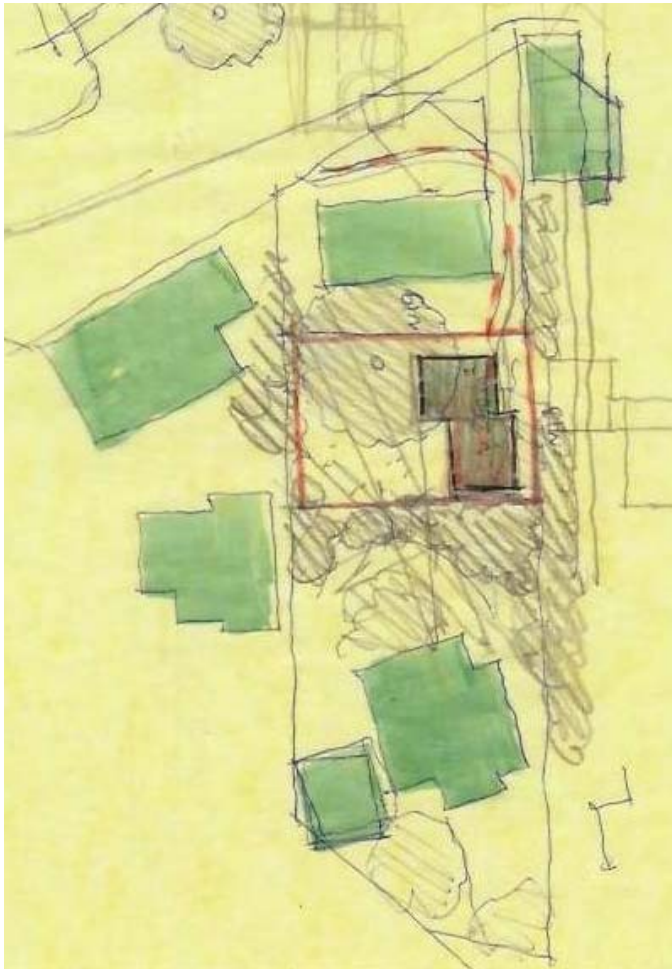


# Suburban Pocket Community

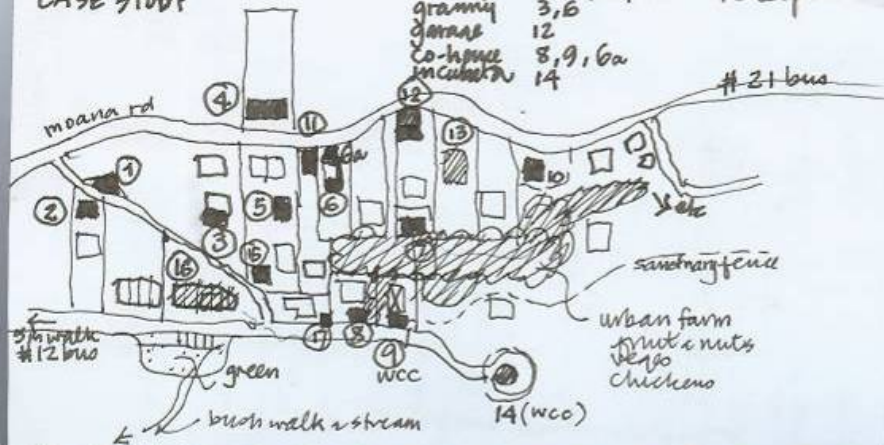
An idea for making part of an established contemporary NZ suburb into a sustainable village community and farm, based loosely on traditional Maori land use and settlement patterns

The constant search for somewhere to live...



