Health Impact Assessment of Ranui Urban Concept Plan

Final Report

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Executive Summary

This report presents the process and findings of a Health Impact Assessment (HIA) on the draft Ranui Urban Concept Plan. The work was initiated and funded by the Auckland Regional Public Health Service (ARPHS). Quigley and Watts Ltd led the HIA, in partnership with Waitakere City Council (WCC) and ARPHS.

Ranui is a community in Waitakere City, Auckland, with a high number of children and young people and high levels of social and economic deprivation. Ranui residents have reported a strong sense of community and belonging (Adams et al 2005). The Waitakere City Council is developing a Ranui Urban Concept Plan to set out how the Ranui centre could grow and evolve over the next decade.

A range of sectors, including urban land use and transport planning and design, play a large part in determining the health and wellbeing of the population. HIA is a multidisciplinary approach that investigates the potential health and wellbeing implications of a proposal. This HIA examined the implications of the draft Ranui Urban Concept Plan, especially in relation to social connectedness and wellbeing. The central question of the HIA was:

How is the draft urban concept plan (especially proposals for a village green and housing intensification) likely to impact on social connectedness in Ranui?

The HIA had a strong focus on social connectedness as the main determinant of health and wellbeing, but also canvassed a range of other determinants including housing affordability, design and security, and access to services. Potential effects were considered for specific populations including Māori, Pacific people, children and young people, and residents of the local caravan park.

The process included a scoping workshop, a profile of the Ranui community, a literature review and an appraisal workshop. Participants in the workshops represented a range of organisations and sectors including WCC, Housing New Zealand (HNZ), ARPHS, Waitemata District Health Board, Massey University and local Ranui community organisations (Ranui Action Project, Monte Cecilia Housing Trust, Project Twin Streams).

The HIA was carried out on a draft version of the Ranui Urban Concept Plan (June 2008), with acknowledgement that there would be likely to be some significant changes in the following iteration of the draft plan. The subsequent draft plan was submitted on 30 July as the HIA report was being finalised. The major changes were considered in the finalising of the recommendations, and resulted in several amendments. However, as the HIA was carried out on the June version of the draft plan, the majority of information in this report is in relation to the June draft. A postscript to acknowledge the main changes that were made to the draft plan follows the recommendations at the end of this report.

The HIA focused on three proposals in the draft plan:

- a new public space at the corner of Swanson Rd and Arney Rd (a ‘village green’) which would connect with the Ranui Domain
- the proposed development of intensified/medium density housing on the perimeter of the domain
- a suggestion to change the existing zoning of the caravan park area from working to living environment, which would allow the development of more intensive housing at the
western edge of the domain. The June draft of the Urban Concept Plan suggested the caravan park could be replaced by transitional housing, although this would require a partnership programme between WCC and a social housing provider.

Overall, the HIA found the Ranui Urban Concept Plan has good potential to contribute to greater social connectedness and wellbeing, as long as adequate actions are taken to mitigate unintended adverse effects including possible displacement from housing, housing unaffordability or unsuitability of housing design. Several information gaps were identified in the course of undertaking the HIA. In particular there is a need for research with Pacific peoples on housing needs and preferences, and with young people on the design of the village green.

The HIA recommended that further work is required in order to explore the potential solutions with regard to the caravan park and the need for emergency and transitional housing. The July version of the draft Urban Concept Plan adopted this recommendation, along with other key suggestions from the HIA. An extremely positive outcome of this HIA process has been the acceptance of a number of recommendations from the HIA into the subsequent iteration of the draft plan. Waitakere City Council has been an active participant and leader in the HIA, and has transferred learning and suggestions from the HIA work into the plan’s development.

Key themes from the HIA include the importance of an inclusive process in planning, designing and implementing future urban development solutions in Ranui. Participants in the HIA highlighted that “good process” will enhance the potential for positive outcomes of Ranui’s development and growth. Another theme was the need for long term, strategic thinking in future planning in light of the anticipated future resident mix. In particular, the HIA workshop emphasised a need to consult adequately with young people as they will be the residents of the future.

While a complexity of factors will influence future urban development scenarios, involving decisions by many individuals and organisations including developers and private businesses, the WCC can play a key role in signaling the overall direction and parameters of development. The main agencies that took part in the HIA are encouraged to provide relevant information to other stakeholders such as private developers, and to promote sustainable, healthy urban design initiatives and innovative future housing development in Ranui.

A limitation of this HIA was the short timeframe. Delays in the development of the draft Urban Concept Plan meant that in particular there was a short period of time between the appraisal and reporting stages.

The HIA has made a range of recommendations to ARPHS, WCC and Housing New Zealand. The recommendations are included here as well as set out in the discussion section at the end of the report. Part One is a set of general recommendations and Part Two are more specific recommendations on the three proposals focused on in the HIA.

Part One: General Recommendations

1. Recommendations to Auckland Regional Public Health Service
   1.1 Meet with WCC and HNZ to develop an implementation plan for the recommendations from this HIA and to provide advice in the development of the final Ranui Urban Concept Plan. The three organisations would jointly decide which recommendations are to be actioned, who has responsibility for them and what resources need to be secured to make it happen.
1.2 Meet with WCC, HNZ and local Ranui community organisations in relation to improving housing in the current caravan park and developing options for future rehousing of residents. This would involve deciding who is responsible to lead and fund future work in this area.

1.3 Continue to advocate to WCC and HNZ for increased emergency and temporary housing options in Ranui, such as through the Waitakere Housing Call to Action.

1.4 Continue to advocate for local health and wellbeing issues in the Auckland Region, including Waitakere, through the development and dissemination of position statements on health and urban design, disseminating literature to planners on the potential health impacts of local development decisions, advocating for a health voice in urban design matters and supporting WCC’s urban design work (e.g. through possible use of secondments or joint positions between ARPHS and WCC).

2. **Recommendations to Waitakere City Council**

   2.1 Respond to the Ranui HIA’s findings and recommendations in the development of the final Ranui Urban Concept Plan and future analysis of policies related to the plan.

   2.2 Establish an HIA interest group within WCC to promote and support greater use of HIA, to train staff in HIA and seek further opportunities to undertake HIA. Consider undertaking HIAs on relevant projects that flow out of the Ranui Urban Concept Plan.

   2.3 Develop specific objectives for the Ranui Urban Concept Plan’s implementation plan to ensure that it has defined, measurable objectives. Consider ways to incorporate issues of social equity and housing affordability for residents into the implementation plan (in light of the WCC’s responsibility to improve the wellbeing of residents).

3. **Recommendations to Housing New Zealand**

   3.1 Undertake research with Pacific and Māori people on the appropriateness of medium density housing for these groups and provide the findings to WCC and other territorial authorities.

   3.2 Meet with WCC to develop and implement an action plan to apply learning from the Talbot Park medium density housing development in Glen Innes to the Ranui context. Disseminate the learning from the Talbot Park housing development widely (to local government, housing, urban design and community sectors, both in Auckland and across New Zealand) through a summary document that consolidates the lessons and critical success factors.

   3.3 Meet with WCC and other relevant organisations at regional and national levels to develop and implement an action plan to encourage greater use of Pacific and Māori housing design. This may include workshops with architects, design professionals and developers on guidance for medium density housing in relation to Pacific and Māori people.

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1 Note there are also specific recommendations to Waitakere City Council in relation to each of the three proposals of the draft plan considered in this HIA.

2 It is noted that Housing New Zealand have design guidance in relation to both Maori and Pacific peoples, which may be currently used by some developers. This guidance could be used as a basis for guidelines for private developments.
3.4 In consultation with WCC and community based organisations, improve local policies and action plans on temporary housing and homelessness.

3.5 Work to increase home ownership rates in Ranui, such as through loan schemes or increased implementation of shared equity schemes for people on low incomes.

3.6 Support community based initiatives to provide emergency and social housing through the Housing Innovations Fund or other mechanisms.

Part Two: Specific recommendations

4. Recommendations on the village green and domain proposals

Process recommendations to Waitakere City Council

4.1 Use an inclusive process with strong community consultation to plan, design and develop the village green and domain.

4.2 Explore the option of a community governance structure for the ongoing maintenance and operation of the village green and domain, in consultation with local community-based organisations.

Interim recommendations to Waitakere City Council

4.3 Meet with the developer of the town centre shops to discuss and assist with the potential incorporation of a space for customers to sit at the western end of the current shops (as an interim measure until the proposed village green is developed).

4.4 Continue with the planned consultation with the community on the village green proposal as part of the development of the Ranui Urban Concept Plan and to undertake specific consultation with young people, as potential future residents, to identify their vision of the village green and domain.

4.5 Consider the proposed option of a staged approach in the development of the new village green and to consult with the affected residents (as proposed in the draft Urban Concept Plan).

Recommendations for longer term planning to Waitakere City Council

4.6 Implement a community art project to ensure public art in the village green and domain reflects the community and cultural identities in the area (as proposed in the draft plan), particularly for Māori, Pacific peoples, and young people.

4.7 Consider potential cultural use in the design of the village green space and the domain and to consult with Māori, Pacific and Asian peoples in order to promote cultural diversity and expression (e.g. through provision of space for cultural gatherings).

4.8 Ensure adequate parking provision around the domain especially at weekends.

4.9 Ensure consistency of design and linkages across the village green, domain and Pooks Road reserve area.
5. Recommendations on housing intensification – Pacific peoples

Process recommendations to Waitakere City Council

5.1 Use an inclusive process with strong community consultation to discuss any district plan changes to encourage increased development of medium density housing.

5.2 Ensure the planned community consultation on the development of the final Ranui Urban Concept Plan includes sufficient representation of Pacific residents.

Interim recommendations to Waitakere City Council

5.3 Undertake research with Pacific residents who currently reside in medium density housing in the Ranui railway station area (as reported in the HIA appraisal workshop) about the suitability of this housing type.

Recommendations for longer term planning (to Waitakere City Council)

Ensure that housing intensification in Ranui includes a mix of housing types and models to meet the diverse needs of households

5.4 Explore mechanisms to ensure affordable, Pacific designed housing is included in intensive housing developments. Pacific oriented design may include design elements such as communal spaces, outdoor umu space, front porches, or places to sit and connect.

5.5 Explore mechanisms to encourage a diverse range of housing types and sizes (e.g. new developments required to include a mixed number of bedrooms). Ensure that sufficient large houses are available for large families and that they are integrated into housing intensification planning and not just available on the outskirts of the Ranui Town Centre.

5.6 Hold workshops with developers to explore and promote various models of medium density housing, including multiple bedroom apartments or townhouses.

5.7 Meet with HNZ to develop and implement an action plan to apply learning from the Talbot Park medium density housing development in Glen Innes, Auckland.

5.8 Meet with the WCC’s community development staff and community-based organisations to promote ways to help integrate new residents in intensified housing with the wider community.

Encourage the development of affordable housing options as part of the housing intensification process

5.9 Meet with HNZ to consider how WCC could encourage increased development of affordable housing options (in light of proposed legislation before Parliament at the time of writing).

5.10 Consider allowing further development of minor household units (where a second residential building may be developed on one property such as a ‘granny flat’ to enable large extended families to live on the same property).

6. Recommendations on housing issues – caravan park residents
Interim recommendations to Waitakere City Council

6.1 Meet with the current caravan park owner about possible solutions in the short and longer term, including improvements to current conditions and potential upgrade of the caravan park.

6.2 Explore the possibility of partnerships between New Zealand Housing Trust, WCC, HNZ etc. to help upgrade the current caravan park. Specific actions to upgrade the park may include increasing the quality of housing in the current caravan park and improving provision of shared facilities within the current caravan park.

6.3 Conduct research/consultation with current caravan park residents, especially children and youth, on their future housing needs and preferences.

6.4 Meet with Māori Wardens and Police to seek their advice and cooperation to assist with any current safety issues in the caravan park.

Recommendations for longer term planning (to Waitakere City Council)

6.5 Meet with community organisations and HNZ to discuss potential future developments and programmes with regard to the caravan park. This could include exploring possible incentives for HNZ or other social/community housing providers to have an interest in the caravan park land, such as joint partnerships.

6.6 Ensure the WCC’s Housing Action Plan (currently being developed) includes adequate focus on addressing temporary and emergency housing and homelessness.

6.7 Advocate to central government on the need for national policies on homelessness and temporary housing in New Zealand, including emergency housing.
Introduction

A Health Impact Assessment (HIA) was conducted on the Ranui Urban Concept Plan during April to June 2008. The Auckland Regional Public Health Service (ARPHS) initiated and funded the work. Quigley and Watts Ltd led the HIA, in partnership with Waitakere City Council (WCC) and ARPHS. The purpose of this report is to summarise the process and findings of the HIA.

Genesis of project

Ranui is a suburb to the west of Henderson and to the east of Swanson in Waitakere City. The Ranui Urban Concept Plan aims to help Waitakere City effectively plan and manage future urban growth and change within Ranui while strengthening the community and the economy, and protecting the environment. A draft Ranui Urban Concept Plan was completed in June 2008 and seeks to accommodate population growth in the area through residential and commercial intensification. It also outlined various proposals including a village green and pedestrian and traffic improvements.

Initial discussions between ARPHS and WCC identified several possible projects that might be at an appropriate stage for an HIA. Discussions between WCC and Quigley and Watts Ltd led to identification of the Ranui plan as suitable for an HIA because of the potential impacts on health and wellbeing. In addition, there was opportune timing and interest from the WCC staff associated with the plan. The ARPHS and WCC also had a strong desire to work together to protect and promote health and wellbeing.

Health impact assessment and factors influencing health and wellbeing

HIA represents an innovative approach to addressing the social, economic, health and environmental consequences of policies, programmes and projects. Its importance has been endorsed by the Government, and it can form a major plank of the drive to reduce inequalities in health. At a local government level it can assist in the promotion of social, cultural, economic and environmental wellbeing as set out in the Local Government Act 2002.

Definition of health impact assessment

HIA is a multidisciplinary approach that investigates the potential health and wellbeing implications of a proposal. Its aim is to deliver evidence based recommendations to inform the decision-making process, in order to maximise gains in health and wellbeing and to reduce or remove negative impacts or inequalities. HIA uses the broad definition of health promoted by the World Health Organization: “Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity” (World Health Organization Constitution). Flexible methodologies are used to ensure that the approach best fits with the proposal in question, the resources available, and the local populations affected.

Factors influencing health and wellbeing

Health and wellbeing is not solely determined by the health sector. In fact, determinants of health and wellbeing such as education, employment, poverty and inequality tend to have a far more profound and long lasting effect on health and wellbeing than curative services (National Health Committee 1998).
Public health and wellbeing is determined by the interplay between individual lifestyle factors, the environment in which people live and the services that people have access to, as well as broad social and economic factors. While individual lifestyle factors such as smoking or fruit and vegetable intake have an immediate effect on individual health, these factors are themselves fundamentally determined by the socioeconomic environment in which individuals live. Broad social and economic environments make a major contribution to wellbeing (National Health Committee 1998). For example, these include sound and reliable governance, unemployment rates, general economic conditions, and social support structures. However, it is often difficult to determine the relative importance of each health and wellbeing determinant, particularly as they occur simultaneously and are often inter-related.

When determinants of health and wellbeing are likely to be affected by a proposal, then health and wellbeing will also be affected, either directly or indirectly, positively or negatively. HIA helps to assess how the broader determinants of health and wellbeing are likely to be affected by a proposal and the risks or benefits of this with respect to health outcomes.

HIA is widely used in many countries throughout the world, particularly in Europe and Canada, and is a compulsory part of resource applications in Tasmania. It is an established methodology encouraged by the World Health Organization and the European Union. Although HIA in policy and planning is still in its infancy in New Zealand, this is rapidly changing. The Ministry of Health and the Public Health Advisory Committee have released guidance on carrying out policy-level HIA within New Zealand and an increasing number of HIAs are being undertaken at local and central levels. The Human Rights Commission recommends the use of HIA at a strategic level, and government legislation is placing public health and wellbeing higher on the agenda within the transport and local government settings.

**Background**

**Ranui Urban Concept Plan**

The WCC commissioned Chow:Hill, an Auckland urban design consultancy, to prepare an urban concept plan to guide growth and development in Ranui over the next 15 years. The town centre core of Ranui is projected to increase by at least 2700 people between 2001 and 2021 (at least a doubling of the population within the town centre). It is anticipated that the Ranui population as a whole will also experience considerable population growth as it has increased between the last two census years.

The Ranui community has high concentrations of Māori and Pacific families, and a growing Asian and new migrant population. There are a high proportion of children and young people, with one third of the wider area’s population aged less than 19 years. Ranui has some of the highest levels of social deprivation in Waitakere City, and a relatively high rate of Housing New Zealand tenants. The average household size is higher than the Waitakere average, and there are comparatively more households comprising extended families.

Ranui has a small town centre with several shops and services, and the majority of employed residents travel outside of the area to work. While there are five pre-schools and two primary schools, there is no local secondary school so these students have to travel to attend school in other suburbs. Ranui has several innovative community development projects, including the Ranui Action Project and Project Twin Streams.

WCC identified the following key issues to be addressed in the Ranui Urban Concept Plan:
- Intensification of residential development at appropriate densities near the train station and town centre
- Expansion of neighbourhood shops
- Redevelopment of the library
- Opportunities for a town square/gathering place
- Further development of Ranui Domain to encourage use and improve safety and surveillance
- Consideration of pedestrian safety and improvements to Swanson Rd and Ranui Station Road
- Promotion of walking and cycling.

