

The 14th Public Health SUMMERSCHOOL



WELLINGTON

Growth misconduct? Can we do better on urban intensification?

16 February 2010

OPENING

Wellington Mayor – Kerry Prendergast 8.45 –9:00

Session 1 International Best Practice 9-10.30

Billie-Giles Corti – University of Western Australia
Winthrop Professor/Director, Centre for the Built Environment and
Health School of Population Health

Increasing densities in cities: How do we maximize benefits and minimize harm?

There is growing recognition globally that to accommodate a growing population and to build more sustainable cities, land use will need to be intensified and housing densities increased. However, to produce the best outcomes, thought needs to be given to how to build higher density housing, with the aim of maximizing community-wide benefits, and minimizing unintended consequences. This talk will consider factors that influence optimizing higher density housing and highlight areas that require further research.

Tricia Austin – University of Auckland
Senior Lecturer, Department of Planning

Planning more sustainable districts: what can we learn from European best practice?

Drawing on European best practice, from Scandinavian eco-districts to English sustainable community plans and Dutch more intensive town extensions, this presentation will consider how using different architects and developers working within the same set of master-plan design briefs, can result in opportunities for interesting and diverse designs, more sustainable performance and provide for mixed income communities.

Michelle Thompson-Fawcett

University of Otago, Assoc. Professor, School of Geography – NZCSC

Fuzzy Futuring: Danish Distinction

The paper will consider current international debates on technical and governance issues regarding intensification and compact cities. It will illustrate some aspects of these debates via a case study of innovation in peripheral settlement development in a Danish suburban setting that is contextually similar to the New Zealand situation.

Discussion

Morning tea 10.30-11.00

Session 2 Setting Scene – NZ 11.00-11.50

Pengjun Zhao

New Zealand Centre for Sustainable Cities (NZCSC), Post Doctoral Fellow

Mapping and visualizing urban form: urban intensification analysis for New Zealand cities

Urban intensification is one of key issues for local carbon management as it has influences on community energy consumption and related greenhouse gas emissions. This presentation will report the results of urban density analysis for major New Zealand cities. The density of these cities will also be compared with the density of corresponding Australian cities. In the final part of this presentation, the applications of the density results for the next step research will be discussed.

Helen Viggers

New Zealand Centre for Sustainable Cities (NZCSC)

Mortgage sales and density

The spatial distribution of mortgage sales across New Zealand cities, between 2000 and mid 2009 was examined. The changes in location over time period, corresponding to both a real-estate boom and rising transport costs may reflect future patterns of value.

Yvonne Webber

Senior Analyst, New Zealand Urban Design Protocol Ministry for the Environment

The Urban Design Protocol and its influence on towns and cities growth

The New Zealand Urban Design Protocol was launched in 2005 with signatories making a voluntary commitment to undertake specific urban design initiatives. In the last 5 years signatory numbers to the Protocol have increased from 80 to over 170, made up of primarily of local government and consultants. This presentation examines the recent research that shows how the Protocol has improved the understanding of urban design and has influenced current urban design frameworks and statutory documents. Ultimately this will influence how towns and cities grow if there is the urban design skills and capacity to undertake these challenges.

Discussion

Session 3 Barriers and Problems 11.50-12.30 – part 1

Karen Witten and Penelope Carroll

Massey University – Assoc. Professor – Shore (NZCSC)

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

Housing and transport costs are key factors that influence the residential location choices made by families, and they explain the rapid increase in the number of children living in cramped apartments in the Auckland CBD. But while such apartments offer advantages of affordability and convenience there are downsides for children and their parents living in dwellings, complexes and neighbourhoods not designed to meet their needs. To be socially sustainable for a diverse range of household types residential intensification needs long term planning. Housing in the Auckland CBD is an example of laissez-faire planning, raising questions about its social sustainability.

Lunch 12.30-1.15

Session 3 Barriers and Problems 1.15-2.15 – part 2

Brenna Waghorn

Auckland Regional Council, Principal Advisor, Regional Development

Urban Intensification in Auckland – are we Growing Smarter?

Objectives and policies for a more sustainable compact urban form, including focussing intensive mixed use development in centres and around passenger transport nodes, have been in place for more than a decade. This presentation will provide an overview of the barriers to successful high quality urban intensification based on a review of Auckland's experience since the Regional Growth Strategy 1999 was adopted, collation of developer perspectives and comparison with international models.

Andy Ralph Manager Environmental Policy
or Adele Hadfield Strategic Planner, Tauranga City Council

Working on overcoming community resistance – The Tauranga Experience

Tauranga City faces a challenge in accommodating around 30 % of the forecast, sub regional urban growth to 2051 by way of intensification of established residential areas. This is to implement the agreed sub regional growth strategy called SmartGrowth. This is requiring a complete relook at how we approach planning from the technical, political and community building perspectives.

Tauranga has been through two very different attempts to secure support for this change and we have learnt and are still learning some harsh lessons. The presentation will cover:

- What does a community understand about the rules governing the form and function of their neighbourhoods - so where do you start from with them.
- Strategising, planning and building - the leaps between each and the communicating along the way.
- Technical, political and community challenges and opportunities to make residential intensification happen

Ian Cassels

Director – The Wellington Company

The Cost of Everything and the Value of Nothing

How often when faced with the cost of a project do we quickly respond “we can't afford that”?

How often did we, instead ask, what is the long term benefit and value of the project?

Whilst it is often true that we are guilty of a number of poor spending decisions we completely lack the tools to evaluate the long term benefits of intensification and for that matter, location.

Discussion

Session 4 Possibilities/Solutions 2.15-3.15

Kathryn Scott

Landcare Research/ Manaaki Whenua, Social Researcher, Sustainable Settlements

Residents' perceptions of intensification

This presentation is based on ethnographic research in Glen Innes, a suburb in Auckland targeted for intensification. Medium density housing is providing state tenants with affordable, low maintenance homes and an improved sense of safety and community; intensive tenancy management is critical to this success.

John Gray

Victoria University of Wellington, Senior Lecturer, School of Architecture

A Model of community in-fill-housing

Anna Stevenson

Christchurch City Council & Canterbury District Health Board, Public Health Physician

Intensification – a family history

I will present a personal and qualitative case study of the effects of intensification in Frankton, Queenstown. I will discuss some possible ways forward recognising the extreme difficulties in achieving a consensus compatible with public health values.

Paul Kos

Wellington City Council, Senior Advisor, City Planning

Improving a sustainable city: targeting growth to where the benefits are greatest

Endorsement of the Urban Development Strategy in 2006 signalled a significant shift in thinking about infill housing and intensification in Wellington City. Since then, the previous 'dispersed - anything goes anywhere approach' has been replaced with a targeted approach to growth management based on intensification and mixed use around key centres and transport nodes. This presentation examines the process of change and implementation, its successes and failures, and in doing so draws out key lessons for practitioners and agencies considering approaches towards intensification and mixed use.

Afternoon tea 3.15- 3.45

Fishbowl discussion 3.45-5.00

Conclusions 5.00-5.30

Drinks and nibbles 5.30-6.30