

# Experience Versus Expectation - The Effect of Land Development Professionals' Decisions on Sense of Community, Sense of Place, and Flexibility of Tenure

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## SUMMARY

Housing is a 'hot topic' in Aotearoa, New Zealand right now. Research shows a huge disparity between what developers are building and what the country actually needs: the supply and demand do not match. The recently established Ministry for Housing and Urban Development attempted to fill a hole in the housing market with Kiwibuild. Territorial Authorities are trying to find ways to increase urban density. Developers are scrambling to find land to develop. Meanwhile, traditional freehold, greenfield housing developments continue in full force, sprawling outward instead of upward, and putting pressure on infrastructure and resources.

Being a professional means having a duty of care for the community. But are we getting it right? This research highlights successes from certain decisions on a medium-density development and improvements that could be made during the decision-making process. To make these improvements could be to increase the chances of forming a thriving community. Can we give people a taste

of that 'quarter-acre dream' but still allow for increased density and community building?

This investigation of international literature and a Wellington development case study reports on some successes and discusses possible improvement to development decision-making. Findings include a link between variety of tenure and housing types with diversity and therefore a sense of community and place. This link is positive in some ways, but in other ways it has introduced uncertainty about responsibilities and a divide between tenants and owner/occupiers.

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