The urban design consultants, Chow:Hill, held a community vision workshop with Ranui residents on 2nd April 2008. Chow:Hill presented on the background and need for an urban concept plan, and the core principles of the draft plan. The purpose of the workshop was to identify the community's key issues, and to work towards creating a shared vision for the future. Community members were asked to sign in, plot on a map where they lived and sit at tables that had an aerial map of Ranui with tracing paper over the top. Participants mapped out their daily trail, and placed gold stars on places that worked well, and red dots on places that they felt needed fixing, such as the safety of the main street for pedestrians. Participants also shared their vision for Ranui in the future.

Key issues raised by the community included:
- Parks (need for a range of uses, safety, access etc)
- Security/safety (vandalism, lighting)
- Services (youth, medical, cultural)
- Urban environment (stormwater, affordable housing, emergency housing, public art, employment, need for a gathering place/town square)
- General movement and circulation (cycleways, pedestrian connections, public transport, pedestrian crossings).

It was noted that the community emphasised creating a "stop and sit" concept (i.e. town square) that allowed people in their communities to connect and to hold communal events. In terms of the kind of place people said they wanted, the most common suggestions at the workshop included:
- creating a sense of place unique to Ranui
- providing spaces for the community’s youth and ethnic groups and weekend markets
- providing more medical services
- introducing a central town square
- addressing crime
- extended library services
- extended shopping opportunities
• addressing traffic issues along Swanson Road and Ranui Station Road
• a more safe domain, and
• addressing parking needs.

The draft Ranui Urban Concept Plan (June 2008) set out a range of proposals for the future development of Ranui. A key idea in the draft plan was to allow residential and commercial intensification within the area bordered by the existing green network, and to explore further opportunities to extend the area where medium density is currently allowed. The following map shows the existing Medium Density Housing circle, the 800m pedestrian catchment zone (as proposed in the draft concept plan), and a wider area of area for future intensification.

Figure 1: Potential area for residential intensification in Ranui

The draft plan focused most redevelopment and growth around the retail core in the town centre and the railway station. The three types of housing typology signalled in the plan are terraced housing, apartments and live/work units (see below). It is important to note the proposed housing intensification would not include high density or high rise apartments but would comprise medium density terraced housing and low rise apartments.

The plan highlights opportunities for mixed land use in co-locating commercial and residential uses in the town centre. Concentrations of more intensive housing would be allowed to develop
around the domain, close to the town centre, and along the Ranui station road. The existing ‘green belt’ or network of reserves would be boosted with street vegetation.

The draft plan (June 2008) proposed the linking of the Ranui domain with a new public space at the corner of Swanson Rd and Arney Rd (a ‘village green’ or open space where people can gather, and as a venue for markets or cultural/community events). The draft also contained a proposal to allow the development of intensified/medium density housing on the perimeter of the domain, with public lanes for access.

The June draft contained a suggested option to change the existing zoning of the caravan park area from working to living environment, allowing the development of more intensive housing at the western edge of the domain. It was noted this could include transitional housing to replace the caravan park, although this would require a partnership between WCC and a social housing provider. The caravan park is a private development on private land. Another model in the draft concept plan that would require a District Plan change is proposed live/work units which would allow small business owners to live and work in a single flexible unit. Other key elements of the plan included retail development of both sides of the main Swanson Road, a proposed new library situated diagonally across from its current position and pedestrian and traffic improvements on Swanson Road and Ranui Station Road.

**Ongoing development of the draft plan subsequent to the HIA**

Chow:Hill submitted a draft Ranui Urban Concept Plan to the WCC on 16 June 2008. The HIA was carried out on this draft version, with acknowledgement that there would be likely to be some significant changes in the following iteration of the draft plan. Participants in the HIA were aware the draft plan was at an early stage and was subject to further development. The next draft plan was submitted on 30 July. The major changes were considered in the finalising of the recommendations, and resulted in several amendments. However, as the HIA was carried out on the June version of the draft plan, the majority of information in this report is in relation to the draft that was submitted in June.

The most significant change to the plan was removal of the proposal to rezone the caravan park area, which happened directly as a result of the HIA appraisal workshop. During the workshop discussions it became clear that there needed to be further work undertaken on this draft proposal, and the July version of the draft highlighted a need to consider the long term future of the caravan park, the important function it is serving, and the need to undertake further analysis with the landowner, residents and other public agencies to find ways to improve the standard of living in the caravan park. The removal of the draft proposal in relation to the caravan park was a constructive outcome of the HIA process, as the HIA work identified an information gap and the need for further work.

**Methodology**

**Initial presentation and discussion with Chow:Hill**

On 26 March 2008 an initial presentation and discussion meeting was held between WCC, Chow:Hill and Quigley and Watts Ltd. Two staff members from Quigley and Watts Ltd presented information from evidence reviews on the key associations between urban environments and health and wellbeing. A discussion was then held to discuss the development of the Ranui urban concept plan in light of the public health research. Key points from the discussion included:
Housing intensification was considered the most controversial aspect of the plan. Moves to increase housing density and diversity were likely to have benefits for health and wellbeing, but needed to consider social implications such as housing affordability and the possibility of greater social segregation and effects on inequalities.

Other key areas with likely positive implications for health and wellbeing included street connectivity, walking and cycling routes, access to services and development and extension of outdoor green space in the area.

Possible options for a rapid HIA included housing intensification and health and wellbeing, a focus on disadvantaged populations, and a focus on proposals to develop a town square.

Scope
A steering group (listed in the Acknowledgements) was set up to determine the boundaries for the HIA. The group was sent information prior to the half day meeting outlining the agenda and background information on the HIA and the Ranui project. At the meeting the group made the following recommendations about the HIA and its scope.

Objectives
The scoping meeting agreed on four objectives for the HIA.

1. To inform development of the Ranui Urban Concept Plan by providing recommendations to enhance potential positive impacts and mitigate potential negative impacts
2. To assess implications for equity and inequalities in health
3. To enhance partnership working between sectors and with the community
4. To demonstrate that HIA can inform and support the development of the Ranui plan.

Components of the plan to be addressed
Given the short timeframe available for this HIA it was not possible to consider the health and wellbeing implications of the plan as a whole. The three components of the plan emphasised in the scoping meeting were:

- Proposals for the town centre, especially the town square
- Proposals for the domain
- Proposals for housing intensification.

Participants in the scoping meeting suggested the HIA should focus on answering how the proposals for the town centre/domain and housing intensification were likely to impact on social connectedness. This was based on the community’s fundamental concern to retain a sense of community identity and social connectedness alongside population and commercial growth and development. Local people said they wanted “somewhere to stop and sit” and to keep a feeling of “togetherness” despite urban development and growth.

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3 Social connectedness is defined as the state where people feel part of society, family and personal relationships are strong, differences among people are respected, and people feel safe and supported by others (Statistics New Zealand 2002)
A component of the draft plan was the development of a town square or “village green”. This proposal was seen as a priority by participants in the scoping meeting, and by the community, hence it was decided to focus on this in relation to social connectedness. The proposals for housing intensification were also considered very important, including proposals for the current caravan park.

Hence the central question of the HIA was: **How is the draft urban concept plan (especially the proposals for the village green/domain and housing intensification) likely to impact on social connectedness in Ranui?** The HIA had a strong focus on social connectedness as the main determinant of health and wellbeing, but also canvassed a range of other determinants including housing affordability, design and security, access to services, and opportunities for physical activity.

**Populations affected**

Although the entire population of Ranui will be affected by the urban concept plan, several specific population groups are likely to be especially affected. The following four groups were selected as the focus for the HIA:

- Children and youth
- Residents of the caravan park
- Māori
- Pacific Islands people.

The geographical area of study for the HIA was the town centre and residential community of Ranui, located to the west of the Henderson City Centre. The Ranui town centre is situated at the intersection of Swanson Rd and Armada Drive (located at the top of the circle on the following map, the intersection just to the right within the circle). The railway station is located approximately 500 metres to the south adjoining Ranui Station Rd and Pooks Rd. The area to the left of the circle on the map is zoned as a working environment, and includes the caravan park situated adjacent to the domain. The circle shows the current Medium Density Housing zone extending to a 500m radius from the former railway station site.
**Definition of housing intensification**

Housing intensification in the Waitakere context is a strategy to contain urban development within the metropolitan urban limits. The term housing density refers to the outcome of an intensification process.

Residential intensification is currently encouraged in Ranui (within 500m of the train station) through the ‘Medium Density Housing’ provision of the District Plan. This allows for the development of townhouse or terraced forms of housing at densities higher than that provided for in a typical suburban environment (e.g. lot sizes less than 350m² net). Other forms of development such as low rise apartments may also occur within identified medium density housing areas. Medium Density Housing is required to be designed in an integrated manner, in cognisance of the surrounding neighbourhood, and is subject to urban design criteria in the District Plan.

It is important to emphasise that Ranui already has some existing medium density housing, especially around the railway station. The type of housing intensification signalled in the draft Ranui Urban Concept Plan is medium density housing rather than high density. The three housing typologies suggested are low-rise apartments (3-4 levels), terraced housing (2-3 levels), and live/work mixed use units to enable small business owners to live and work in a single flexible unit.

**Appraisal stage**

WCC hosted a half-day rapid appraisal workshop for the HIA in late June 2008, with the purpose of gathering stakeholder views on how the draft Ranui Urban Concept Plan would potentially affect the social connectedness and wellbeing of the local population. Quigley and Watts Ltd facilitated the workshop. The workshop also sought suggestions for the plan to
improve social connectedness and wellbeing, or to reduce any potential adverse effects. Workshop participants represented a wide range of organisations and disciplines and are listed in Appendix 1.

In preparation for the workshop a considerable amount of data was collected and summarised for presentation to, and use by, workshop participants. This included a description of the Ranui Urban Concept Plan elements for consideration; evidence about the links between housing intensification and social connectedness; and a profile of the Ranui community.

Workshop participants were divided into three small groups to discuss three selected elements of the plan. The groups followed a set structure of workgroup questions adapted from a United Kingdom mental health impact assessment tool (Coggins et al 2007). The questions are attached as Appendix 2. Questions included identification and selection of potential positive or negative impacts of each proposal on social connectedness and wellbeing. Participants were also asked to describe evidence for the impacts and to suggest mitigating actions to reduce any negative implications of the proposals.

**Limitations of the work**

The HIA was undertaken with a tight timeframe. There were also unanticipated delays with the development of the draft urban concept plan which meant the time period between the appraisal and reporting stages was considerably reduced.

There was a risk of contributing to a sense of ‘over-consultation’ for members of the Ranui community, as there had been extensive previous community consultations during the past few years. This risk was mitigated by keeping the workshop participation fairly tight, and mostly involving experts in social connectedness rather than attempting to get broad community representation.

Another limitation was a lack of involvement from Pacific peoples in the HIA. The lack of participation may partially reflect the sense of over-consultation referred to above, but it is also important to consider ways to ensure greater inclusion in HIA processes, and to ensure cultural safety and a wider representation of ethnic groups. It is of concern that previous consultations in Ranui have not tended to attract Pacific people. These concerns are reflected in the recommendations of the HIA.

**Community profile**

This brief community profile has drawn extensively on existing council reports on Ranui, in particular, a demographic analysis of the Ranui, Sturges North and Fairdene areas in terms of implications for social infrastructure provision (Waitakere City Council 2008). The following map shows the wider Ranui and surrounding areas identifying four Ranui Census Area Units – Ranui Domain, Ranui South, Starling Park and Urlich. The area covered by the Ranui Urban Concept Plan comprises these four census units. Sturges North and Fairdene are neighbouring areas to Ranui.
Introduction to Ranui
Historically Ranui was regarded as part of the Swanson and greater Henderson areas rather than having distinct significance in early Māori or European settlement. Ranui tended to be a portage area through which the local iwi, Te Kawerau a Maki and Ngāti Whatua, travelled. After World War I returning soldiers were allocated settlement blocks of land and residential subdivision continued over the next 40 years. A considerable number of low-cost housing developments were established.

The Ranui area has some of the highest Social Deprivation Index ratings in Waitakere. It also has one of the youngest age profiles, a high concentration of Māori and Pacific Islands families, and a growing Asian population. The Pacific population is especially significant in Ranui.

The Draft Growth Management Strategy for Waitakere City identifies Ranui as a future “local centre” to serve the needs of the local population. Growth will be achieved through intensification of current land use and typically that will involve medium density dwellings.

Population growth
Although a relatively small community of just under 10,000 people at the 2006 Census, Ranui is already experiencing substantial population growth. In the 2006 Census Ranui Domain and Ranui South were two of the fastest growing Census Area Units in Waitakere City. The Council has projected significant population growth for the area over the next decade with the Ranui town centre core expected to double in size by 2021. In the wider Ranui area (including
Sturges, Babich and Penihana but excluding Swanson and Birdwood) there is an extra 6500 people projected over the next ten to twenty years.

Demographic profile
Ranui has a diverse demographic structure that includes large proportions of young people, Māori and Pacific Island people. There are relatively high proportions of female residents with children, especially four children or more, and Ranui Domain has a significantly higher proportion of couples with children. At the same time, Ranui has significantly lower proportions of couples without children compared to Waitakere City as a whole.

Across Ranui, Sturges North and Fairdene, a third of the population are aged less than 19 years. Ranui Domain and Ranui South have some of the lowest median age profiles in Waitakere and the median age has got younger since the 2001 Census (which is contrary to the national trend). Compared with Waitakere City as a whole, there are relatively high proportions of 0-4 year olds and 5-9 year olds. There are also higher levels of 15-19 year olds (with the exception of Ranui Domain which has the same proportion).

At the younger end of the age spectrum there are far higher numbers of individuals who are predominantly Pacific Islanders (with Samoans forming the largest group) and to a slightly lesser extent Māori. At the older end of the age spectrum and in particular those who are over 65 years of age, the predominant ethnic group is New Zealand European. There has been an increase in the percentage of residents who were born overseas since the 2001 Census.

Ethnicity
The Ranui area has the highest percentages of Māori and Pacific Islanders (of which Samoans are the largest group) in Waitakere. With the exception of Ranui South, all the other Census Area Units in Ranui have significantly lower levels of Europeans compared to Waitakere City as a whole. In Ranui Domain there are higher or significantly higher levels of Māori and Pacific Island ethnic groups with Pacific Islanders being the predominant non-European ethnic group. There are approximately 30% Pacific people, 20% Māori, 40% European and 8% Asian people living in the Ranui Domain area. The distribution of ethnic groups varies considerably according to age, with Pacific Island children and young people outnumbering other ethnic groups. At the older end of the age spectrum, the largest ethnic group is New Zealand Europeans.

In contrast to European families, Pacific families tend to have more residents per household and are more likely to live in extended families particularly those born outside of New Zealand. Māori and Pacific families are also more likely to live in more crowded conditions, especially Samoan families. A large percentage of Māori and Pacific families live in Housing New Zealand and other rented accommodation.

Religion
Compared with residents in Waitakere as a whole, a lower proportion of residents said they had no religion in the 2006 Census and a significantly higher proportion of people said they were Christians. There is also a higher proportion of Muslims in the Ranui Domain area compared with other parts of the Waitakere district.

Housing
Much of Ranui is based around the railway station and a small local shopping centre. The existing housing features a combination of private residential dwellings (ranging from low cost to high cost) and several large-scale low cost housing developments. Ranui has a high number of
residents living in Housing New Zealand accommodation. The Earthsong sustainable eco-housing development is also located in Ranui, which is a model of higher cost intensified housing. In the 1990s large areas close to Ranui Station were developed under the “medium density housing” provisions of the current district plan. Future residential development is likely to be mostly medium density housing focused on the railway station and town centre, and lower density housing in the Babich area.

Ranui has a higher proportion of two-family houses than Waitakere as a whole, as well as considerable numbers of single occupant households. In Ranui Domain almost a quarter of households are one person households.

Transience is common in the Ranui Domain area. Compared with Waitakere, it has a significantly higher proportion of residents who had lived less than one year in their current residence at the 2006 Census. In terms of home ownership, Ranui Domain has a significantly higher proportion of homes not owned by the usual resident (54%).

There is some evidence of fuel poverty in terms of home heating. A higher proportion of residents in Ranui Domain (7.5%) stated they used no fuels to heat their accommodation compared to Waitakere City as a whole (3.9%).

There are overriding issues in terms of affordability for Ranui residents and some of the existing older housing stock may be inadequate and/or of poor quality. Evidence is clear that living in poor quality housing compromises health, especially for people living in poverty or on low incomes and who cannot afford adequate heating. Waitakere’s social infrastructure report for the Ranui area recommended improvements to existing low quality housing and greater availability of affordable and social housing.

At the time of writing a new project on child health and housing was due to be launched in Ranui, Warm ‘n’ Well – Warmer Homes, Healthier Families. The project is a collaborative initiative between the Waitemata District Health Board and Auckland Regional Public Health. It will involve consideration of how improvements to existing poor quality housing can be addressed.

The Waitakere social infrastructure report (Waitakere City Council 2008) also notes that medium and high density housing has been found, in general, to be more attractive to couples without children, one person households, younger people and one parent families. The main attractions appear to be affordability, access to amenities and low maintenance.

The social infrastructure report (Waitakere City Council 2008) recommended that new housing developments take into account the high deprivation levels, higher comparative percentages of two family and multi person households, Māori and Pacific families and higher median household sizes. The report stated that the size and mix of affordable and social housing will be important in future housing developments and planning. The report also noted appropriate housing provision should be made available for older people.

