Liveability in Auckland city –
An insight into the prospect of Mixed-Use Developments

DR EZIAKU ONYEIZU RASHEED, MR RICHARD CALLISTER, MR JUN BAI WILLIAM HUO, DR TEMITOPE EGBELAKIN
Background

A mixed-use development is a promising strategy where residential, commercial, industrial, recreational and cultural buildings etc. are incorporated together to give the area multiple purposes for its occupants. (Arbury, 2005)
The success of a mixed-use development cannot be easily evaluated and depends according to their location, and surroundings. The factors that make a mixed-use development successful may not achieve the same level of access if it were situated in a different environment (Anders, 2004).

While the aims of densification align well with urban growth management strategies, there is still resistance to high density living amongst occupiers of Auckland City (Haarhoff et al., 2012).

The success and failure of a mixed-use development relies on how to achieve the interests of the different users without compromising the interest of another.
Research aim & objectives

This study aimed to highlight the potential for mixed use development to support increased high quality densification in Auckland. To achieve this, two objectives were set:

- (a) To retrieve occupiers perception on quality of life in mixed-use developments and single-use developments in Auckland city.
- (b) To retrieve the perception of property developers on the viability of mixed-use developments in Auckland city.

Ongoing Research !!!
Method

A survey was carried out on stakeholders within Auckland city.

- Firstly, a questionnaire survey on 25 Property Developers within Auckland city.
- Secondly, an interview of 40 residents of mixed-use and single-use development areas in Auckland city.
1. Questionnaire Survey

The selection criteria were:

- The years of experience in property development
- Involvement with Mixed-use developments

How long have you been involved with mixed-use developments?

- 0 years: 5
- 1-2 years: 16
- 3-4 years: 3
- 5 years and above: 1

How many mixed-use development projects have you been involved in?

- None: 20
- 1-2 projects: 5
- 3-4 projects: 3
- 5 projects and above: 13

Were any of the mixed-use development projects located within Auckland City?

- Yes: 90
- No: 10
1. Findings

Do you think the Auckland council regulations support mixed-use developments?

- Yes: 8
- No: 17

Under similar circumstances, do you think a mixed-use development produce higher return than a single-use development?

- Yes: 20
- No: 5

Do you think the use of mixed-use developments in Auckland City will increase or decrease?

- Increase: 24
- Decrease: 1

What type of mixed-use development do you think are most profitable to stakeholders?

- Vertical Mixed-use Development: 24
- Horizontal Mixed-Use Development: 1
2. Interview

A total of 40 interviews.
- 20 (residents of mixed-use developments),
- 20 (residents of single-use development occupiers)

3 main factors
- Essentials to quality of life
- Affordability
- Neighborhood contacts

Supports Kusumastuti & Nicholson (2017) findings of an indication that people who are living in a mixed-use urban neighbourhood walk, cycle and use public transport more often than those living in a single-use neighbourhood.
2. Findings

<table>
<thead>
<tr>
<th>Quality of life Requirements</th>
<th>Single Use</th>
<th>Mixed use</th>
</tr>
</thead>
<tbody>
<tr>
<td>The social requirements of my household are easily accessible &amp; convenient in my area (e.g. music events, social gatherings, parties)</td>
<td>2.58</td>
<td>4.40</td>
</tr>
<tr>
<td>The recreational requirements of my household are easily accessible &amp; convenient in my area (e.g. gym facilities, sporting events)</td>
<td>2.44</td>
<td>4.55</td>
</tr>
<tr>
<td>The shopping requirements of my household are easily accessible &amp; convenient in my area (e.g. grocery, retail shopping)</td>
<td>2.39</td>
<td>4.35</td>
</tr>
<tr>
<td>The leisure requirements of my household are easily accessible &amp; convenient in my area (e.g. parks, reserves &amp; library)</td>
<td>2.56</td>
<td>4.35</td>
</tr>
</tbody>
</table>
2. Findings

<table>
<thead>
<tr>
<th>Affordability</th>
<th>Single Use</th>
<th>Mixed use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Your housing costs are affordable. By housing costs we mean your rent or mortgage, rates, house insurance and house maintenance</td>
<td>3.89</td>
<td>4.10</td>
</tr>
<tr>
<td>The general area or neighbourhood your house or apartment is in suits your needs and the needs of others in your household. By needs we mean; cultural, schooling, leisure, sporting &amp; shopping</td>
<td>2.42</td>
<td>4.40</td>
</tr>
<tr>
<td>Public transport is affordable, safe, easy to get to, frequent &amp; reliable in my area</td>
<td>1.63</td>
<td>4.35</td>
</tr>
</tbody>
</table>
## 2. Findings

<table>
<thead>
<tr>
<th>Neighbourhood Contacts</th>
<th>Single use</th>
<th>Mixed use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Negative contact where there’s outright tension or disagreement</td>
<td>35.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Some negative contact such as not getting on with them</td>
<td>55.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Some positive contact such as a nod or saying hello</td>
<td>30.00%</td>
<td>38.89%</td>
</tr>
<tr>
<td>Positive contact such as a visit, or asking each other for small favours</td>
<td>30.00%</td>
<td>66.67%</td>
</tr>
<tr>
<td>Strong positive contact such as support / close friendship (e.g. having BBQs or drinks</td>
<td>0.00%</td>
<td>38.89%</td>
</tr>
</tbody>
</table>
Conclusion

- Mixed-use residents are required for mixed-use developments
- Mixed-use developments is profitable in Auckland city
- More support from Auckland Council (Ongoing studies)
- More study in other cities across the country

Thank you
Questions?