

Subject: good & bad housing
Sent: 14/12/2023, 12:00:50 pm
From: Graham Robinson<geedeer@xtra.co.nz>
To: IHP Info

Hi Jo

When I presented the submission for the Addington Neighbourhood Association, some of the panel asked if I could supply some examples of good and bad housing developments.

Below is my reply on housing for the PC14 panel, even if the hearings do not continue..

Some suggested examples in Addington:

good - 33 Dickens St

42 Dickens St

5 Ward St * / 16-20 Church Square - 3-storey units facing the back of the church

287 Selwyn St * (development includes some at 103-5 Coronation St and 58 Rosewarne St)

283 Selwyn St * (includes some in Coronation St)

of interest - 43 Dickens St *

63 Poulson St

less good - 80 Poulson St / 44 Church Square *

100 Ruskin St / Antigua St corner *

* denotes a larger development of more than one block of units.

bad - anything on a narrow section with only the driveway and small, sheltered, sun-less private areas as outdoor space.

409 Selwyn St has courtyards of some units facing Harman St which get full sun (but less privacy), but the ones on Selwyn St have their small, private courtyards around the back near the car parking, which get less sun (especially in winter).

I cannot think of any recent large developments in Addington which have a grassed communal area available for residents, for things like a neighbourhood BBQ or an extended family get-together.

One of our members commented:

"Personally I think intensification works best when each (double-storey) unit (or each pair of units) is separated by a single storey garage (or a park). This way they are much less dominant, and much more light and air gets in to neighbouring properties (both on this and adjacent sites). Long solid blocks are just oppressive. They look like gaols and for those living in and around them, they must feel like gaols too. But I agree decent, properly-oriented outdoor living space is important – with room for trees. I'm looking forward to CCC being able to implement parking provisions again. That will slow some of the worst offenders down!"

The difference between the 1990's, with 3 single-storey units (with a garage) per 1000 m2 and now, with 8 or more two-storey units (and no garage) on the same size area, is quite stark.

regards

Graham Robinson

on behalf of the Addington Neighbourhood Association