**Income, employment and education**

Although there are a number of small businesses in Ranui providing local employment, the majority of Ranui residents are employed outside the area. The proportion of people on a Work and Income benefit is high, with the majority of these being job seekers. A future increase in local employment opportunities is anticipated, such as retail and services, alongside population and commercial growth. A significant employment increase of 400% by 2021 is projected as the existing town centre intensifies.
In Ranui the median family income is significantly lower than for Waitakere City as a whole and a significantly higher level of individuals receive government benefits/income support. There is a relatively lower median personal income for individuals aged 15 years and over, with Ranui Domain having the lowest. With the exception of Ranui South, the rest of Ranui has a significantly lower proportion of residents who are employed full time. Ranui Domain has an especially high proportion of residents not in the labour force, a low proportion of residents employed full time, and an unemployment rate higher than Waitakere as a whole.

The percentage of residents aged 15 years or over with no qualification in the Ranui Domain and Ranui South Census Area Units is significantly higher compared to the rest of Waitakere City. At the time of writing, the Ministry of Education was in the process of developing a South West Area Schools Strategy which will identify the further school provision required to meet future growth in the area.

**Deprivation**

The Social Deprivation Index is a measure of socio-economic status calculated for small geographic areas rather than individuals. The calculation uses a range of variables from the 2006 Census of Population and Dwellings which represent nine dimensions of social deprivation. The variables include income, employment, support, living space and home ownership. Ranui has high Social Deprivation Index ratings with Ranui Domain having the highest rating of 10 and Ranui South with a rating of 7.

People living in deprived areas are less likely to work, more likely to be poor and have lower life expectancy, more likely to live in poorer housing in unattractive local environments with high levels of crime and more likely to receive poorer education and health services. Living in a deprived area adversely affects individual's life chances over and above what would be predicted by their personal circumstances and characteristics.

**Transport**

Accessibility between Ranui and central Auckland has been improved in recent years by more frequent rail and bus transport. The frequency of trains will improve further once double tracking has been completed.

**Services and facilities**

There are some community facilities, including a community house, parks, a library, churches and sports facilities and community organisations in Ranui. In particular two innovative community development projects, Ranui Action Project (RAP) and Project Twin Streams, have enabled residents to play an active role in their community.

There has been little social infrastructure development in Ranui over the years, however provision has been made for a new library in Ranui and expanding the community house into the vacated Ranui library building. There are also plans for a holistic, broad-based medical/health centre which are being developed by a group of local doctors.

**Sense of social connectedness**

Massey University surveys of social connectedness in Ranui found a majority of survey respondents had positive perceptions of social connectedness, strong identification with the Ranui community, and a high degree of sense of belonging (Adams et al 2005). The surveys suggested an increase in the number of people attending one or more community events between 2001 and 2004. The 2004 survey found an increased proportion of people said they...
had gained skills from a community centre or course in terms of parenting or family skills, job related skills, recreational or hobby skills, or personal or life skills. The highest levels of membership in community organisations were in churches or sports clubs.

There were some encouraging findings in relation to young people in Ranui. Compared with 2001, in 2004 an increased majority of respondents reported that they felt young people were valued in Ranui. A lower proportion reported there was ‘not much going on’ for young people in the Ranui area (Adams et al 2005).

Pacific respondents reported the highest level of sense of belonging in both surveys compared with other ethnic groups. Compared with European/Pakeha respondents, both Māori and Pacific respondents reported a statistically higher sense of belonging.

Health services
The relatively high deprivation levels in Ranui are reflected in a relatively low health status overall. In its social infrastructure report, the Waitakere City Council (2008) recognised that the socio-demographic profile of Ranui requires a significantly higher level of primary health care services. A range of barriers such as affordability and cultural factors also need to be overcome to improve access to primary health care services. The report noted that additional health resource centres, combining a range of primary health care services (GPs, dentists, and physiotherapists etc), are required in easily accessible places.

Literature review
The literature review for the HIA focused on the implications of urban design policies, especially housing intensification, for social connectedness. Social connectedness is defined as the state where people feel part of society, family and personal relationships are strong, differences among people are respected, and people feel safe and supported by others. This definition is used in several New Zealand reports including previous HIAs and by Statistics New Zealand. The full literature review is attached as Appendix 3.

Impacts of social connectedness on health and wellbeing
- Social connectedness has both direct and indirect impacts on health, but often the specific pathways are not well understood (Public Health Advisory Committee 2008, Frumkin et al 2004, Berkman and Kawachi 2000). There are positive impacts on cardiovascular health, physical activity, recovery from minor illness and mental health (Ewing and Kreutzer 2006). Other impacts include crime reduction and economic benefits (Frumkin et al 2004).
- There are additional benefits from greater social connectedness within mixed or diverse communities (Litman 2007). For instance, children from disadvantaged families may benefit from developing social networks with neighbours who may provide positive role models and support.

Impacts of transport and land use planning on social connectedness
- Urban planning decisions influence social connectedness through:
  - quality of the public realm, especially footpaths, streets and traffic volumes
‘smart growth’ policies that increase walkability and land use mix\(^4\)
- diversity of housing (type and price) and therefore demographic mix and opportunities for interaction among different income, ethnic and racial classes (Litman 2007).
- Many studies have illustrated a link between urban design and contact with neighbours but greater contact alone does not necessarily translate into a better sense of community (Syme et al 2005).
- Research suggests that public art has positive implications for sense of belonging and social connectedness (McLeod et al 2004).

**Impacts of housing intensification**
- There are a diversity of views on the social implications of housing intensification, and a lack of ‘black and white’ solutions. Social problems are largely due to a wide range of economic and social forces, rather than the built environment alone (Syme et al 2005).
- Adverse social effects can be minimised through good housing design, accessible location and diversity of housing types to meet range of demographic and cultural needs (Syme et al 2005).
- There is inconclusive research on the effects of higher housing density and mixed use on opportunities for social interaction (Syme et al 2005).
- Housing intensification tends to improve access to services and increase walking, which contributes to social connectedness. Auckland surveys suggest marginally higher use of public transport by residents of intensive housing, lower rates of car ownership, and an increase in commercial services located in intensive housing areas (Syme et al 2005).
- In Auckland intensification may be one contributor to increasing social segregation, through higher housing costs and changes to the character of neighbourhoods (Syme et al 2005, St John and Wynd 2008).
- Recent Australian evidence suggests some social polarisation is occurring alongside intensification, e.g. in Melbourne sites of concentrated poverty were likely to develop in suburban areas with state-built cheap housing (Healy and Birrell 2004).
- In the UK one study suggested compact cities were associated with reduced social segregation rather than greater, but the urban development context may be too different to New Zealand to apply the findings (Burton 2000 cited in Syme et al 2005). It is also difficult to compare research across countries as definitions of ‘medium density’ and ‘high density’ vary in different countries.

**Housing intensification and affordability of housing**
- Intensification of housing in Auckland to date suggests it has made housing more affordable for some groups but has not reduced housing costs for those most in need (Syme et al 2005).
- Intensification is associated with reduced transport costs and car use (Syme et al 2005).
- Displacement of people who cannot afford housing has the potential to increase social exclusion and widen inequalities. On the other hand, intensification can also be a

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\(^4\) Smart growth is an urban planning theory which advocates compact, walkable, mixed-use development. Smart growth ideas began to be promoted in the early 1970s and have developed into a Smart Growth movement.
strategy to increase affordability of housing through reducing the size of land purchased and sharing development costs (Syme et al 2005).

**Housing diversity**
- Compact cities can potentially foster more equitable and cohesive communities through provision of a mix of housing (to meet a range of cultural and demographic needs).
- Most people living in medium or higher density housing in New Zealand are tenants rather than owner-occupiers. A problem in Auckland is that most of the new intensive housing is developed to meet the needs of investors rather than tenants (Auckland Regional Public Health 2006).
- Housing regulations, policy and design in New Zealand has largely been based on Pakeha cultural norms so housing is often not suitable for Māori or Pacific extended families (Auckland Regional Public Health 2005).

**Housing displacement and rehousing**
- Transience is a significant problem for low-income families in private rental accommodation, and has adverse effects for children’s socialisation, education and health, and social connectedness (St John and Wynd 2008).
- Both housing displacement and housing relocation have been associated with loss of community and uprooting of social networks (Thomson et al 2002).
- Rehousing people from deprived areas or substandard housing can improve health outcomes in the longer term (after 18 months) but may produce adverse health effects in the short term (Taske and Taylor 2005).
- A Welsh review found the housing demolition and redevelopment process was associated with a range of negative effects, even where residents supported redevelopment. Adverse effects included stress due to the anticipation of disruption, extra costs for residents and undermining of community stability and support networks (Welsh Assembly Government 2003).
- Investment in housing improvements, particularly rehousing and major refurbishments, is likely to help improve residents’ mental health, improve feelings of safety, and increase community involvement.
- However a recent study in the UK found that despite significant improvements in reported housing quality, there was no significant change in residents reporting ‘good’ or ‘excellent’ health one year after moving to improved housing (Thomson et al 2007). It may be difficult to show significant health improvements shortly after housing improvements, especially when the multiple deprivations associated with poor housing are not similarly improved. Further good quality research is needed (Thomson et al 2007).

**Population groups most affected by housing unaffordability**
- Groups that are much more likely to be disadvantaged in terms of housing affordability include Māori, Pacific people, families with children, single parents, single-occupant households and people with disability or chronic illnesses (Auckland Regional Public Health 2005).
- Pacific families in Auckland have especially low rates of home ownership and high rates of Housing New Zealand residence (Auckland Regional Growth Forum 2003).
• Māori and Pacific families are more likely to live in larger or crowded households and this is often driven by housing unaffordability/inadequate incomes (Auckland Regional Public Health 2005).

**Strategies to reduce adverse social effects of urban policies including housing intensification**

The following example strategies are sourced from the literature, both in New Zealand and overseas.

**Urban land use and transport policies**

- Improve quality of the public realm and walkability through streetscape design and connectivity, lighting, seating, traffic calming etc.
- Integrated planning for multi-modal transport systems and land use, e.g. change policies and plans that encourage car dependence and urban sprawl.
- Use of Smart Growth, Location Efficient Development and Universal Design principles and approaches (Litman 2007).

**Housing-related policies**

- Housing-related polices such as mixed-use buildings (e.g. ground-floor retail with residential above), and mixing uses on a street or within a neighbourhood.
- Diversity and mix of housing, such as inclusion of a range of unit sizes, mixed uses and affordable units in intensive housing developments (Syme et al 2005).
- Regulate quality and design of new housing.
- Use of best practice in medium and high density housing design (e.g. Turner et al 2004).
- Use of inclusionary zoning policies at the local government level to ensure affordable housing options, which would require a given share of new construction to be affordable to people with low to moderate incomes. In practice, these policies involve placing deed restrictions on 10%-30% of new houses or apartments in order to make the costs of the housing affordable to lower income households.
- Improve provision of social housing.
- Reduce legislative barriers to establishing long-term tenancies as a measure to reduce transience and housing insecurity among people who rent (St John and Wynd 2008).

**Appraisal workshop**

A half day rapid appraisal workshop for the HIA was held on 23rd June 2008. Sixteen participants attended from a range of organisations including WCC, ARPHS, Ranui Action Project, Monte Cecilia Housing Trust, Massey University, Waitemata District Health Board and Housing New Zealand. A full list of participants is attached as Appendix 1.

Louise Thornley (Quigley and Watts Ltd) and Melanie McKelvie (WCC) presented on the HIA, the Ranui community and the draft Ranui Urban Concept Plan. The workshop then split into three small groups that each appraised one proposed component of the draft urban concept plan. The three proposals from the plan were the village green and domain, housing intensification for Pacific peoples, and housing issues in relation to the current caravan park residents. The purpose of the small group discussions was to identify and appraise key impacts

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5 See the full literature review (Appendix 3) for further information
of the proposals on social connectedness and wellbeing, and to identify actions to enhance or mitigate these impacts.

The whole group met at the end of the workshop to discuss the key points from the small groups. This discussion was recorded with a voice recorder, with the verbal permission of participants, for the purpose of having a full record of the discussion. The author listened to the full voice recording to assist in writing up the notes from the appraisal workshop. A summary of the appraisal workshop small group discussions is attached as Appendix 4.

**Appraisal of three proposals in the draft plan**

This section presents a description of the proposals considered in the rapid appraisal workshop. It will consider the three proposals in turn. There is a brief summary of the content of discussions, but this is covered in more depth in the discussion section which follows.

**Village green and domain**

The draft Ranui Urban Concept Plan proposes a new village green on the corner of Swanson and Arney Roads, which would link with the domain. There is strong support in the Ranui community for the development of a town square or village green as an informal gathering place in the town centre. At the scoping meeting for the HIA this was described as a local need for “somewhere to stop and sit” and to keep a feeling of “togetherness” despite future urban development and growth.

In the HIA the development of the proposed village green was compared with the current situation (i.e. no town square). The appraisal process in the workshop asked the broad question:

> How will the draft proposals for the village green and domain impact on social connectedness (with a particular focus on Māori and children/youth)?

The draft plan identified several preferred qualities for the village green including space for events, seating and shelter, and connection with the shops and domain. The plan suggested the edges of the new village green and existing domain could be bordered by new, more intensive housing developments.

Currently the domain is mostly hidden from the street and is perceived as unsafe, particularly after dark. The domain is accessible from 510 Swanson Rd past the stormwater pond, or via the end of Robertson Road. There is another access point to the domain in between 504 and 506 Swanson Road, where a Scout Den is currently located. There is an opportunity to consider relocation of this building and the scouts’ activity to another area of the park or a different site. This option was not considered in the draft Ranui Urban Concept Plan but is being considered by WCC.

The draft plan proposes upgrading housing and adding additional homes around the perimeter of the park, with public lanes for access, which would provide additional surveillance. The domain is intended to provide amenity for people living in higher density housing as well as more activity around the edge of the park. It is proposed to develop public lanes along the domain edge and through the land east and west of the domain. The goal of the additional streets is to encourage vehicle connectivity, future proof pedestrian connections and provide access and supervision to the domain. This would require further detailed design and possible divestment of the reserve.
A range of potential positive implications of the village green proposal were identified in the appraisal workshop, especially for Māori and young people. These included increased sense of belonging and community identity, community ownership, opportunities for rest/relaxation and for physical activity, opportunities for cultural expression and events, mental health benefits of green space, increased social support and reduced crime.

The main potential adverse outcomes identified were associated with the displacement of several current households, mostly Māori families, in order to develop the village green. A key repercussion of the current proposal is that approximately 6 households would need to move in order to free up the land on which to develop the village green. Participants recommended that WCC consider measures to mitigate the negative effects of displacement, including the possibility of a staged approach to the village green’s development. They also emphasised the need for inclusive design.

The workshop discussion highlighted a tension between the community’s immediate need for a gathering place and the longer timeframe required to implement the draft plan’s proposal. There was discussion in the appraisal workshop of two shorter term options for a town square as an interim measure.

- Option 1: West end of current shops in the space between the shops and the proposed Walk to Work area. This would be an outdoor seating area that would connect to domain across the road. WCC are considering this as a possible interim measure prior to the development of the village green.

- Option 2: (suggested in small group at appraisal workshop) A town square alongside the new library and shops on the northern side. It would be important to ensure that it fronted the street and was not located behind buildings.

**Housing intensification – Pacific peoples**

The draft Ranui Urban Concept Plan (June 2008) set out several areas for intensification including expanding the current medium density area around the railway station, and introducing a new medium density area in the town centre. Medium density housing provisions would allow the development of more intensive housing such as low rise apartments and terraced housing. The WCC has predicted the existing residential density near the town centre needs to increase to accommodate the anticipated 15% population growth in the next 20 years. The draft plan divided medium density into three types of intervention: apartments, terraced housing and live/work spaces. The draft plan included the option of expanding the area allowing medium density housing to encompass two suggested pedestrian catchments for each of the train station and town centre areas.

For the purpose of this HIA, the status quo was compared with the proposed extension of medium density housing. For instance, for the town centre there is currently limited provision for medium density housing on the southern side of Swanson Road, whereas in the draft plan there is a proposal to extend medium density housing to a pedestrian catchment of an 800m radius (equivalent to ten minutes walk).

The appraisal process in the workshop asked the broad question:

> How will the draft proposals for housing intensification impact on social connectedness (with a focus on Pacific people and the town centre)?

Participants raised a key point that the likely outcomes will depend on whether the proposed new housing developments include affordable and appropriate housing design for Pacific
peoples. The group felt that if left to market forces, the proposed housing intensification process would be extremely unlikely to deliver such housing. There was an overriding concern that new housing developments may be either unaffordable or unsuitable for many residents. Therefore it was decided to focus on two possible scenarios in terms of how housing intensification may develop in Ranui:

1) Housing intensification left entirely to the market
2) Housing intensification with inclusion of affordable housing and Pacific-oriented housing design.

The group highlighted research gaps in terms of the acceptability of medium density housing to Pacific people, and the needs and preferences of existing Pacific families who live in medium density housing in Ranui currently. Local participants noted that many Pacific families in Ranui have purposefully chosen to move into the same neighbourhoods in order to be close to extended family, and that Pacific residents in medium density housing often congregated for social purposes outside or in garages facing the street.

Key features of housing developments that the group felt might be suitable for Pacific peoples included:

- a mix of housing types and sizes including four or more bedrooms
- outdoor space including for cooking (umu space)
- some ‘clustering’ of housing types, for instance, to avoid having one 5 bedroom dwelling/apartment surrounded by one person households.

It was argued that there needs to be a balance between acceptability and location of housing, and housing affordability. For instance, many Pacific peoples have needs for larger housing but may also face cost barriers or be forced to move further away from services or transport (which would also exacerbate costs).

