Heterogeneous (Mixed) Housing/Zoning (Pepper Potting) vs Homogeneous Housing/Zoning Typology
A Geography Recount on Housing History in the 20th and 21st Century

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Otara, Papatoetoe, Manukau City Centre and the Southern Motorway

1. Chicago School
2. Public Housing and the Rise of the Homogeneous Zones post WWII
3. Deindustrialisation and Gentrification
4. Fall of the Homogenous Zone and Rise of the Heterogeneous Zones
5. Housing Affordability and Equity
6. Transport in Determining Housing Affordability
7. Access to Centres and Housing Affordability - Why the Heterogeneous Zone is Promoted

Chicago School (and later Social Integration)

The school is perhaps best known for the subcultural theories of Thrasher, Frazier, and Sutherland, and for applying the principles of ecology to develop the social disorganization theory **(now called Social Integration)** which refers to consequences of the failure of:

- social institutions or social organizations including the family, schools, church, political institutions, policing, business, etc. in identified communities and/or neighbourhoods, or in society at large; and
- social relationships that traditionally encourage co-operation between people.

Thomas defined social disorganization as "the inability of a neighbourhood to solve its problems together" which suggested a level of social pathology and personal disorganization, so the term, "differential social organization" was preferred by many, and may have been the source of Sutherland's (1947) differential association theory. The researchers have provided a clear analysis that the city is a place where life is superficial, where people are anonymous, where relationships are transitory and friendship and family bonds are weak.

They have observed the weakening of primary social relationships and relate this to a process of social disorganization (comparison with the concept of *anomie* and the strain theories is instructive).

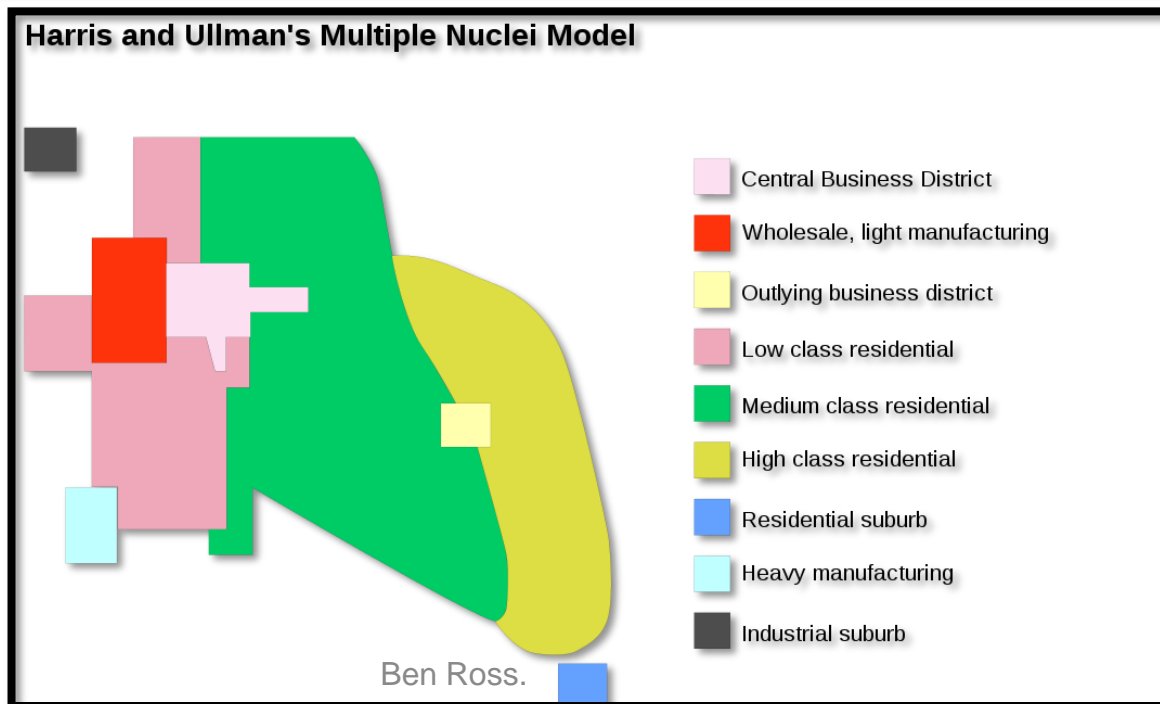Source: https://en.wikipedia.org/wiki/Chicago_school_(sociology) also
The Dictionary of Human Geography – 4th Edition. (Johnston, Gregory, Pratt and Watts). (2000)

Public Housing and the Rise of the Homogeneous Zones post WWII

New state houses in the 'Harp of Erin' estate of Oranga, Auckland City, New Zealand. Aerial photograph taken in 1947. National Library of New Zealand (Alexander Turnbull Library)

Multi Nuclei Model (https://en.wikipedia.org/wiki/Multiple_nuclei_model)

Harris and Ullman's Multiple Nuclei Model

- Central Business District
- Wholesale, light manufacturing
- Outlying business district
- Low class residential
- Medium class residential
- High class residential
- Residential suburb
- Heavy manufacturing
- Industrial suburb

What is Gentrification?
George Street, Hastings Old Town in England

Before   After

After pedestrianization, George Street began to fill up with fancy cafes, restaurants, and little shops.