...that is sustainable (affordable, equitable - what's needed and no more, contributes to community, and is ecologically sound)

28 April 2009  
 urban intensification  
 Pacific Settlements  
 CASE STUDY

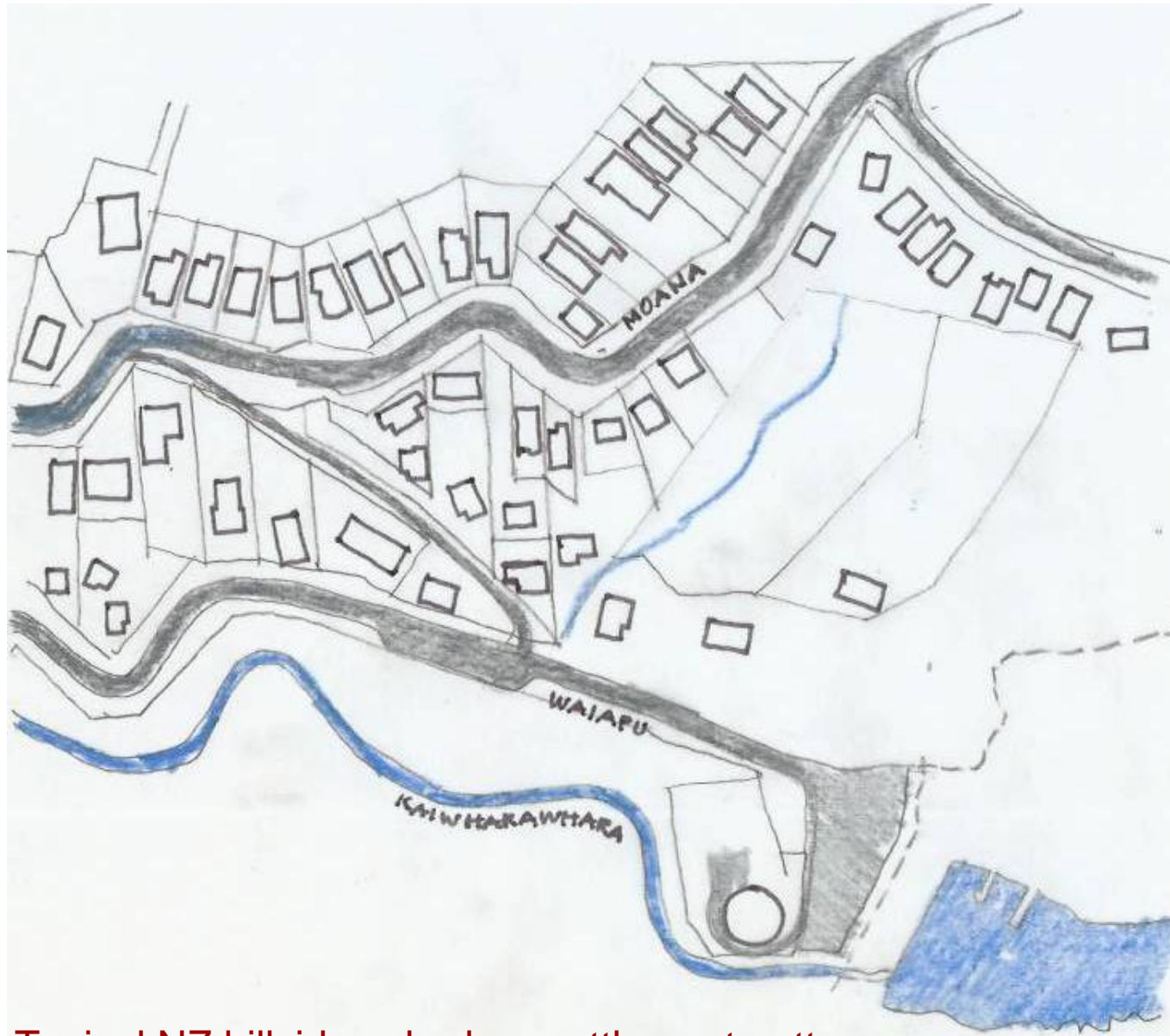


Σ land value  
 Σ improvements  
 av. land value  
 av. value / bed place  
 av. construction cost  
 Σ new area & cost  
 Σ new bed places  
 Σ infrastructure costs  
 existing population  
 after population