**Housing intensification - caravan park residents**

Currently the west side of the domain is zoned as a working environment and there is a caravan park, the Western Mobile Home Park, situated adjacent to the domain. The caravan park provides cheap rental accommodation in caravans and cabins for people on low incomes and/or requiring temporary accommodation.

The caravan park was set up in 1989 under a previous travellers’ accommodation provision and includes approximately 100 properties (caravans, cabins or buses) for an estimated 200 or more people. While length of stay varies, some residents have lived in the caravan park for several years. Current residents include single people as well as families with a considerable number of younger children and some teenagers. Many families are on the waiting list for Housing New Zealand houses. Other residents include immigrants and people in paid employment but with high levels of debt (so are unable to access Housing New Zealand or private rental accommodation). The caravan park residents are not protected by tenancy legislation as the property is zoned as a commercial enterprise rather than residential.

The draft concept plan (June 2008) proposed the development of the west side of the domain into intensive housing, which could include transitional housing to replace the caravan park. The new housing would front onto the domain, rather than back onto it as at present. Transitional housing programmes assist people to move from emergency shelter into a more
independent, longer term living situation. Some participants live in apartment-style accommodation, while others may be in group settings where several families or individuals share a household. Transitional housing often includes housing primarily designed to serve deinstitutionalised homeless individuals, people with mental or physical disabilities and homeless families with children.

The draft plan noted further detailed design and feasibility work would be required to support a change to the current district plan from working to living environment. This district plan change on its own would not ensure the establishment of transitional housing, as the area could just be redeveloped for medium density housing without any inclusion of supported or transitional housing. A transitional housing programme would require a partnership between WCC and Housing New Zealand or some other social housing provider.

The appraisal process in the workshop asked the broad question:

How will the draft proposals on housing intensification and the domain area, including the option of transitional housing replacing the caravan park, impact on social connectedness (with a focus on caravan park residents)?

For the purpose of the appraisal workshop, participants considered two possibilities with an assumption that in future the current caravan park would be disbanded. The two scenarios were:

1) a market-driven approach to housing intensification in the area, where current residents would be likely to face displacement
2) current residents would be rehoused in new intensified housing, with a transitional housing programme as suggested in the draft plan (June 2008).

An alternative option or interim measure would be to upgrade the current caravan park. This option is included in the HIA’s recommendations for this area. Participants in the workshop recommended that the WCC meet with the caravan park owner to discuss the options for potential solutions.

Although the caravan park was viewed as currently unsafe for residents, workshop participants felt it did serve a purpose as a “place of last resort”. Some benefits for residents of the caravan park were identified, including good access to amenities, existing social networks despite transience, and reasonable levels of community support through being an identifiable community in need. In particular, the children of the caravan park were highlighted as having strong social networks both inside and outside the caravan park, and links between church or sports groups and young people who reside in the park were discussed.

While there was not participation from any caravan park residents in the appraisal workshop, there were several community members from organisations that work closely with the residents. One participant visited the caravan park in relation to housing issues several times each week. These participants were vital in reporting and reflecting issues faced by residents.

**Themes from the appraisal workshop**

In general, several key themes arose from the workshop, including the following:

- **The importance of process** – a key message from participants was that the potential for positive outcomes of future development in Ranui will be enhanced by a good process. This may include involvement of the local community in acquisition (where possible), design and management of developments such as the village green and new medium density housing.
- **The importance of long term thinking** – the need to think ahead at least 20 years was emphasised, especially in terms of planning for the likely resident population. In particular participants highlighted a need to consult with young people now as they will be the residents of the future.

- **Uncertainty around future developments** – during the appraisal process it was common for responses to begin with “it depends” as future outcomes will depend considerably on the individual decisions and actions of developers and organisations. The point was made that the WCC has a relatively limited role in determining the delivery of developments, for instance, in terms of whether dwellings are constructed as investment rentals or constructed for sale, or the various sizes of dwellings. Hence the recommendations of this HIA will be important in encouraging actions that enhance positive and mitigate negative outcomes.

**Discussion and recommendations**

This section discusses the findings of the HIA and sets out a series of recommendations to address potential social and wellbeing implications of the Ranui Urban Concept Plan. It combines findings from the community profile, literature review and appraisal workshop. The section outlines key themes and assesses potential impacts identified at the workshop in light of the literature review.

The majority of recommendations are directed to the WCC, with several additional recommendations to HNZ and the ARPHS. The general recommendations for ARPHS, WCC and HNZ are presented at the beginning of the section.

Specific recommendations to WCC are then presented, following discussion on each of the three proposal areas (village green and domain, housing intensification in relation to Pacific peoples, housing issues for caravan park residents). In relation to the three specific proposals the HIA has made three types of recommendations; *interim recommendations* to meet immediate needs, *longer term recommendations* to plan for the future, and *process recommendations* to ensure adequate processes are used in planning and development. It should be noted that some of the recommendations for longer term planning could also be implemented immediately or in the short term.

**Part One: General Recommendations**

1. **Recommendations to Auckland Regional Public Health Service**

1.1 Meet with WCC and HNZ to develop an implementation plan for the recommendations from this HIA and to provide advice in the development of the final Ranui Urban Concept Plan. The three organisations would jointly decide which recommendations are to be actioned, who has responsibility for them and what resources need to be secured to make it happen.

1.2 Meet with WCC, HNZ and local Ranui community organisations in relation to improving housing in the current caravan park and developing options for future rehousing of residents. This would involve deciding who is responsible to lead and fund future work in this area.
1.3 Continue to advocate to WCC and HNZ for increased emergency and temporary housing options in Ranui, such as through the Waitakere Housing Call to Action.

1.4 Continue to advocate for local health and wellbeing issues in the Auckland Region, including Waitakere, through the development and dissemination of position statements on health and urban design, disseminating literature to planners on the potential health impacts of local development decisions, advocating for a health voice in urban design matters and supporting WCC’s urban design work (e.g. through possible use of secondments or joint positions between ARPHS and WCC).

2. **Recommendations to Waitakere City Council**

2.1 Respond to the Ranui HIA’s findings and recommendations in the development of the final Ranui Urban Concept Plan and future analysis of policies related to the plan.

2.2 Establish an HIA interest group within WCC to promote and support greater use of HIA, to train staff in HIA and seek further opportunities to undertake HIA. Consider undertaking HIAs on relevant projects that flow out of the Ranui Urban Concept Plan.

2.3 Develop specific objectives for the Ranui Urban Concept Plan’s implementation plan to ensure that it has defined, measurable objectives. Consider ways to incorporate issues of social equity and housing affordability for residents into the implementation plan (in light of the WCC’s responsibility to improve the wellbeing of residents).

3. **Recommendations to Housing New Zealand**

3.1 Undertake research with Pacific and Māori people on the appropriateness of medium density housing for these groups and provide the findings to WCC and other territorial authorities.

3.2 Meet with WCC to develop and implement an action plan to apply learning from the Talbot Park medium density housing development in Glen Innes to the Ranui context. Disseminate the learning from the Talbot Park housing development widely (to local government, housing, urban design and community sectors, both in Auckland and across New Zealand) through a summary document that consolidates the lessons and critical success factors.

3.3 Meet with WCC and other relevant organisations at regional and national levels to develop and implement an action plan to encourage greater use of Pacific and Māori housing design. This may include workshops with architects, design professionals and developers on guidance for medium density housing in relation to Pacific and Māori people.7

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6 Note there are also specific recommendations to Waitakere City Council in relation to each of the three proposals of the draft plan considered in this HIA.

7 It is noted that Housing New Zealand has design guidance in relation to both Māori and Pacific peoples, which may be currently used by some developers. This guidance could be used as a basis for guidelines for private developments.
3.4 In consultation with WCC and community based organisations, improve local policies and action plans on temporary housing and homelessness.

3.5 Work to increase home ownership rates in Ranui, such as through loan schemes or increased implementation of shared equity schemes for people on low incomes.

3.6 Support community based initiatives to provide emergency and social housing through the Housing Innovations Fund or other mechanisms.

Part Two: Specific Recommendations

Village green and domain

As summarised above, the draft Urban Concept Plan contains proposals for a new village green in Ranui which would form a link between the domain and the town centre. There are also proposals to further develop the domain and improve accessibility.

The appraisal workshop for this HIA highlighted the potential for displacement of several households as WCC would need to purchase approximately 6 existing properties in order to develop the village green as proposed. The current households on these properties comprise several Māori families who are significantly long term residents and considered mana whenua of Ranui. An unintended adverse consequence of the proposal would be to displace longstanding Māori families who are well established in the area and may have no intentions of leaving. If the current proposal for a new village green is implemented, the WCC will need to ensure there are measures to mitigate the potential adverse consequences on the households that would need to move. One option suggested in the appraisal workshop (and then adopted in the July version of the draft plan) was that a staged approach could be taken, where initially a subset of properties would be purchased, and a smaller village green would be partially developed.

Another potential unintended consequence would be the effects of the new village green on the current neighbours. It was raised in the workshop that these properties would be bordered on three sides by the road, the domain and the new village green, which may raise problems with noise, safety and privacy. On the other hand, close proximity to public space would also increase surveillance and could potentially reduce opportunities for crime or antisocial behaviour.

The discussion at the appraisal workshop raised a concern about the mismatch between the village green and domain proposals, and the more immediate community need for a place to “stop and sit”. The proposals for the village green and domain will take a considerable time to be implemented and in the meantime a gap remains in terms of an appropriate public space where community members can gather and hold events (although the current domain is a space where community events can be held). Participants noted the current proposal is reliant on the successful implementation of other associated developments, especially the development and growth of the town centre shops.

The workshop discussed an interim measure, where the space alongside the new library, on the northern side of the town centre shops, could be developed as an interim town square. However, there is limited space on the library site and the location of a public space behind a building is inconsistent with the creation of an active and vibrant street environment. There could be problems with a lack of surveillance and anti-social behavior. It is also noted that the WCC have discussed an option for an interim space at the western end of the current town
The development of this space, however, would rely on the developer of the shops incorporating a town square space into their design, and the space would not be publicly owned.

The appraisal workshop raised the importance of relevant and appropriate design in terms of the village green, and the need for a consultative, inclusive process in the planning and development of this area. Participants recommended strong community input to the design, as well as a community governance structure to increase community ownership of the village green. This would mean the community, rather than the council, would be largely responsible for the operation of the area.

Given the large proportion of children and young people in the area, there will be a particular need to consult properly with children and youth about their needs and preferences in relation to a village green. Participants in the appraisal workshop suggested it would be important to think ahead to meet the needs of the likely future residents of Ranui, and that targeting the current children and youth would be a way of anticipating future needs. A specific problem identified with the current proposals in the draft plan was the isolation of the playground at the far end of the domain, away from the proposed village green. It would be more appropriate for the playground to be located close to the village green in order to promote greater use of the village green area and to encourage children to use the area and feel part of the community.

An alternative option mentioned by council staff at the workshop was to remove the current Scout Hall to open up access to the domain from Swanson Road. This opportunity has arisen as a result of continued vandalism of the building and the scouts' proposed relocation to Starling Park. With regard to teenagers, this option would need to be carefully managed so young people were not adversely affected by the removal of a youth facility.

Adverse effects on parking, especially at the weekend, may be a potential unintended consequence of the proposals for intensified housing located alongside the domain. Participants in the workshop pointed out there are already pressures on parking near the domain due to weekend sport, and new housing developments may exacerbate the pressure for parking.

The literature review indicates there are a range of health-related and social benefits from access to outdoor green space. These include benefits for mental and physical health, and opportunities for physical activity and social contact. It will be important to maximize opportunities for safe physical activity within the domain setting through walking and cycling trails and minimizing the presence of motorized transport in the area alongside the proposed housing intensification.

Social connectedness and sense of belonging could be enhanced through the use of appropriate public art in the village green and domain area. Review of literature suggests there are beneficial effects from community-based public art projects, including contributing to social connectedness and sense of belonging. In an Australian evaluation of a community art project, critical success factors included involvement of the community in the conceptualization, planning and creation of the art work (McLeod et al 2004). Art work can be used to visually represent and value diversity, which is also important for social connectedness.

In summary, the question considered was how the draft proposals for the village green and domain would be likely to impact on social connectedness in Ranui. Overall, there are likely to be positive implications for social connectedness and wellbeing associated with the development of a village green or town square, especially with links to the domain. The main
implications of the proposals are probable positive effects on sense of belonging, safety and community identity, including increased opportunities for cultural expression and events (if the village green is designed and developed in consultation with the community). This was considered likely to foster greater social connectedness in Ranui. Other significant impacts for health and wellbeing included increased opportunities for physical activity and the benefits of green space for physical and mental health. If the space is developed to suit children and young people the potential for health benefits from greater physical activity would be considerable. The main negative implication was the potential for displacement of several established Māori families.

Summary table – impact of the village green/domain proposals on social connectedness and wellbeing

<table>
<thead>
<tr>
<th>Determinant of health and social connectedness</th>
<th>Ranui community as a whole</th>
<th>Māori</th>
<th>Children and young people</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sense of belonging</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Community identity</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Social support</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Safety</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Opportunities for cultural expression</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Opportunities for physical activity</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Green space</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Housing security(^8)</td>
<td>-</td>
<td>X (for those residents in the village green space)</td>
<td>X (for those residents in the village green space)</td>
</tr>
</tbody>
</table>

**Key:** positive change [√]; maintained [-]; negative change [X].

4. Recommendations on the village green and domain proposals

Process recommendations to Waitakere City Council

4.1 Use an inclusive process with strong community consultation to plan, design and develop the village green and domain.

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\(^8\) Note that for this group of current residents there will also be other determinants of health associated with displacement from housing, such as anxiety, stress, financial costs of moving etc.
4.2 Explore the option of a community governance structure for the ongoing maintenance and operation of the village green and domain, in consultation with local community-based organisations.

**Interim recommendations to Waitakere City Council**

4.3 Meet with the developer of the town centre shops to discuss and assist with the potential incorporation of a space for customers to sit at the western end of the current shops (as an interim measure until the proposed village green is developed).

4.4 Continue with the planned consultation with the community on the village green proposal as part of the development of the Ranui Urban Concept Plan and to undertake specific consultation with young people, as potential future residents, to identify their vision of the village green and domain.

4.5 Consider the proposed option of a staged approach in the development of the new village green and to consult with the affected residents (as proposed in the draft Urban Concept Plan).

**Recommendations for longer term planning to Waitakere City Council**

4.6 Implement a community art project to ensure public art in the village green and domain reflects the community and cultural identities in the area (as proposed in the draft plan), particularly for Māori, Pacific peoples, and young people.

4.7 Consider potential cultural use in the design of the village green space and the domain and to consult with Māori, Pacific and Asian peoples in order to promote cultural diversity and expression (e.g. through provision of space for cultural gatherings).

4.8 Ensure adequate parking provision around the domain especially at weekends.

4.9 Ensure consistency of design and linkages across the village green, domain and Pooks Road reserve area.

**Housing intensification**

Housing intensification is defined in the methodology section of this report. It should be emphasised the focus in Ranui will be medium density housing rather than high rise, high density dwellings. The three housing typologies suggested in the draft urban plan (June 2008) are low-rise apartments (3-4 levels), terraced housing (2-3 levels), and live/work mixed use units to enable small business owners to live and work in a single flexible unit.

The literature review identified a range of potential implications of housing intensification for social connectedness and wellbeing, including affordability, diversity of housing type, possible displacement and rehousing, and potential effects on social segregation and inequalities. It also identified key population groups that may be disproportionately affected by housing intensification and affordability issues, including Māori, Pacific peoples, and families on low incomes.

While there are implications of intensification for the wider Ranui community, the HIA appraisal workshop focused on the implications of housing intensification for Pacific peoples in particular. However some of the findings may also be applicable to the Māori population, especially Māori families living in large households, or to families on low incomes. The set of recommendations from this HIA includes a combination of recommendations focused on Pacific peoples in particular, and recommendations that relate to the wider population. Another important point to
note is that although discussed here as one group, the Pacific grouping represents a range of Pacific ethnicities and cultures. There may be both similarities and differences across the various Pacific nations and identities.

The HIA has also focused on housing issues in relation to residents of the current caravan park. Although a particular group, the caravan park residents generally have low incomes and experience housing insecurity, so may experience similar issues to other low income residents in Ranui outside of the caravan park. This discussion section will consider each of these two population groups in turn.

Housing intensification – Pacific peoples
The literature review highlighted that increased housing intensification in Auckland in recent years has been linked with a range of social implications including affordability, possible social segregation, health effects and crime. While the media and public perceptions have tended to focus on apparent links between intensive housing developments and social problems such as crime, most literature acknowledges that social problems are largely due to a wide range of economic and social forces, rather than the built environment alone (Syme et al 2005).

The evidence base is mixed, with inconclusive findings on crime and social segregation. Housing affordability can also be affected both positively and negatively by housing intensification. Potential health effects related to intensified housing tend to depend on the housing design, location and quality of construction. For instance, adverse effects on health through noise may occur in intensified housing close to heavy traffic flows and with poor design that fails to reduce noise.

A key lesson from Auckland’s recent experience with housing intensification is that the potential adverse social implications of intensified housing, such as crime, health problems or social segregation, can be minimised in three ways:

1) through good design of housing (both internal and external living spaces)
2) through ensuring new housing developments are in a good location accessible to services, facilities and employment, and
3) through housing design and typologies that meet the needs of a diverse range of households in terms of income and demographics (Syme et al 2005).