The process of renovating and improving an area of town so that it conforms to middle-class taste.

https://marketbusinessnews.com/financial-glossary/gentrification/
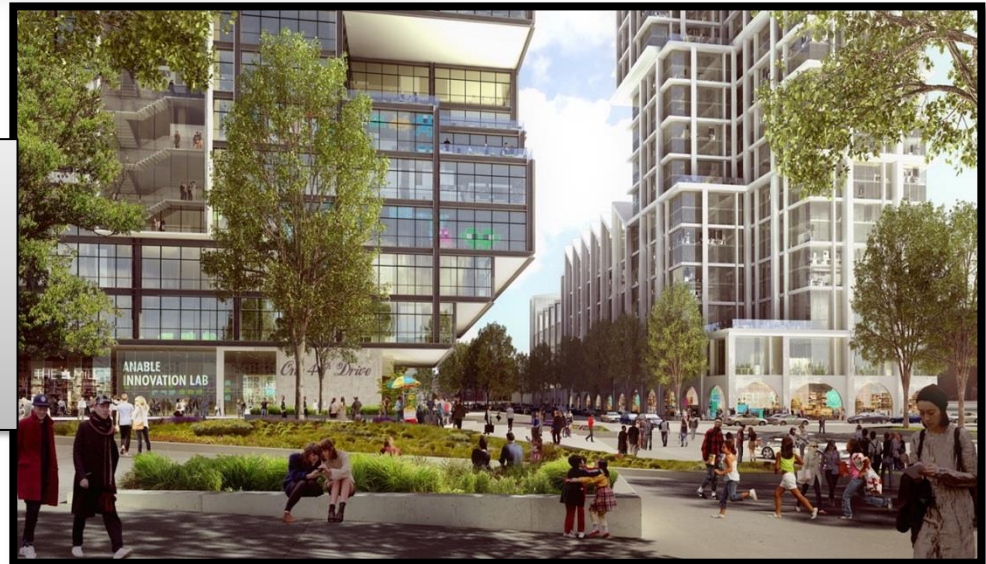
GENTRIFICATION ZONE

POOR PEOPLE PLEASE LEAVE QUIETLY

Fall of the Homogeneous Zone and Rise of the Heterogeneous Zones

https://austin.towers.net/refresh-your-memory-on-plaza-saltillos-upcoming-mixed-use-development/

Other public officials pointed out the diverse assets the mixed-use project will bring, including critically needed affordable housing for a community that will undergo a major transformation, and a state-of-the-art school that will not only address overcrowding in District 30 but will help the growing community prepare for the future.

Industrial jobs were also to be provided! (Lesson for #OurManukau ?)

https://fmlink.com/articles/nyc-mixed-use-project-industrial-commercial/

- Remember the Homogeneous Zone?
- Remember the Heterogeneous Zone?