2000 x 20-5  
 \$11K/p + land  
 av 20.5 m²/p

	Σ land area	Σ cover area before & after accommodation	
			19.7 m²/person say 20 m²/p
	n. bed places	area	
1:	4	80	road reserve hse
2	6	110	back section hse
3	2	40	granny flat
4	2	50	roof top (garage)
5	4	90	back section hse
6, 6a	2 + 4(+4)	40+80	granny flat + cohse
7	6	110	back section hse
8	4(+6)	90	co-house
9	6(+6)	60	co-house (wcc)
10	10	200	new section (subdiv)
11	5	90	studio conversion
12	4	50	garage conversion
13	6(+6)	100	roof top cohse
14	20	400	includn/starter co-house (wcc)
15	2	40	roof top (garage)
16	16 (dem. hse)	400	co-housed apt's (wcc)
17	1	20	roof top (garage)
	104	2050 m²	



Typical NZ hillside suburban settlement pattern



Study area: 18 properties, 1.4 hectares

## Present situation in study area:

18 residential properties, approx 1.4 hectares (av. 900m<sup>2</sup>)

55 people on 1.4 hectares (av. 250m<sup>2</sup>)



10 Houses

2 Houses each in 2 flats

1 Block of 8 flats

2 Blocks of 2 flats

2 Houses, each an office

1 Water tank  
(decommissioned)

**Total of 26 dwelling units  
and 2 workplaces**

Houses: 21 people

Flats in houses: 8 people

Flats (blocks): 20 people

Offices: 6 people

Industrial site: 0 people

Vacant site: 0 people

**Total of 49 residents  
and 6 office workers**

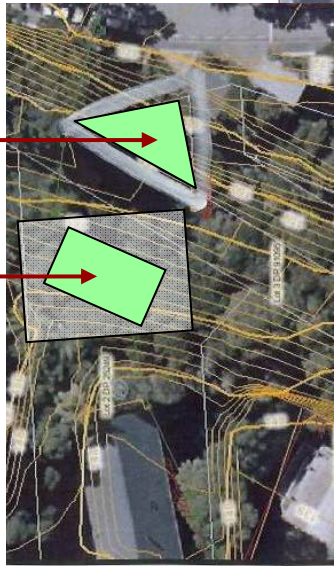
## IN THIS SUBURBAN SEGMENT:

**6 existing residential properties, host to 8 new dwellings and 1 new community building**

**Housed population increased from 10 to between 24 and 30 adults and school-age children (babies not counted, they could be accommodated in most of the residences)**

Rooftop flat (1-2)

House (2-3)



House (3-4)



Office (2) and Studio (1-2)

Sleepout (1)

House (2-4)

Granny flat (2)

Rooftop flat (2)

Community building (addition to existing house)



Example of infill project

**Intensified use of 18 suburban properties and one industrial site, including associated use of other buildings and waste lands for farming/recreation**



**Total population: residential 130 people (plus babies)  
work sites 25 people Total population 155, approx  
90m<sup>2</sup>/person, density of 110 persons per hectare**



**Common land, farming, recreation, 0.7 hectares**



**15 existing residential buildings, 52 people**



**7 new houses, 18 people**

Incl. 1 work site, 2 people



**2 new communal buildings**

Incl. work sites, 3 people



**3 new granny flats, 5 people**



**1 new rooftop apartment, 5 people**



**3 new studio apartments, 5 people**



**5 micro houses, 5 people**



**1 new residential and work complex (based on disused industrial site)  
residential, 40 people, work, 20 people**

# Necessary conditions

- Local knowledge
- Local agreement
- Local council support
- Legal structures
- Lower costs
- Look after the land
- Location in relation to work