The authors of the report on social implications of Auckland’s housing intensification note that provision of appropriate housing for diverse households may be the largest challenge for Auckland, and has yet to be addressed (Syme et al 2005). Pacific peoples, both New Zealand- and Pacific-born, represent a significant part of the demographic picture in Auckland. The authors emphasised the need for intensive housing to suit a diverse range of households in relation to income and demographics.

The appraisal workshop for this HIA highlighted the important need for intensified housing to be of appropriate and affordable design for Pacific peoples. It also highlighted a lack of research into the suitability of intensified housing for Pacific people. There are currently some Pacific families living in medium density housing near the Ranui railway station, but there appears to be no research with Pacific families on their perceptions and attitudes towards medium or higher density housing.

Housing intensification is often assumed to imply small one or two bedroom apartments, whereas there could be a much broader range of housing types including larger, multi-bedroom dwellings. In terms of community-focused living, there may be opportunities with more
intensified housing to suit Pacific people’s preferences for communal, outdoor living and greater social interactions with neighbours and family members. One participant mentioned current research on children living in medium and high density dwellings in Auckland and examples of grandparents living in apartments in the same block as their children and grandchildren.\(^9\) There is a need to explore the suitability of various models and innovations for Pacific families.

The literature review found greater housing intensification can potentially both reduce and increase affordability of housing. Intensification can reduce housing affordability as newer housing developments tend to cost more, and may affect housing prices within the wider neighbourhood. On the other hand, intensification can potentially be a way for first time home owners to be able to afford their own home.

The appraisal workshop discussion noted that housing typology tends to drive affordability. This is consistent with the literature review finding that in Auckland intensification has assisted some first-time home buyers to purchase homes, but that in general the people most in need have not benefited (Syme et al 2005).

Participants at the workshop discussed the pattern of market-driven new housing in Auckland, which has tended to involve circular zones of particular housing types around a central point such as a town centre or public transport hub. For instance, the central area closest to the centre or service tends to attract higher density housing such as apartments, the next zone would involve townhouses, followed by terraced houses and then traditional low density, suburban housing in the outlying areas furthest away from the centre. This pattern of market-driven housing development has meant that people on lower incomes, including many Pacific families, tend to move further away from the services and town centres in order to access housing that suits larger families. This means they face higher transport costs and reduced access to services and town centre amenities.

There was discussion in the appraisal workshop that housing intensification may result in higher housing costs in the town centre, so the people who can afford to live centrally will end up determining the town centre character. An unintended consequence of the housing intensification proposals may be a change in the resident demographics in the town centre, which could mean that the proposed village green is less suited to the new community and attracts low usage. The current residents could move further out from the town centre in future, due to rising housing costs, so would have poorer access to the village green.

In summary, the HIA explored the potential implications of housing intensification for social connectedness in Ranui, with a focus on Pacific peoples. It found housing intensification could potentially have positive implications for Pacific peoples in Ranui but only if housing is affordable and designed to meet Pacific needs. Participants agreed that the crucial consideration was the extent to which affordability and Pacific-oriented design is included in future housing developments. If affordable medium density housing is developed which is suitable and appropriate for Pacific families, there may be a range of potential positive implications for social connectedness and wellbeing. The most significant and likely implications were a greater sense of belonging, opportunities for communal events and cultural use of shared spaces, increased access to services and employment, and reduced transport costs.

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\(^9\) The examples from the research referred to were NZ European families rather than Pacific.
However, if housing intensification failed to include affordable and appropriately designed options (e.g. design and size), Pacific residents would be likely to be displaced to areas further away from the town centre, with lower access to services and higher transport costs. In this scenario other likely negative effects would include greater social segregation and increased inequalities in health and social outcomes.

Summary tables – impact of housing intensification proposals on social connectedness and wellbeing

**Scenario 1: New housing developments are affordable and incorporate design options that are appropriate for Pacific peoples**

<table>
<thead>
<tr>
<th>Determinant of health and social connectedness</th>
<th>Ranui community as a whole</th>
<th>Pacific people</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing affordability</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Housing design</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Sense of belonging and social support</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Safety</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Opportunities for communal events and cultural use of shared spaces</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Access to services</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Transport costs</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

**Key:** positive change [✓]; maintained [-]; negative change [X].

**Scenario 2: New housing developments lack affordable options and design is unsuited to Pacific people’s needs**

<table>
<thead>
<tr>
<th>Determinant of health and social connectedness</th>
<th>Ranui community as a whole</th>
<th>Pacific people</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing affordability</td>
<td>-</td>
<td>X</td>
</tr>
<tr>
<td>Housing design</td>
<td>-</td>
<td>X</td>
</tr>
<tr>
<td>Sense of belonging and social support</td>
<td>-</td>
<td>X</td>
</tr>
<tr>
<td>Safety</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Opportunities for communal events and cultural use of shared spaces</td>
<td>-</td>
<td>X</td>
</tr>
<tr>
<td>Access to services</td>
<td>-</td>
<td>X</td>
</tr>
<tr>
<td>Transport costs</td>
<td>-</td>
<td>X</td>
</tr>
</tbody>
</table>
5. Recommendations on housing intensification – Pacific peoples

Process recommendations to Waitakere City Council

5.1 Use an inclusive process with strong community consultation to discuss any district plan changes to encourage increased development of medium density housing.

5.2 Ensure the planned community consultation on the development of the final Ranui Urban Concept Plan includes sufficient representation of Pacific residents.

Interim recommendations to Waitakere City Council

5.3 Undertake research with Pacific residents who currently reside in medium density housing in the Ranui railway station area (as reported in the HIA appraisal workshop) about the suitability of this housing type.

Recommendations for longer term planning (to Waitakere City Council)

Ensure that housing intensification in Ranui includes a mix of housing types and models to meet the diverse needs of households

5.4 Explore mechanisms to ensure affordable, Pacific designed housing is included in intensive housing developments. Pacific oriented design may include design elements such as communal spaces, outdoor umu space, front porches, or places to sit and connect.

5.5 Explore mechanisms to encourage a diverse range of housing types and sizes (e.g. new developments required to include a mixed number of bedrooms). Ensure that sufficient large houses are available for large families and that they are integrated into housing intensification planning and not just available on the outskirts of the Ranui Town Centre.

5.6 Hold workshops with developers to explore and promote various models of medium density housing, including multiple bedroom apartments or townhouses.

5.7 Meet with HNZ to develop and implement an action plan to apply learning from the Talbot Park medium density housing development in Glen Innes, Auckland.

5.8 Meet with the WCC’s community development staff and community-based organisations to promote ways to help integrate new residents in intensified housing with the wider community.

Encourage the development of affordable housing options as part of the housing intensification process

5.9 Meet with HNZ to consider how WCC could encourage increased development of affordable housing options (in light of proposed legislation before Parliament at the time of writing).
5.10 Consider allowing further development of minor household units (where a second residential building may be developed on one property such as a ‘granny flat’ to enable large extended families to live on the same property).

**Housing issues – caravan park residents**

A key message from the Ranui community was that although the caravan park is meeting the needs of some people for temporary and longer term housing, as a “place of last resort”, the provision of housing needs to be better managed. There are concerns about the low standards of housing and shared facilities in the caravan park. There are also problems with crime associated with the caravan park, including drug and alcohol concerns.

New Zealand research suggests emergency and temporary housing is currently insufficient and the HIA workshop participants agreed with this. In particular, women leaving domestic violence refuges and people with long-term mental illness have difficulty finding adequate short-term housing (Auckland Regional Public Health Service 2005). Workshop participants recommended the development of policies on homelessness and temporary housing at both local and central levels. Although WCC does not have a policy on emergency housing or homelessness, it is currently developing a Housing Action Plan which will set focus areas for the council around housing issues. The literature review for this HIA found that both transience and displacement from housing are associated with adverse effects on wellbeing including stress, mental illness, social exclusion, and poor educational and health outcomes for children (Thomson et al 2002, St John and Wynd 2008).

The draft urban concept plan (June 2008) suggested the possibility of rehousing current caravan park residents in medium density housing with a transitional housing programme. Although this would be reliant on partnerships between relevant local body and social housing organisations, it was considered in the HIA as one potential scenario. The literature review indicated rehousing people from deprived areas or substandard housing can improve health outcomes in the longer term (after 18 months) but may also produce adverse health effects in the short term (Taske and Taylor 2005). However, a recent study in the UK found that despite large improvements in reported housing quality, there was no significant change in residents reporting ‘good’ or ‘excellent’ health one year after moving to improved housing (Thomson et al 2007). The authors noted it may be difficult to show significant health improvements shortly after housing improvements, especially when the multiple deprivations associated with poor housing are not similarly improved. They emphasised that further good quality research is needed.

Other research found housing demolition and redevelopment processes were associated with a range of negative effects, even where residents supported redevelopment (Welsh Assembly Government 2003). Adverse effects included stress due to the anticipation of disruption, extra costs for residents, and undermining of community stability and support networks.

In terms of rehousing people who experience housing insecurity, transience and other social and economic disadvantage, the picture is clearly complex and involves multiple factors. The HIA process highlighted this multiplicity of factors and issues, and confirmed a need for further work to be done on the draft plan’s proposal in relation to the caravan park, and for collaboration across different disciplines and organisations. Workshop participants emphasised the need for community-based organisations to be closely involved in any planning and decision-making with regard to the caravan park. They acknowledged the important role of ‘third sector’ or community organisations in housing provision and support, including church organisations.
While acknowledging the need for improved housing, participants in the appraisal workshop emphasised there is a sense in which the caravan park is an integral part of the Ranui community. Residents in the wider community tend to respect the caravan park and its residents, and to see it as part of the diversity of Ranui. One workshop participant described a sense of solidarity between the community and the caravan park, where people felt “it could be me” in different circumstances. This is consistent with reports from previous consultations in Ranui including the community meeting in April 2008 for the draft urban concept plan.

A potential unintended consequence of the proposals in the June draft plan is possible reduction of social connectedness for caravan park residents. Although there is no research to substantiate this, there is anecdotal evidence of a sense of community for some residents. Despite the social problems and challenges of housing insecurity, caravan park residents form a contained group, so any proposals for replacing the caravan park may reduce their sense of community and social networks. In particular, the workshop discussions raised the existing social connectedness of the children and their current involvement in a range of community and sporting activities. In addition, the caravan park residents are an identifiable group, who currently receive support from church and sports organizations. If the caravan park was to be disbanded or replaced there may be a loss of focus in terms of social support provision, hence the residents’ social support needs should be considered as part of a rehousing process.

Overall, the HIA workshop highlighted significant information gaps in relation to the caravan park, fundamental concerns about lack of access to quality housing and the particular needs for temporary and emergency housing in Ranui. It also emphasised the complexity of issues in relation to the future housing of caravan park residents. In general there is a need for further research and consultation with caravan park residents themselves, as well as the community organisations and social service providers who work with them.

A range of potential negative effects of displacement from the caravan park were identified. These included anxiety, stress, reduced access to services and higher transport costs if forced to move further away from the town centre, and loss of existing social networks and social support. In considering the Ranui community as a whole, it was noted the value of the land would probably rise if the caravan park was disbanded, which could have positive effects on the local economy and potential for development of new, higher quality housing.

In the second scenario, potential positive implications of rehousing caravan park residents included housing security, improved housing quality, greater social connectedness in the longer term, and reduced anxiety. There may also be adverse effects if accessibility to services was reduced, or residents lost important social connections or social support through moving from the caravan park.

In responding to the broad question of the HIA (the potential implications of the caravan park proposals for social connectedness in Ranui), the most significant and likely implications were:

- Adverse effects if caravan park residents were displaced, especially in terms of anxiety and loss of social support.
- Positive effects if caravan park residents were rehoused into better quality, more stable housing, especially greater social connectedness in the longer term, reduced anxiety and health benefits of improved housing quality and security.
- The process used to transition or rehouse people would be vital in maximising positive implications for social connectedness and wellbeing.
**Summary tables - impact of caravan park proposals on social connectedness and wellbeing**

**Scenario 1: Caravan park residents are rehoused in better quality housing nearby OR the caravan park is upgraded with better quality housing**

<table>
<thead>
<tr>
<th>Determinant of health and social connectedness</th>
<th>Caravan park residents</th>
<th>Ranui community as a whole</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing affordability</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Housing design</td>
<td>✓</td>
<td>-</td>
</tr>
<tr>
<td>Sense of belonging and social support</td>
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<td>✓</td>
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<tr>
<td>Anxiety and stress</td>
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<td>Housing security</td>
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<td>-</td>
</tr>
<tr>
<td>Access to services</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Transport affordability</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

*Key: positive change [✓]; maintained [-]; negative change [X].*

**Scenario 2: Caravan park residents are displaced and there is a lack of affordable housing options in Ranui**

<table>
<thead>
<tr>
<th>Determinant of health and social connectedness</th>
<th>Caravan park residents</th>
<th>Ranui community as a whole</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing affordability</td>
<td>X</td>
<td>-</td>
</tr>
<tr>
<td>Housing design</td>
<td>X</td>
<td>-</td>
</tr>
<tr>
<td>Anxiety and stress</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Social support</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Access to services</td>
<td>X</td>
<td>-</td>
</tr>
<tr>
<td>Transport costs</td>
<td>X</td>
<td>-</td>
</tr>
<tr>
<td>Social segregation</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Social and economic inequalities</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

*Key: positive change [✓]; maintained [-]; negative change [X].*
6. Recommendations on housing issues – caravan park residents

Interim recommendations to Waitakere City Council

6.1 Meet with the current caravan park owner about possible solutions in the short and longer term, including improvements to current conditions and potential upgrade of the caravan park.

6.2 Explore the possibility of partnerships between New Zealand Housing Trust, WCC, HNZ etc. to help upgrade the current caravan park. Specific actions to upgrade the park may include increasing the quality of housing in the current caravan park and improving provision of shared facilities within the current caravan park.

6.3 Conduct research/consultation with current caravan park residents, especially children and youth, on their future housing needs and preferences.

6.4 Meet with Māori Wardens and Police to seek their advice and cooperation to assist with any current safety issues in the caravan park.

Recommendations for longer term planning (to Waitakere City Council)

6.5 Meet with community organisations and HNZ to discuss potential future developments and programmes with regard to the caravan park. This could include exploring possible incentives for HNZ or other social/community housing providers to have an interest in the caravan park land, such as joint partnerships.

6.6 Ensure the WCC’s Housing Action Plan (currently being developed) includes adequate focus on addressing temporary and emergency housing and homelessness.

6.7 Advocate to central government on the need for national policies on homelessness and temporary housing in New Zealand, including emergency housing.

Postscript on the updated draft plan

As discussed earlier, the HIA was carried out on the June version of the draft Ranui Urban Concept Plan. On 30 July 2008 a subsequent iteration of the draft plan was submitted to the WCC. A major positive outcome of the HIA was that several significant changes were made to the draft plan, based on the HIA work.

A major change was the removal of the proposal to rezone the caravan park area. Instead, the July version of the draft highlighted a need to consider the long term future of the caravan park, and the need to undertake further analysis with the landowner, residents and other public agencies to find ways to improve the standard of living in the caravan park. The draft plan acknowledges that the Council wishes, alongside other agencies, to explore opportunities to improve the standard of living and facilities at the caravan park. This would be part of a process distinct from the Urban Concept Plan process. The removal of the draft proposal in relation to the caravan park was a constructive result of the HIA process, as the HIA work identified an information gap and the need for further work.
Another key amendment to the plan, arising from the HIA discussions, was a recommendation to give particular consideration in future housing intensification to the form, size and design of housing for Māori and Pacific people. This was a key theme in the HIA and the needs of Pacific people in relation to housing were considered in particular detail in the HIA workshop.

The July draft included the addition of further detail on the village green proposal, including recommending a staged approach to the development of the new village green (as suggested in the HIA) and ensuring that public art and landscape features are relevant to children, young people and adults. It also incorporated the HIA’s recommendation for the incorporation of injury prevention design principles in the development of the village green.

Finally, an addition to the latest draft plan with positive health implications was the inclusion of the New Zealand Urban Design Protocol principles (character, context, choice, connections, custodianship, creativity and collaboration) and explicit application to how these principles could be applied in Ranui. The Urban Design Protocol is a voluntary commitment by central and local government, property developers and investors, design professionals, educational institutes and other groups to undertake specific urban design initiatives. The actions that individual signatories take will, together, make a significant difference to the quality of our towns and cities.

**Conclusion**

In conclusion, the HIA process has drawn together several strands of work and evidence in order to develop a set of recommendations to enhance positive, and mitigate any negative, implications of the Ranui Urban Concept Plan. A community profile, literature review and scoping and appraisal workshops with key stakeholders informed the development of recommendations.

Overall, the HIA found the Ranui Urban Concept Plan is likely to contribute to greater social connectedness and wellbeing in Ranui, if adequate actions are taken to mitigate unintended adverse effects such as displacement from housing, housing unaffordability or unsuitability of housing design. Several information gaps were identified. In particular there is a need for research with Pacific peoples on housing needs and preferences, and with young people on the design of the village green. A significant information gap was identified in relation to the proposal for the caravan park signalled in the June version of the draft plan. Drawing from the HIA, the subsequent draft acknowledged that further work is required in order to explore the potential solutions with regard to the caravan park and the need for emergency and transitional housing.