Potential Future Rapid Transit Network

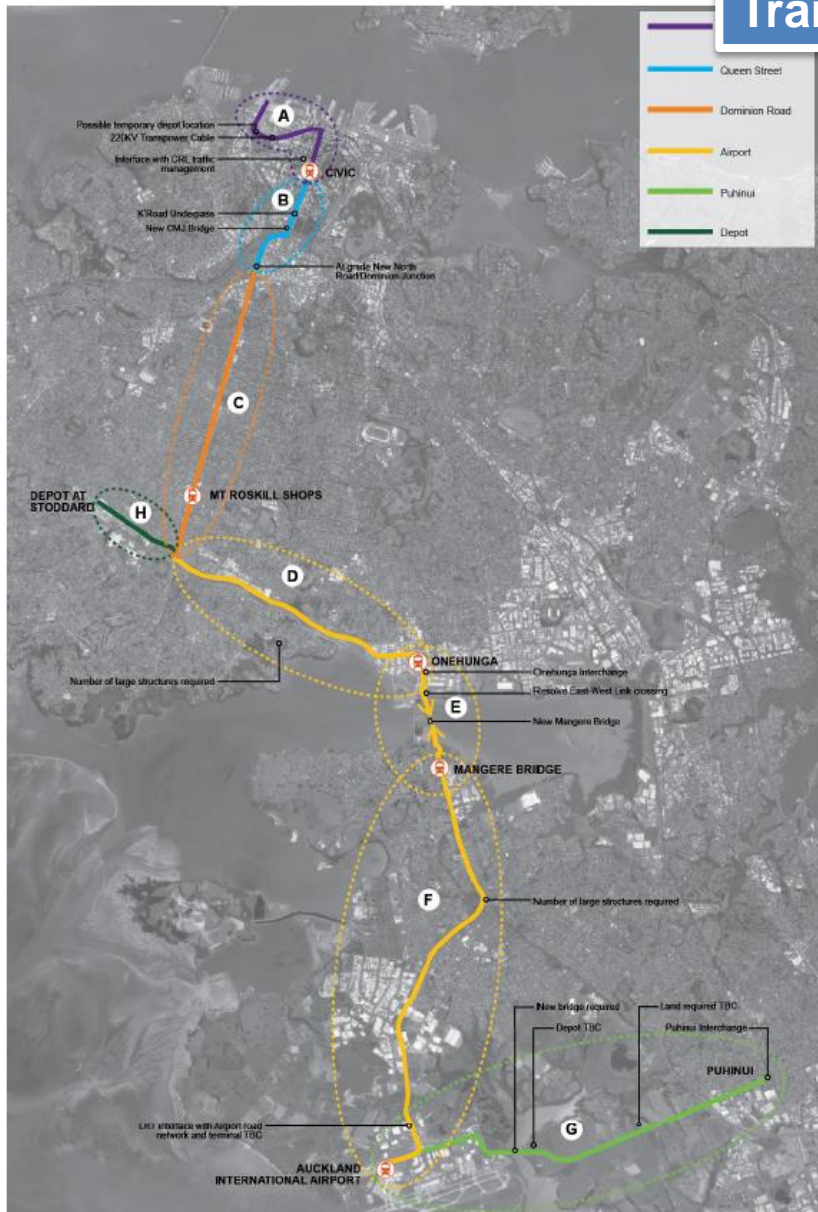Heavy Rail
Light Rail
Bus Rapid Transit
Ferry

Airport to Botany Rapid Transit (A2B)

- Housing Affordability is more than the price of a house being no more than 3x the household income (or rent being no more than 3x household income
- **Housing affordability needs to incorporate transport costs and accessibility to local or sub regional amenities (retail and leisure)**
- Land? Does it matter who owns the land? As I have said before even with the 30:30:30 model Panuku should hold onto the land in a **Centre**, develop it, charge ground rents to give access to affordability and create leverage for future housing

Appendix 2: Map A2C

Legend:
- Queen Street
- Dominion Road
- Airport
- Puhinui
- Depot

Map labels:
- Possible temporary depot location
- 220KV Transpower Cable
- Interface with CRL traffic management
- CIVIC
- A
- K'Road Undegass
- New CMJ Bridge
- B
- At grade New North Road/Dominion Junction
- C
- DEPOT AT STODDARD
- H
- MT ROSKILL SHOPS
- D
- Number of large structures required
- ONEHUNGA
- Onehunga Interchange
- Resolve East-West Link crossing
- E
- New Mangere Bridge
- MANGERE BRIDGE
- F
- Number of large structures required
- New bridge required
- Land required TBC
- Depot TBC
- Puhinui Interchange
- PUHINUI
- LRT interface with Airport road network and terminal TBC
- G
- AUCKLAND INTERNATIONAL AIRPORT

- How so?
- **Commuter costs are not always added to housing costs. (No point of building "affordable homes" if the resident is then faced with a long commute by car)** to work no matter WHO owns the land)
- How accessible is transit, how expensive is the transit (one zone fares are too expensive), where does it goes and what are its operating hours compared to say a shift worker
- How accessible is transit to places of retail or recreation (if you still need to travel by car it is still an added expense)?

Heterogeneous zoning not fully utilised. Manukau City Centre (Node and Metropolitan Centre).
Source: Panuku

- **Housing affordability is more than the price or the rent of the house**
- The price of the commute (work or leisure) is often left out in determining housing affordability
- Homogeneous use zones (no matter who owns the land) does not promote housing affordability owing to access to employment and recreation
- **The Heterogeneous Zone (aka the Centre or Mixed Use Zone) promotes better housing affordability due to close proximity to either employment or leisure**
- **Land: Public Land should be held onto with development BUT the Pepper Pot Model (i.e. Mixed Use and mixed types) should still be followed**