the central city**

Common discourses support non-family focus in CBD planning:

- gardens and backyards are good for kids
- apartments are for young adults, couples without children and empty nesters (and new settlers)
- the international city, the competitive city, the world class city, the creative city

- **The sustainable city - a compact city**

- numbers of families in higher density living environments likely to increase

- **The CBD is a high deprivation area**

Massey University



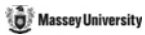
Auckland CBD NZ Deprivation Index 2006



Why are families moving in?



- Living affordability (housing & transport)
- Convenience
- Time
- Safety



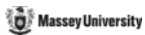
Drawbacks

Dwelling

- Insufficient space
- Noise -internal
- Lack of natural light
- Privacy
- Parking
- Inadequate indoor play space
- Safety -balcony

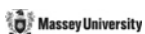
Neighbourhood

- Safety:
 - traffic volume
 - strangers on the street
- Lack of outdoor play space
- Outcome – children confined indoors



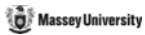
‘General market-led reforms can and do have unintended consequences that can shape urban development processes. Evolving central and local government practice can intensify, resist or modify market-led processes’

Murphy L (2008) Third Wave Gentrification in Auckland, Urban Studies 45 (12)



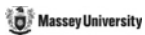
The city's response

- In 2007 ACC introduced urban design protocols and minimum apartment size regulations
- Urban Design Panel
- Urban Design Champion



Summary

- Auckland CBD apartment blocks are a legacy to an era of minimal planning
- Poor urban developments scar the cityscape for decades and have impacts on residents wellbeing – especially children
- Inevitable outcome of housing market dynamics - that households types other than those initially intended will move in
- Families make affordability trade offs: reduced transport \$ and time costs for cramped indoor space, and limited recreational and outdoor play spaces
- If urban intensification policies are to be socially sustainable need diversity in dwelling and neighbourhood characteristics to meet needs of different household types
- To convince NZers intensification is a good idea we need fewer disasters and more successful examples
- Long term planning matters



New Zealand originally provided social housing for low income workers who were unable to purchase through the open market, and who might otherwise reside in inner city slums and fall victim to unscrupulous landlords.'

Future Scenarios for Social and Affordable Housing HNZC 2009