Key themes from the HIA work include the importance of an inclusive process in planning, designing and implementing future urban development solutions in Ranui, as well as the need for long term, strategic thinking to plan for the anticipated future resident mix. Although there is a complex interplay of contributors to future urban development scenarios, involving decisions by many individuals and organisations including developers and private businesses, the WCC can play a key role in signaling the overall direction and parameters of development. The agencies that took part in the HIA are encouraged to provide relevant information to other stakeholders such as private developers. If actions to mitigate adverse unintended outcomes are carried out, the Ranui Urban Concept Plan has strong potential to facilitate sustainable, healthy urban design initiatives and innovative future housing development in Ranui.
Appendix 1: Appraisal workshop participants

Regan Solomon - Waitakere City Council
Melanie McKelvie - Waitakere City Council
Peter Joyce - Waitakere City Council
Andrew Wood - Waitakere City Council
Jennifer Lamm - Auckland Regional Public Health
Cherry Morgan - Auckland Regional Public Health (Warm and Well programme in Ranui)
Marilyn Burton - Auckland Regional Public Health
Doone Winard - Auckland Regional Public Health
Brad Novak - Auckland Regional Public Health (Warm and Well programme in Ranui)
Emma Frost – Ranui Action Project and the Maori Women’s Welfare League
Lesley Hickey – Monte Cecilia Housing Trust and Ranui Action Project
Cinnamon Whitlock (until 12) – Mental Health Foundation
Karen Witten – SHORE, Massey University
Tom Robinson – Waitemata DHB
Brendon Liggett – Housing New Zealand
Louise Thornley – Quigley and Watts Ltd
Appendix 2: Questions for appraisal workshop small groups

OVERVIEW

Session 1 (morning – 1 hour)
- Introduction and understanding the draft plan (15 minutes)
- Selection of key factors, identification of positive and negative impacts (45 minutes)

Session 2 (afternoon – 1 hour)
- Appraisal of the impacts (40 minutes)
- Identification of possible actions to enhance positive or mitigate negative impacts (20 minutes)

INSTRUCTIONS

Session 1 (morning)

Open the small groups with:
- Introductions by the members
- Appointing a scribe to take notes and to report back to the whole group discussion

Facilitator:

*The purpose of these small groups is to identify the proposal’s potential impacts on social connectedness – and to come up with any suggestions for / improvements. We will begin by discussing the elements of the plan to focus on here.*

**Introduction: Understanding the draft urban concept plan** Facilitator to ask participants to read brief summary of key proposals and ask any questions – a Waitakere City Council staff member will be available in each group to discuss the proposals (15 minutes maximum).

See summary sheet of proposals.

**Reminder:** Ensure that the designated feedback person takes basic notes throughout the discussion on the key impacts, inequalities and mitigating actions identified.

**Selection of factors & identification of impacts** (45 minutes)

1. Go through the table (attached) and identify whether the proposal might impact positively or negatively on each factor that promotes social connectedness (tick the boxes).
2. Select the factors that seem to have **greatest importance** in respect of your population group/s and proposal. Are there any other factors (not in the table) associated with
social connectedness that the proposal may have an impact on? Aim to have no more than 5 factors.

3. On a separate piece of paper, list the potential positive impacts of the proposal on each of your selected factors.

4. List any potential negative impacts of the proposal on each of your selected factors.

Reminder: Note down any assumptions made

Session 2 (afternoon)

5. For each of the impacts: (40 minutes)
   a) What is the sequence of factors linking the proposal to the impact (i.e. the causal pathway) for this impact on social connectedness?
   b) What is the likelihood of the impact occurring? (high, medium or low)
   c) What is the severity/strength of the impact and the number of people likely to be affected?
   d) Who is likely to be affected? Are some groups likely to be affected more than others? (in particular the population groups of interest, access or affordability issues)
   e) What evidence is there to support the answers above, e.g. experience, statistics, research, other data sources?

6. Identify possible actions that could be taken to enhance positive or reduce/mitigate negative impacts. Who are these recommendations directed at? (20 minutes)

Reminder: Ensure that the designated feedback person takes basic notes throughout the discussion on the key impacts, inequalities and mitigating actions identified.

Note down any assumptions made.
**Appraisal tool for Ranui HIA** (adapted from Mental Wellbeing Impact Assessment, Coggins et al 2007 & Auckland Sustainability Framework)

<table>
<thead>
<tr>
<th>Factors that promote social connectedness</th>
<th>Impact of your proposal on this protective factor (tick the box)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Positive</td>
</tr>
<tr>
<td><strong>Individual level</strong></td>
<td></td>
</tr>
<tr>
<td>emotional wellbeing</td>
<td></td>
</tr>
<tr>
<td>social relationships and skills</td>
<td></td>
</tr>
<tr>
<td>arts and creativity</td>
<td></td>
</tr>
<tr>
<td>expression of cultural values</td>
<td></td>
</tr>
<tr>
<td>having a valued role</td>
<td></td>
</tr>
<tr>
<td>sense of belonging</td>
<td></td>
</tr>
<tr>
<td>trust others</td>
<td></td>
</tr>
<tr>
<td>feel safe at home</td>
<td></td>
</tr>
<tr>
<td><strong>Community level</strong></td>
<td></td>
</tr>
<tr>
<td>trust and safety</td>
<td></td>
</tr>
<tr>
<td>social networks and social support</td>
<td></td>
</tr>
<tr>
<td>activities to bring people together</td>
<td></td>
</tr>
<tr>
<td>opportunities to get involved (e.g. in groups, sport, politics, urban design etc.)</td>
<td></td>
</tr>
<tr>
<td>processes or service delivery that supports social contact</td>
<td></td>
</tr>
<tr>
<td>Factors that promote social connectedness</td>
<td>Impact of your proposal on this protective factor (tick the box)</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Positive</td>
</tr>
<tr>
<td>practical support (e.g. job support)</td>
<td></td>
</tr>
<tr>
<td>tolerance, mutual respect and acceptance of diversity</td>
<td></td>
</tr>
<tr>
<td>opportunities for cultural expression and participation</td>
<td></td>
</tr>
<tr>
<td>low levels of crime (esp hate crime, anti-social behavior)</td>
<td></td>
</tr>
<tr>
<td>conflict resolution</td>
<td></td>
</tr>
<tr>
<td><strong>Environmental level</strong></td>
<td></td>
</tr>
<tr>
<td>shared public spaces including green space</td>
<td></td>
</tr>
<tr>
<td>robust local economy</td>
<td></td>
</tr>
<tr>
<td>ease of access to services</td>
<td></td>
</tr>
<tr>
<td>access to paid work or alternative income</td>
<td></td>
</tr>
<tr>
<td>access to good transport networks</td>
<td></td>
</tr>
<tr>
<td>access to goods or services</td>
<td></td>
</tr>
<tr>
<td>provision of places to rest</td>
<td></td>
</tr>
<tr>
<td>design that reflects cultural identities and values (e.g. native planting, Māori art, Pacific art)</td>
<td></td>
</tr>
<tr>
<td>reduction of stigma and discrimination</td>
<td></td>
</tr>
<tr>
<td>reduction of inequalities (e.g. between rich and poor)</td>
<td></td>
</tr>
</tbody>
</table>
Appendix 3: Literature review

This literature review summarises a range of research evidence on the implications of urban design policies for social connectedness. There is a particular focus on the implications of housing intensification in relation to affordability and equity. Three New Zealand reviews of international evidence were especially useful for the review and have been considerably relied upon — a review of evidence on urban environments and health by the Public Health Advisory Committee (2008), a report on the social implications of housing intensification (Syme et al 2005) and a report on the state of public health in Auckland by the Auckland Regional Public Health Service (2006).

The review begins by briefly summarising the impacts of social connectedness on health, and the impacts of transport and land use planning on social connectedness. It then focuses on the social implications of housing intensification in particular, and the related issues of housing affordability, density and displacement.

New Zealand evidence has been included where possible, but much of the literature has been drawn from overseas. Many authors have cautioned against direct application of urban design findings across countries due to the varying urban contexts, development and residential patterns, and differential effects on equity and social segregation (Syme et al 2005). Particularly in terms of the impact of urban growth on low income groups, the patterns in the UK and US tend to be different to those in New Zealand and Australia. In many British and American cities wealthy people have shifted to the suburbs to avoid problems with city living, resulting in urban decay in the centres. Whereas in New Zealand and many cities in Australia, the pattern has been the opposite, where inner city suburbs have become more ‘gentrified’ over the last thirty years, and a combination of wealthy and deprived outer suburbs have developed (Syme et al 2005).

1. Impacts of social connectedness on health

For this work social connectedness is defined as the state where people feel part of society, family and personal relationships are strong, differences among people are respected, and people feel safe and supported by others (Canterbury DHB 2006, Statistics New Zealand 2002). Social connectedness (and related terms such as social capital and community cohesion) contributes both directly and indirectly to health and wellbeing, although specific pathways are often not well understood. Social capital is defined in various ways but usually refers to the collective value of social networks and connections, and can be measured on several levels including neighbourhood and state-level. At the neighbourhood level, Berkman and Kawachi (2000) have argued that social capital affects health by influencing health-related behaviours (e.g. smoking, physical activity), influencing access to services and amenities, and by affecting psychosocial processes by providing social support and respect.

Some studies indicate that social interactions can improve health directly, such as reduced risk of illness among people who spend time with friends (Public Health Advisory Committee 2008). Social capital is associated with health benefits that include prolonged life, faster recovery from illness, and improved cardiovascular and mental health (Ewing and Kreutzer 2006). Indirect benefits for physical and mental health are associated with community cohesion, such as walkable neighbourhoods and social interaction (Frumkin et al 2004). In addition, social capital
has been associated with other social benefits such as crime reduction, higher educational achievement and lower rates of teenage pregnancy.

The literature suggests there are additional benefits from greater cohesion within heterogeneous communities, which connect people from differing classes and backgrounds, thereby reducing prejudice and increasing disadvantaged people’s social and economic networks. For example, children from impoverished families may benefit significantly by developing social networks with more economically established neighbours who can provide positive role models, mentors and practical support obtaining education and employment (Litman 2007).

Key health-related benefits associated with social connectedness include physical activity and safety. Findings from a large study with older people in Portland, Oregon, showed that social connectedness, in conjunction with other neighbourhood-level factors, was significantly associated with increased levels of neighbourhood physical activity (Fisher et al 2004). Greater community cohesion can also help increase perceived safety, allowing people, particularly vulnerable residents such as older people and people with disabilities, more opportunities to exercise and participate in social activities (Bray, Vakil and Elliott, 2005). McDonald (2007) found higher rates of children walking to school in more cohesive neighborhoods, after controlling for other factors such as income and land use. Increased neighbourly interactions can help reduce actual rates of local crime and poverty and provide support and safety (Lucy and Phillips, 2006; Hillier and Sahbaz, 2006).

In terms of mental health, studies indicate that increased social interactions can reduce depression, suicide and illness (Yates, Thorn and Associates 2004). A study by Berke and others in the US (2007) found a significant association between neighbourhood walkability and depression among older men.

Economic benefits are another factor associated with social connectedness that has positive implications for health and wellbeing. Social connectedness has been associated with increased property values (Lucy and Phillips 2006). Neighbourhoods known to be safe or friendly often command a price premium, which reflects the value people place on social connectedness (Litman 2007). Research suggests that when neighborhoods with similar perceptions of security, public service quality, and demographics are compared, those that have a higher quality public realm and more community cohesion tend to command a higher price (Litman 2007).

2. Impacts of transport and land use planning on social connectedness

This section will consider the impacts of urban planning on social connectedness. Some of the broad links between urban land use and transport planning and social connectedness are summarised in the following table, with references noted.
<table>
<thead>
<tr>
<th>Aspect of land use or transport planning</th>
<th>Effect on social connectedness</th>
<th>Reference/s</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower traffic volume streets and stable neighbourhoods</td>
<td>Residents from streets with these features are more likely to know and interact with their neighbours</td>
<td>Appleyard 1981, SMARTRAQ 2002</td>
</tr>
<tr>
<td>Compact, mixed use neighbourhoods</td>
<td>Significantly greater sense of community compared with single-use/residential only neighbourhoods Higher levels of community cohesion, increased local consumption, walking, and use of public transport Children’s emotional and intellectual development accelerates, probably due to probably due to a combination of increased opportunities for physical activity, independence and community cohesion.</td>
<td>Nasar 1995, Podobnik 2002, Hertzman 2002, Gilbert and O’Brien 2005</td>
</tr>
<tr>
<td>Urban sprawl, suburbanization and commuting</td>
<td>Decreased social networks US research has suggested 10% of the overall loss in social capital in the US was due to suburbanization, commuting and sprawl. Overall civic involvement in a community fell as average commuting time rose.</td>
<td>Ewing and Kreutzer 2006, Putnam 2000</td>
</tr>
<tr>
<td>Car dependence Use of alternative modes of transport to cars</td>
<td>Weaker social ties Greater neighbourhood social ties, increased community cohesion</td>
<td>Freedman 2001</td>
</tr>
<tr>
<td>Local access to amenities especially shops</td>
<td>Increased pedestrian travel and greater levels of casual social interaction More intense social interactions depended on other factors such as demographics and attitudes</td>
<td>Lund 2003</td>
</tr>
</tbody>
</table>

There is mixed evidence on the relationships between overall density of neighbourhoods and social connectedness, and findings are confounded by socioeconomic status and individual preferences. Residents of low density, car-dependent, wealthier suburbs often display greater community cohesion than inner city residents in higher density neighbourhoods (Brueckner and Largey 2006). Some have argued that this pattern reflects self-selection, whereby residents who value social interactions tend to choose to live in areas that attract like-minded people (Tallen 1999, cited in Syme et al 2005).
Tallen (1999) questioned the evidence for New Urbanism’s\textsuperscript{10} contribution to social capital and argued that studies show homogeneity, length of residence, commonality of values, and home-ownership all have an important influence on creating a sense of community. Tallen conceded that some studies have found a link between urban form and neighbourhood interactions but argues this is only a component of sense of community.

Nonetheless, researchers suggest that for a particular group or neighbourhood, ‘smart growth’ policies\textsuperscript{10} that increase walkability and land use mix are likely to also increase overall community cohesion (Litman 2007). Some features of urban sprawl have been linked to a weakened sense of community in research including leapfrog or unplanned development and car dominance, although the research on car dominance is less strong (Public Health Advisory Committee 2008).

In line with other research, Cropper (2001, cited in Syme et al 2005) notes that many studies have illustrated a link between design and contact with neighbours but have not been able to further link that to an intense sense of community. These studies have tended to focus on the importance of other factors such homogeneity, in developing a strong sense of community. In Cropper’s study residents from a “New Urbanist” subdivision and a “standard” subdivision in Salt Lake City were interviewed about their sense of community, neighbourliness and attitudes towards diverse neighbourhoods. The study found that new urbanist residents engaged in more neighbourhood social contact and outdoor activities but both groups reported similar levels of sense of community.

Many traditional planning practices foster car-oriented urban sprawl, reducing mobility options for non-drivers and contributing to increased social segregation. Effects of policies such as generous minimum parking requirements, building setback requirements, and restrictions on land use mix are often cumulative, especially over the longer term (Litman 2007).

Planning that promotes community identity and a ‘sense of place’ is important in encouraging greater social connectedness. For instance, the use of indigenous planting or local community art in public spaces can help to enhance community identity. Research shows that public art can help to create attractive, safe and welcoming public spaces and can have a positive impact on social connectedness and sense of belonging. An evaluation of an ‘arts and environment’ scheme in Australia, for example, found that it made a significant contribution to social connectedness in the communities involved (McLeod et al 2004). Critical factors for the success of the scheme were the involvement of the community in the conceptualisation, planning, and, in some cases, the creation of the art work. Art works were designed to visually represent the valuing of diversity, and this was also modelled in the implementation of the project.

In summary, research indicates that transportation and land use planning decisions affect social or community cohesion by influencing:

\textsuperscript{10} New Urbanism, an urban design movement that arose in the US in the 1980s, promotes pedestrian-friendly and dense urban development rather than urban sprawl. Similarly, smart growth is an urban planning theory which advocates compact, walkable, mixed-use development. Smart growth ideas began to be promoted in the early 1970s and have developed into a Smart Growth movement.
the quality of the public realm, particularly footpaths, streets, traffic volumes on local roads and community identity features such as public art or local planting
- the amount of walking that occurs in a neighbourhood, and therefore opportunities for social interactions
- land use mix, such as locating shops, cafes, parks and schools within neighbourhoods, and therefore the frequency of social interactions when running errands or participating in local activities, and
- diversity of housing (type and price) and therefore demographic mix and opportunities for interaction among different income, ethnic and racial classes.

The implications of housing intensification, as an urban development policy, for social connectedness will now be discussed.

3. Impacts of housing intensification

Rapid urban intensification has occurred in some cities in New Zealand over the four years from 2002 to 2006, peaking in 2004 then slowing in 2005 and 2006 (Jamieson 2007). The greatest increases in apartments as a proportion of residential building consents were in Auckland and Wellington, followed by North Shore and Manukau. The construction of new apartments appears to be closely related to changes in household tenure, with a substantial increase in the proportion of tenancy bonds lodged for apartments as a proportion of all tenancy bonds over the same period.

A report on the social implications of housing intensification in the Auckland region, including health implications, analysed and compared data from local surveys, media reports, and international literature. Overall it highlighted a diversity of views, and a lack of ‘black and white’ solutions (Syme et al 2005). The surveys and media articles tended to concentrate on perceived connections between the design of intensive housing developments and future social problems, such as the emergence of slums or greater crime levels. However, most literature acknowledges that social problems are largely due to a wide range of economic and social forces, rather than the built environment alone (Syme et al 2005).

