Making space for justice and equality in visions of neighbourhood renewal

Jessica Terruhn (Te Kunenga ki Pūrehuroa / Massey University)
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Inequities and the city

Outcome: Belonging and Participation

“Adopting an ‘equitable’ approach means prioritising the most vulnerable groups and communities to achieve more equal outcomes.”

“Rising housing costs increase neighbourhood segregation on the basis of wealth. Many people, particularly older people, young people, and people on low incomes are being priced out of their current community or cannot afford to hold on to their property. This can break social connections and support networks and add to the difficulty of finding employment or achieving educational success.”
The Northcote neighbourhood
The Northcote Development

Auckland needs housing – we’re getting on with it
Replacing old homes with new homes for Housing New Zealand tenants

Delivering state housing, affordable homes and market homes
More homes, great neighbourhoods

Live near parks and beaches. Stay in touch with the bay
Investing in Northcote’s future

www.FraserAvenue.com
AUCKLAND CBD | NEW ZEALAND
Content analysis of key documents

Documents:

- Northcote Town Centre Plan 2010
- Northcote Framework Plan 2016
- Northcote High Level Project Plan 2016
- Northcote Town Centre Benchmark Plan 2019
- https://hlc.co.nz/
- https://northcotedevelopment.co.nz/
- https://www.panuku.co.nz/northcote
- http://isthmus.co.nz/project/northcote-masterplan/
- Everyday Northcote, Issue 1, Winter 2017
- Everyday Northcote, Issue 2, Summer 2017/18
- Everyday Northcote, Issue 3, Winter 2018
- Everyday Northcote, Issue 4, Summer 2018/19
- Everyday Northcote, Issue 5, Winter 2019

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From culture to income and lifestyle

Northcote Strengths

“The Northcote population with its strong mix of cultures contributes to a truly multicultural centre. The presence of a large number of HNZC properties further contributes to a strong identity and a unique community in Northcote.” (Northcote Town Centre Plan, 2010)

... “the most culturally diverse residential and business communities on the North Shore, with strong Chinese, Korean, Māori, and Pacific presences.” (Northcote Framework Plan 2016: 32)

... and Challenges

“contrasting and sometimes polarised communities in terms of levels of home ownership, income and backgrounds with pockets of concentrated socio-economic deprivation.” (NC Framework Plan 2016: 32)
“a mix of incomes and lifestyles”

“a wider range of people will be able to live in and enjoy Northcote.”

“In the development area, Pasifika are the largest group (41%), followed by European (27%), Asian (21%) and Maori (17%).

… The development area’s ethnic makeup is likely to change as new residents move in to the area.

“Market housing will be included within neighbourhoods that include community housing and affordable homes to create vibrant and diverse communities.”

https://northcotedevelopment.co.nz/
... at the town centre, reimagined for the future, there will be improved retail amenity that will accommodate a wider demographic, so the town centre caters to many, while holding onto identity and food culture as a way of bringing people together.

(Northcote Town Centre Benchmark Masterplan, 2019)
Gentrification & displacement
Thank you!

j.terruhn@massey.ac.nz