Social impacts of housing intensification

Available research suggests that adverse social impacts of housing intensification, such as crime, negative health effects or social segregation, can be minimised in three ways:

1) through good design (internal and external living spaces)
2) good location accessible to services, facilities and employment, and
3) housing that meets the needs of a diverse range of households in terms of income and demographics (Syme et al 2005).

The report’s authors noted that Auckland’s initial planning focus was on accessibility, with a more recent emphasis on design issues. Design is emphasised in the report as crucial in addressing community resistance to housing intensification, and ensuring the local character and amenity of areas is preserved. In Auckland the third point above, achieving diversity and mix within intensive housing developments, has received limited attention. The authors note this may be the most substantial challenge for Auckland’s intensification process (Syme et al 2005).
Impacts of housing intensification on social connectedness and social segregation

In terms of social connectedness and identity, the report found inconclusive research on the effects of higher housing density and mixed use on opportunities for social interaction. Although in some cases intensification can increase contact between neighbours, this does not necessarily translate into a strong sense of community (Syme et al 2005). Other factors may also have to be present such as homogeneity of residents in terms of socio-economic status, yet this is contrary to achieving a greater social mix.

New Zealand surveys indicate widely divergent views among residents about the relationship between intensification and values such as the sense of community (Syme et al 2005). Some residents of intensive housing developments do not want to interact with their neighbours, with some people expressing concerns about the mix of people in their neighbourhoods. Conversely, many residents of intensive developments consider the sense of community and diversity of residents as one of the main attractions of their neighbourhood.

In Auckland the make-up of intensive developments (in terms of mix of renters and owner occupiers, age groupings, ethnic mix, family type) has been market driven (Syme et al 2005). The available evidence is that in terms of socio-economic profile, residents of intensive housing developments are generally very similar to those of the wider suburb.

There is recent evidence in New Zealand of increasing social segregation by income and ethnicity, including in Auckland (St John and Wynd 2008). The possibility of housing intensification leading to greater social segregation and concentration of poverty is explored in the Auckland report (Syme et al 2005). If intensification exacerbated social segregation this could have indirect negative effects on crime and health, as concentration of poverty is associated with poor health and higher crime rates. In the Auckland region a number of commentators have suggested that there does appear to be a process of social segregation occurring (Syme et al 2005). While this reflects broader social and economic changes, intensification may be a contributing factor. The media has tended to adopt a negative focus on this issue, associating a perception of cheap, overcrowded housing with intensified developments, especially in the CBD area. The Auckland Regional Growth Strategy recognises social segregation as a potential issue although planning has not directly attempted to address the issue (Syme et al 2005). In particular, intensification in Auckland appears to be influencing a shift of lower income housing to suburban fringe areas, as inner city suburbs become too expensive for rental and low income residents (Syme et al 2005).

Research in the US has identified the homogenisation of communities (e.g. by age, class or ethnic group) as a key contributor to diminished social capital in the US (Putnam 2000, cited in Public Health Advisory Committee 2008). Putnam’s survey findings indicated that higher levels of social homogeneity in neighbourhoods were associated with lower levels of civil and political involvement. Similarly, other research has suggested residents of economically diverse, heterogeneous cities had considerably higher levels of civil participation than homogenous cities (Public Health Advisory Committee 2008).

In Australia, recent research has suggested there is some spatial polarization in terms of income occurring alongside growing intensification. For instance, a paper from the Australian Housing and Urban Research Institute examined links between increased residential density and the spatial concentration of socio-economic disadvantage in Melbourne (Healy and Birrell
Although the study did not conclusively link disadvantage and residential intensification, it found sites of concentrated poverty were likely to develop in suburban areas with state-built, cheap housing. The study found some evidence to suggest these suburbs attracted people on low incomes largely due to higher rates of exit by groups on higher incomes.

Other Australian research indicates that intensification around older town centres is producing social polarisation, with middle income families moving to the new outer suburbs and people on lower incomes excluded to medium and high density ‘ghettos’ in older town centres or overlooking a main road or railway line (Randolph 2004). The authors of the Auckland report on the social implications of intensification noted that this research may have relevance to Waitakere City, as intensification is occurring in older town centres such as New Lynn (Syme et al 2005).

Earlier US research questioned whether compact cities are more equitable as American examples are often less affordable, which means they largely attract wealthier people and displace those on lower incomes (Gordon and Richardson 1997 cited in Syme et al 2005). In contrast, a British study of 25 English cities and towns suggested that compact cities were associated with reduced social segregation rather than greater. The study found that positive impacts of intensification on social equity included better access to supermarkets, improved mental health and reduced social segregation. It also highlighted several adverse effects including poorer access to green space, more respiratory illness, more crime and less affordable housing. However the author cautioned against generalizing these results to US or Australian cities due to varying patterns of urban development (Burton 2000 cited in Syme et al 2005).

Impacts of housing intensification on access to services

Housing intensification tends to improve access to services, facilities and amenities through more people being in walking distance of their needs. Increased walking has significant benefits for health and social connectedness. Auckland surveys suggest marginally higher use of public transport by residents of intensive housing, and lower rates of car ownership (Syme et al 2005). There has also been an increase in commercial services located in intensive housing areas. The New Zealand experience is consistent with international research, for instance compact cities generally achieve greater use of public transport (Syme et al 2005).

Impacts of housing intensification on safety and crime

The evidence appears inconclusive on the influence of housing intensification on safety and crime (Syme et al 2005). International research into crime, safety, housing type and density does not reveal any convincing relationships between these variables. Safety issues are increasingly being addressed in Auckland in the design of intensive housing developments (e.g. the Crime Prevention through Environmental Design initiative). Yet in many early developments, crime prevention did not feature highly as part of design considerations.
3.1 Links between housing intensification and affordability

This section considers housing affordability in relation to social connectedness and wellbeing in more detail.

Housing costs in the Auckland region are relatively high. In the Auckland Regional Affordable Housing Strategy (Auckland Regional Growth Forum 2003) housing is considered to be affordable if households can access suitable and adequate housing by spending a maximum of 30% of their gross income. In 2003 it was estimated that approximately 6% of Auckland households were paying unaffordable rents (more than 30% of income) and more people were likely to be living in substandard or crowded accommodation (Auckland Regional Growth Forum 2003).

In New Zealand rates of home ownership are currently at their lowest since the early 1950s, reflecting reduced housing affordability and a lack of government-funded programmes to support home ownership for modest income households (St John and Wynd 2008). Home ownership levels have dropped considerably since 1991, and in Auckland rates have dropped more rapidly than in other regions (Auckland Regional Public Health 2005). Home ownership levels have decreased more among the poorest communities than the wealthiest. Only about 12% of the new Auckland households in the decade 1991-2001 were owner-occupied and almost all new households on the lowest incomes were renting. Between 1991 and 2001 Auckland renting levels rose most in Waitakere City (by 10%), where home ownership dropped by 15% (Auckland Regional Public Health 2005).

The question of whether intensification affects housing affordability is important to consider. The Auckland experience to date suggests that although increases in density have made housing more affordable for some groups, intensification has not reduced housing costs for those most in need (Syme et al 2005). This is a key point in terms of reducing inequalities in health and other social outcomes. It was hoped that through increases in density and flexibility in terms of design, housing costs in Auckland could be made more affordable through medium to high density developments. Local surveys, that included residents in Ranui, suggest affordability issues are important for residents. Many residents felt intensified living had given them the opportunity to afford their own home, and was a good entry point into the housing market. Hence intensification appears to have produced positive social benefits for some people. However, surveys of non-residents\(^{11}\) in Auckland commonly expressed concerns about high density developments appearing cheap and of lower quality than surrounding housing (Syme et al 2005). Similar views are reflected in media articles. The potential application of research findings on housing intensification to the Ranui context must include a caveat that the proposed intensification for Ranui is medium-density rather than high-density (e.g. high rise apartments), which is likely to be the focus of much of the research.

The Auckland work did not locate any international research that comprehensively analysed the cost of housing in compact cities relative to other cities (Syme et al 2005). One confounding factor is that compact cities have tended to adopt compact city policies because they are desirable places to live, and therefore the cost of housing is already higher than in other places. In addition, often compact city policies are not fully implemented. For instance, they may only

\(^{11}\) ‘Non-residents’ in this research means people not living in intensified housing developments.
focus on limiting greenfields development, rather than housing intensification as such, therefore housing becomes unaffordable. There is evidence that compact cities can reduce travel costs, however, which is another crucial dimension of affordability. There are clear social equity benefits of intensification in terms of reducing travel costs, reducing dependence on cars and increasing accessibility (Syme et al 2005).

**Impacts of housing affordability on social connectedness and health**

A series of health and social concerns are associated with housing intensification and affordability issues. Housing intensification policies may result in residents being forced to relocate due to increased rents, as new housing tends to be more expensive than older housing stock. Housing displacement has flow-on health and social effects including disrupted friendships, employment and education as well as mental illness and stress. Displacement from housing has the potential to increase social isolation and exclusion. Inequalities may also widen, for instance rising housing prices will benefit homeowners in compact, higher density areas. On the other hand, intensification can also be a strategy to increase affordability of housing. When house price increases occur, increased density of housing is one way to make property more affordable, by reducing the size of the land purchased and sharing development costs. In theory it is also a way to reduce ongoing costs through increased accessibility to services and employment (Syme et al 2005).

The Auckland Regional Public Health Service (2006) has emphasised that the high cost of housing in the Auckland region impacts on health and wellbeing through reducing the amount of income households can spend on other essential costs such as food, heating, health services, education and transport (Rankine 2005). The high cost of housing means that some people are sharing houses resulting in crowding and associated adverse health effects. A lack of affordable houses suitable for large or extended families may also contribute to crowding in households. 2001 Census data showed that houses tended to have three bedrooms and 80% of inner city multi-unit dwellings in Auckland had two or fewer bedrooms (Auckland Regional Public Health 2006).

**3.2 Housing diversity**

This section will discuss the links between diversity of housing and social connectedness. New Urbanist approaches encourage development of a mix of housing types, in order to cater for people at various stages of the lifecycle, with assorted cultures and with differing income levels. Compact cities can potentially foster more equitable and cohesive communities through provision of a mix of housing.

The Auckland literature review (Syme et al 2005) emphasised that social problems would be less likely to occur if intensive housing met the needs of a diverse range of households in terms of income and demographics, and was not associated with one particular group in society. Connected communities are more likely to develop if there are opportunities for people to meet and interact. In higher density developments, this interaction may be encouraged and facilitated by the provision of common areas and shared facilities (Randolph 2005, cited in Auckland Regional Public Health 2006).

Given that much of the medium and higher density housing in Auckland has been sold into the investment market, developments tend to have been designed to suit the needs of an investor rather than the prospective tenants (Auckland Regional Public Health 2006). Information from
New Zealand suggests that people living in medium to higher density dwellings tend to be tenants rather than owner-occupiers (Auckland Regional Public Health 2006). Concerns have also been raised regarding the small size of some apartments in higher density blocks (Martin 2003). Small housing is often inappropriate and unsuitable for larger Māori or Pacific families (Auckland Regional Public Health 2006). Higher density housing needs to be made more suitable for families than is currently the case, and to cater for a wider range of family contexts.

A report by Auckland Regional Public Health on the links between housing and health has argued that housing regulations, policy and design has largely been based on Pakeha cultural norms (Auckland Regional Public Health 2005). Design features for housing appropriate for Māori include allowance for future extensions and additional buildings such as a kaumatua flat or garage, large living rooms and kitchens able to accommodate two or more people to cater for large gatherings. In addition, Māori have requirements around tapu and noa, such as separating food facilities from bathrooms, toilets and laundries (Auckland Regional Public Health 2005). The standard pattern of housing in New Zealand, especially state housing, tends to be unsuitable for extended Pacific families. Pacific families often require larger communal living and sleeping areas, larger kitchens and outdoor cooking spaces (Auckland Regional Public Health 2005).

3.3 Displacement from housing

Issues of displacement are also closely linked with housing affordability issues. Displacement from housing is a significant predictor of wellbeing, where security and length of tenancy are related to multiple health outcomes, including minor mental illness, stress and an ability to socially invest or engage with a community (Thomson et al 2002). Flow-on effects include disrupted friendships, employment and education. Research from the Wellington School of Medicine’s Housing and Health Research Programme found that families on state housing waiting lists had greater health problems and were more likely to need hospital care than those already in state houses (Auckland Regional Public Health 2005).

Housing relocation and improvements to housing

Housing relocation has been associated with loss of community (particularly of a community’s leaders and role models), uprooting of social networks and unsatisfied social aspiration (Thomson et al 2002). International evidence indicates that housing relocation can have negative health effects including stress and loss of social network support (Pratt 2008). For tenants in social housing, considerable stress has been reported from a lack of opportunity to negotiate with the housing authority regarding the move. People in temporary housing tend to have high rates of illness and health concerns (Cave 2001). The literature notes that some groups, such as older people, minority or disadvantaged ethnic groups, and disabled people are especially vulnerable to negative impacts. However, relocated residents will often benefit from a range of support, and consultation and ‘empowerment’ for residents during regeneration can potentially improve health outcomes (Pratt 2008).

A 2005 ‘review of reviews’ on housing and public health found review-level evidence that rehousing people from ‘slum areas’ can improve health outcomes in the longer term, from 18 months after relocation (Taske and Taylor 2005). However, rehousing can adversely affect self-reported health outcomes in the short term (9 months). An earlier systematic review (Thomson et al 2002) found that housing improvements can improve residents’ health, especially mental health. On the other hand, housing improvements can result in rent increases which may be
detrimental to health, or original residents may move to another area and not benefit from the improvements. Another review in 2005 concluded that it is likely that investment in housing improvements, particularly rehousing and major refurbishments, will help improve residents’ mental health, improve feelings of safety, enhance levels of area and housing satisfaction and increase community involvement (Gilbertson et al 2005).

A Welsh Assembly Government review on the social impact of social housing clearance programmes found that the demolition and redevelopment process was associated with a range of negative effects, even where residents support redevelopment. Adverse effects included stress due to the anticipation of disruption, extra costs for residents and undermining of community stability and support networks (Welsh Assembly Government 2003).

Thomson and others (2007) recently published a prospective controlled study which found that despite significant improvements in reported housing quality, there was no significant change in residents reporting ‘good’ or ‘excellent’ health one year after moving to improved housing. The authors comment that there remains a lack of good quality research in this complex area and that it may be difficult to demonstrate significant health improvements shortly after housing improvements, especially when the multiple deprivations associated with poor housing are not similarly improved.

**Transience**

Transience is a significant problem for many low-income families in private rental accommodation, and has high costs for children’s socialisation, education and health (St John and Wynd 2008). Transience is likely to be high in areas where urban redevelopment and housing intensification is underway.

There is some international evidence on the health of transient populations such as travellers and gypsies which, despite a differing context, may have some relevance to transient populations in New Zealand. In the Ranui context this may include transient populations such as seasonal or casual workers, or transient groups moving through the caravan park (including new migrants and people on the Housing New Zealand waiting list). A Health Impact Assessment was carried out in Ireland on a council proposal to develop permanent and transient sites (Glackin 2008). The proposal was to provide both a permanent and a transient site in County Cork, providing suitable water, sanitary, cooking and heating facilities for several traveller families currently resident on the site. The traveller community experiences significant health inequalities, and high levels of social exclusion and disadvantage. However, the report noted there is still a paucity of academic and other research literature on traveller’s health. A Department of Health strategy for traveller’s health noted that living conditions are the greatest influence on health status for this group. Stress, infectious disease, respiratory disease and accidents are associated with living conditions. The HIA concluded that the existing evidence suggests there is a correlation between appropriate accommodation provision for travellers and improvements in health (Glackin 2008).

### 3.4 Population groups most disadvantaged by housing issues

Groups that are much more likely to be disadvantaged in terms of housing affordability include Māori, Pacific people, families with children, single parents, single-occupant households and people with disability or chronic illnesses (Auckland Regional Public Health 2005). Reflecting income disparities, Māori and Pacific people have lower home ownership rates than the general population. These groups are more likely to have larger and younger families and to be on
lower incomes. According to 2001 census data, in the four Auckland urban council areas, just over half of Pakeha households owned their home, compared to approximately one quarter of Māori and Pacific households respectively (Auckland Regional Public Health 2005). Pacific families in Auckland have especially low rates of home ownership. Sixty-two percent of Pacific people in Auckland live in rented houses and Pacific people comprise more than 40% of HNZ tenants (Auckland Regional Public Health 2005).

On average, Māori have significantly lower living standards compared with the total population, for instance in 2004, 40% of Māori families lived in hardship compared with only 19% of European families. Between 2000 and 2004 there was a considerable increase, from 7% to 17%, in the proportion of Māori living in severe hardship (Robson and Harris 2007).

Māori and Pacific peoples are also more likely than other ethnic groups to be living in households defined as crowded (Auckland Regional Public Health 2005). In 2001, 43% of Pacific people lived in households defined as needing extra bedrooms (23% needing one and 20% at least two). Of those living in households defined as needing at least two extra bedrooms, 41% were Pacific people. Pacific people were the most likely of all ethnic groups (37%) to live in extended families. Pacific people whose living conditions were defined as crowded were twice as likely (74%) to live in an extended family. Around 28% of Pacific people lived in households with seven or more usual residents in 2001 (Auckland Regional Public Health 2005).

Emergency housing

New Zealand research and reports from community organisations suggest that current emergency housing is insufficient. Women leaving domestic violence refuges and people with long-term mental illness leaving hospital, in particular, have difficulty finding adequate short-term housing (Auckland Regional Public Health 2005).

4. Strategies to reduce adverse social effects of urban policies including housing intensification

Strategies to minimise the potentially harmful effects of urban policies on health include the following. These suggestions have been drawn out from the New Zealand and overseas literature.

Urban land use and transport policies

- Various urban land use and transport policies can support social connectedness, by increasing opportunities for people who live and work in an area to meet during normal daily activities.
  - Improve the quality of the public realm, including footpaths, parks, plazas and bus shelters. Support local services, such as schools, shops, banks, and police stations. Support neighborhood events and activities, such as street parties and fairs, and local sporting and cultural events. Address security concerns and encourage residents to work together to improve security.
  - Improve walkability. Design streets with high-quality footpaths, crosswalks, and paths. Incorporate features such as pedestrian-oriented street lighting, landscaping, benches, public art, and other design features that attract people of diverse incomes and cultural
Develop walking-scale neighborhoods. Manage parking efficiently to allow more compact, walkable development.

- Create more multi-modal transport systems and more accessible land use development patterns. Correct policy and planning distortions that favor automobile travel and sprawl. Implement traffic calming and streetscaping to reduce vehicle traffic speeds and volumes, and create a more attractive and secure street environment for pedestrians and residents (Litman 2007).

- Particular interrelated approaches that may be useful include Smart Growth, Location Efficient Development and Universal Design (Litman 2007).
  - Smart growth (also called new urbanism and transit-oriented development) refers to planning policies that increase land use density, mix, connectivity and walkability.
  - Location Efficient Development is planning practices that consider housing and transport costs together, to avoid locating affordable housing far away and associated higher transport costs. This approach can significantly reduce total household costs.
  - Universal Design uses principles of how best to structure the built environment for people with and without disabilities, in order to do what works best for the greatest number of people. Often urban design that suits people with disabilities will also be better for the population as a whole.

**Housing-related policies**

- Adhere to best practice in medium and high density housing design (e.g. New Zealand document for Housing New Zealand, Turner et al 2004).
- Regulate quality and design of new housing.
- Housing-related polices such as mixed-use buildings (e.g. ground-floor retail with residential above), and mixing uses on a street or within a neighborhood.
- Diversity and mix of housing is important, such as inclusion of a range of unit sizes, mixed uses and affordable units in intensive housing developments to ensure that intensive areas remain diverse areas (Syme et al 2005).
- Inclusionary zoning policies, where developers are required to incorporate affordable housing options within new housing developments.
- Explore regional trusts, housing associations and other structural options to improve local council provision of social housing.
- Increase building of state houses in areas of high need.
- Provision of loan schemes to enable more families in more areas to purchase their own homes.
- Reduce legislative barriers to establishing long-term tenancies as a measure to reduce transience and housing insecurity among people who rent (St John and Wynd 2008).
Appendix 4: Summary of appraisal workshop discussions

**Village green and domain proposals**

**Populations:** Māori, children and young people, plus the Ranui community as a whole

<table>
<thead>
<tr>
<th>Determinant of social connectedness or health</th>
<th>Impact</th>
<th>Social and/or health implications</th>
<th>Knowledge/Evidence</th>
<th>Who will benefit/suffer most?</th>
<th>Mitigating factors</th>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sense of belonging</td>
<td>Increased sense of belonging through having: a) a village green/town square – place for people to sit and/or b) a better developed/accessible domain</td>
<td>Increased sense of community identity</td>
<td>Sense of belonging contributes to wellbeing Community ownership of the village green Opportunities for rest and relaxation Opportunities for physical activity Green space is beneficial for mental health, walking/cycling and health outcomes</td>
<td>Sense of belonging contributes to better mental health, wellbeing and other health outcomes (social connectedness/mental health literature) Strong evidence on physical activity and health Good evidence on the positive health implications of green space</td>
<td>Māori and Pacific peoples may benefit if the village green and domain are designed appropriately People experiencing social isolation may potentially benefit from having a shared open space, e.g. new migrants Young people and children may benefit through identifying with the space</td>
<td>Appropriateness of the space to meet various groups’ needs, e.g. youth, children, older people, disabled people, range of ethnic groups including Māori and Pacific peoples, new migrants etc.</td>
</tr>
<tr>
<td>Social networks and social support</td>
<td>Increased social networks and social support</td>
<td>Opportunities to hold</td>
<td>Social interactions contributes both directly and indirectly to health and wellbeing</td>
<td>People experiencing social isolation, mental illness, disability etc. New migrants</td>
<td>Crime prevention strategies Street frontage,</td>
<td></td>
</tr>
</tbody>
</table>

- Need for continued engagement, post-concept plan involvement
- Seek young people’s vision of the domain
<table>
<thead>
<tr>
<th>Shared public spaces including green space</th>
<th>Park /domain generates social interaction leading to greater social connectedness</th>
<th>May be positive impacts if the processes used are good/inclusive and there is strong/wide community involvement</th>
<th>Health benefits of green space (good evidence)</th>
<th>Current plan for village green will potentially displace Māori communities (as the 6-7 properties have long term Ranui Māori families living there)</th>
<th>Inclusive processes should be used, strong community involvement (Key theme from small group: process is crucial)</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Displacement of several Māori households currently living in the area for the proposed village green</td>
<td>Increased safety through greater use</td>
<td>Place to do cultural activities/communal events potentially beneficial to health and social connectedness (good evidence re cultural engagement and self-reported health/wellbeing)</td>
<td>Possible removal of the Scout Den will affect young people (alternative proposal suggested by council)</td>
<td>Increase community ownership of the domain/village green through community governance model</td>
</tr>
<tr>
<td></td>
<td>Potential negative effects if current households are displaced to create the village green</td>
<td></td>
<td></td>
<td>Neighbours will also be affected under current proposal – will have three sides – road, domain, village green – safety issues, noise etc.?</td>
<td></td>
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<table>
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<tr>
<th>Proximity of residential</th>
<th>Potential for greater social interaction</th>
<th>Health and wellbeing benefits of greater social</th>
<th>Good evidence re social interaction and</th>
<th>Purchases/renters of new housing</th>
<th>Integrated planning, having a</th>
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<td></td>
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<td></td>
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<td>Plan the village green in tandem with the</td>
</tr>
</tbody>
</table>
| **housing and domain** | through proximity of residential and domain  
| Also potential for greater social segregation (poorer households forced to go further out if new housing developments are too expensive)  
| through interaction  
| Crime reduction through greater surveillance and proximity of housing to domain/housing facing the domain instead of backing onto it  
| More social segregation may mean that the village green is incongruent with the needs of the new central population  
| through health/wellbeing  
| Some evidence suggesting housing intensification may promote greater social segregation, but evidence is mixed (e.g. some UK research found opposite)  
| developments on the domain will benefit from proximity, access to green space, opportunities for physical activity and social interaction etc.  
| Some current residents around the domain may be forced out through higher prices – more likely to be Māori, Pacific, on low incomes.  
| through mix of housing typologies, following Pacific design guidelines etc.  
| through development of the domain and Pooks Rd reserve development  
| **Access to services and facilities** | Current proposal is for village green in the middle of things, good accessibility  
| Access to other areas, e.g. Pooks Reserve for skate park etc.  
| through Links between access to services/amenities and health/wellbeing, also greater social connectedness  
| Good evidence re access, social connectedness and health  
| Possible tensions between younger and older children/youth in using facilities  
| Mixed land use, collocation of services  
| Measures to enhance walkability  
| Range of facilities on parks needs to increase  
| Playground should be moved closer to the village green if go ahead with current proposal  
| Ensure walkability  
| **Safety** | Potential for increased safety through shared public village green, more surveillance and interactions  
| Crime reduction  
| Links between crime and mental distress, lack of wellbeing etc. (Both actual and perceived levels of  
| Older people  
| Children and young people  
| Good lighting/surveillance in village green and domain  
| Measures to  
| Application of Crime Prevention Through Environmental Design |
| Increased traffic potential with the new lanes through domain | Risks to pedestrians with increased traffic, reduced social connectedness | Crime) | Increase safety and walkability e.g. speed humps in lanes, keep lanes one way etc. | Principles (CPTED) • Ensure pedestrian safety and walkability |
### Housing intensification proposals

Populations: Pacific people (mostly) and the Ranui community as a whole

<table>
<thead>
<tr>
<th>Determinant of social connectedness or health</th>
<th>Impact</th>
<th>Social and/or health implications</th>
<th>Knowledge/Evidence</th>
<th>Who will benefit/suffer most?</th>
<th>Mitigating factors</th>
<th>Recommendations</th>
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<tbody>
<tr>
<td>Sense of belonging</td>
<td>Greater housing intensification may increase sense of belonging through closer proximity to social networks and support, as well as through greater access to services – if living closer (positive impact)</td>
<td>Increased access to services is beneficial to health/wellbeing</td>
<td>Good evidence on links between access to services and health/wellbeing An entirely market-driven approach is unlikely to provide acceptable housing for Pacific families</td>
<td>Potential benefits for new migrants/people experiencing social isolation Single person (one quarter of Ranui domain households are one person) Acceptable use of land is important for Māori and Pacific peoples – umu/hangi Interaction with streets/outdoors is important for Pacific people (space restrictions could affect this)</td>
<td>Affordability and appropriate design for Pacific peoples (= this group’s key point) Process is crucial Reduce potential for displacement by doing the right thing by the people that live there now.</td>
<td>• Encourage development of acceptable housing for Pacific families • Inclusionary design process, e.g. shared/collective naming of streets, residents association • Need for communal spaces that reflect cultural identity and provide opportunities for umus etc, place to sit, gathering area “village concept” • Ensure village green meets needs of Pacific peoples.</td>
</tr>
<tr>
<td>Social networks and social support</td>
<td>Greater housing intensification will increase proximity to social networks</td>
<td>Increased access to services Opportunities for cultural use / gathering</td>
<td>Good evidence on links between social networks/support and health</td>
<td>Similar to above</td>
<td>Affordability and appropriate design for Pacific peoples (= this group’s key point)</td>
<td>• Learning from Talbot Park (HCNZ) • Need for community</td>
</tr>
</tbody>
</table>
and support (positive impact) areas from communal spaces incorporated into development

Communal gathering areas important for Pacific people (not just in reserves but integrated as part of development)

Cultural benefits produce health and wellbeing benefits – e.g. expression of cultural values promotes mental health

group’s key point) development workers to integrate new development with community

| Shared public spaces including green space | Some intensified housing will be located along the domain - generates social interaction – greater connectedness | Positive mental and physical health benefits of access to green space
Greater social connectedness and interactions
Increased community ownership and sense of belonging, identification with the area
Opportunities for walking etc. | Good evidence Important for those lacking outdoor space at home
Important for socially isolated | Lighting, safety features etc. |

- Shared responsibility for maintenance of communal areas will help increase community ownership of the public spaces
| Access to paid work or alternative income | Greater housing intensification can increase access to employment | Increased access to employment may increase employment opportunities, beneficial to health, greater opportunities for walking or cycling to work if closer, reduced transport costs, less time commuting, less stress, increase in leisure time | Good evidence re employment and health, evidence on compact cities/higher density/mixed use having benefits for social connectedness and health | People without motorised transport | Development of more employment opportunities, commercial growth etc. Mixed land use Live/work opportunities | • Encourage development of commercial and employment opportunities
• Greater mixed use
• Encouragement of live/work model??
• Facilities for walking/cycling |
| Housing intensification | If redevelopment happens without consideration of appropriate and affordable design for Pacific peoples, there may be displacement | If displaced, anxiety, stress, dissatisfaction with unsuitable housing
Conflict between needs (e.g. 5 bedrooms) and cost (affordability)
Appropriate design (e.g. 5 bedrooms) may result in lower density and increase costs
Intensification may push Pacific peoples to the edges of town because of desire for larger houses/lots, so | Evidence for negative health effects of displacement from housing/housing insecurity
Reduced access to services is associated with poorer health outcomes | Pacific people were considered specifically in relation to this area
May also affect Māori families (more likely to live in extended families, require larger houses/more bedrooms as well)
People on low incomes | If take existing residents' needs into account ("do the right thing by them"), then potential displacement will be reduced
Design that is appropriate for Pacific and Māori families | • Need further research on what is affordable and suitable for Pacific communities – is medium density housing acceptable to Pacific communities? What is affordable housing for Pacific people?
• Research with existing community including current Pacific residents in the MDH area around the train station
• Pacific influenced |
reducing social connectedness

Less access to services/amenities if forced to live further away, also higher transport costs etc.

Pacific people often need houses to be larger and to house two families or more (housing diversity)

design response, e.g. open spaces that connect people
• Need a mix of housing types/sizes
• Shared housing equity arrangements
• Affordable housing legislation
• Application of Pacific Island Design Guidelines (Housing NZ)
• Increased role for Third Sector housing (e.g. churches)
### Caravan park proposals

Populations of focus: caravan park residents (primarily) and the Ranui community as a whole (secondarily)

<table>
<thead>
<tr>
<th>Determinant of health and wellbeing</th>
<th>Impact</th>
<th>Social and/or health implications</th>
<th>Knowledge/Evidence</th>
<th>Who will benefit/suffer most?</th>
<th>Mitigating factors</th>
<th>Recommendations</th>
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</table>
| Social connectedness including community identity | Sense of caravan park belonging to the Ranui community | Sense of solidarity between community and caravan park residents (“It could be me” in different circumstances). | Community doesn’t want to get rid of the park (but do want it improved) Surveys by SHORE – on social connectedness in Ranui (doesn’t specifically say about caravan park but suggests a good level of social connectedness and community identity) | Caravan park residents Whole community | Depends on what happens – how and if people are rehoused | • Provision of affordable, social housing including temporary and emergency housing  
• Increase quality of housing in current caravan park, bring “place of last resort” up to standard  
• Improve provision of shared facilities |

| Displacement from housing | Potential displacement of caravan park residents Current lack of access to quality/more permanent housing for those that live in the caravan | Stress, anxiety, loss of social networks within the park Transience will increase, inequalities may increase If displaced people likely to move further out (unless social/transitional housing is provided) so | Evidence in literature review on adverse health implications of displacement from housing and housing insecurity/transience | Children and youth, families, long term residents of caravan park Illegal immigrants Ethnic minority groups, Māori, Pacific 200 plus individuals including all ethnic groups and | Depends on sense of ownership, and rehousing options, depends on what process taken, time taken to rehouse, levels of uncertainty | • Policy on temporary housing and homelessness  
• Need for increased provision of emergency and temporary housing  
• Need to change situation so that the residents are covered by tenancy law (either in current setting but park |
| Rehousing/ improvements to housing | If rehoused well, sense of belonging could increase | Rehousing likely to lead to more security for tenants – will then be under tenancy legislation so will have more rights/legal security. Loss of social connectedness in the short term but likely to be increased in the long term if rehoused well. | Evidence on housing improvements and health/wellbeing – see lit review | Children especially affected re inequalities in child health, and access to education/educational achievement etc. | Depends on similar location/access etc. | - Explore how council can encourage emergency housing/transitional housing
- Attract Housing NZ (or other housing providers e.g. NZ Housing Trust) to have an interest in the land
- Work with caravan park owner over time to upgrade
- Talk to the owner | upgraded, or in new housing |
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<tbody>
<tr>
<td>park Are currently a transient population</td>
<td>lower access to services, higher transport costs, greater social isolation/social exclusion etc. May lose support from current churches/community groups – e.g. current children receive support as identifiable group - if dispersed may not get same level of support</td>
<td>Potential positive impacts of loss of caravan park on social indicators and local economy (e.g. land values likely to rise)</td>
<td></td>
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<tr>
<td>children/youth - displacement would have a large impact on those currently living there Impact on whole community if caravan park were to go – sense of solidarity with it – see it as a focal point almost, but do want to see the residents in better housing also.</td>
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### Possible unintended consequence of rehousing may be loss of social networks (may have strong social networks already in the caravan park)

Time taken to rehouse could mean new social networks developed or current ones disrupted, but also uncertainty and anxiety re waiting to be rehoused.

### Sense of belonging/social networks
- **Increased sense of belonging if rehoused**
- **Current sense of community among residents** – e.g. van/bus takes people out, local church goes in and takes children/young people out
- **Evidence on beneficial health effects of belonging and social networks**
- **Children are currently integral part of community/school/sports teams etc.** Will lose social connectedness if displaced

### Community safety
- **Rehousing could increase sense of community safety**
- **Current concerns re drugs/alcohol issues**
  - Not safe as its currently run
- **Anecdotal information from community members**
  - All Ranui residents – caravan park and outside
  - Children and youth
  - Older people
  - New migrants

### Access to
- **Current**
- **Positive health and**
- **Evidence that access to**
  - All caravan park

### About possible solutions in the short and long term, joint project to improve conditions
- **Lessons from Talbot Park redevelopment project**
- **Undertake research with caravan park residents, esp children**
- **Involvement of community organisations in the future development of the site**

### Consider rehousing caravan park residents in the same area
- **Work to maintain social links/networks**

### Link with Māori Wardens & Police, to get their advice and cooperation to assist with any safety issues.
| amenities, facilities and services | caravan park residents have good access to services because of proximity to town centre/central location, also close to domain/green space | social effects of good access to services – lower transport costs, increased walking, easy access to green space including sport etc. Higher involvement with church/community groups, more support, ease of access when seeking help, stronger social networks | services is beneficial to health and wellbeing, and to social connectedness | residents | Children and youth | residents need to be accessible to work/opportunities, low transport costs important |
References


Auckland Regional Public Health (2005) Housing and Health - A summary of selected research for Auckland Regional Public Health services. Auckland: Auckland Regional Public Health Service.


