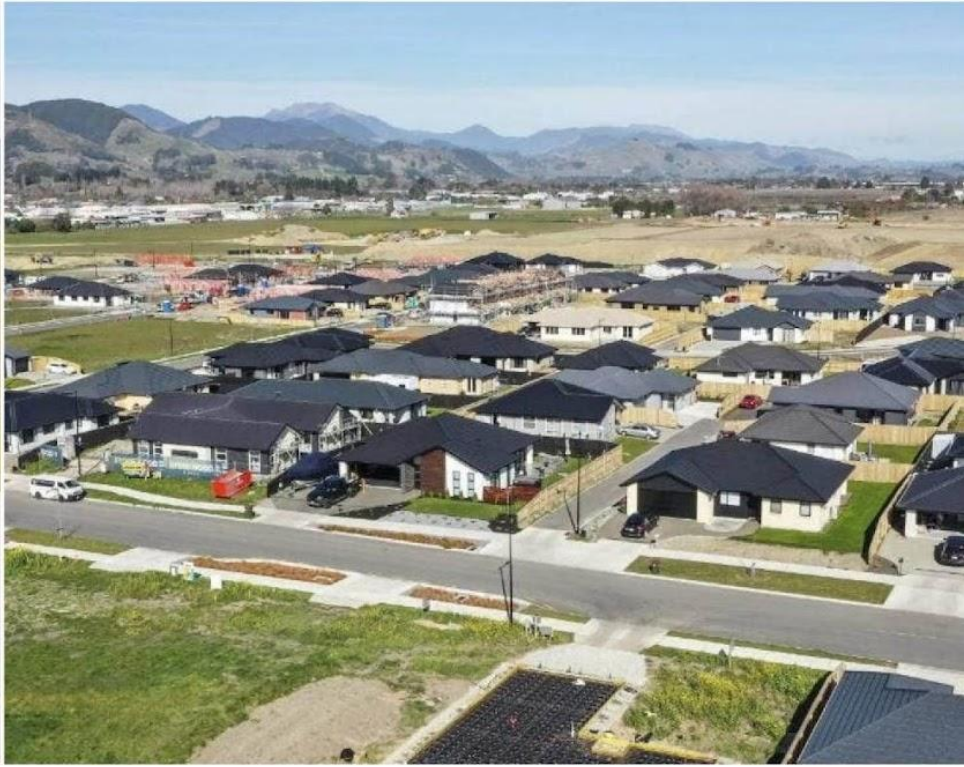
What if Nelson created Cohousing Communities?

William Samuels - Architect
Bronwen Newton - Cohousing Developer

How do we currently develop housing in New Zealand?



Berryfields

Berryfields subdivision in Richmond / greenfield development

What are some of the challenges with our current approach?

Expense - housing crisis
Suburban sprawl
Car oriented ‘doughnut cities’
High environmental impact
Lack of community
Social disconnection / alienation
Lack of housing diversity to cater for:

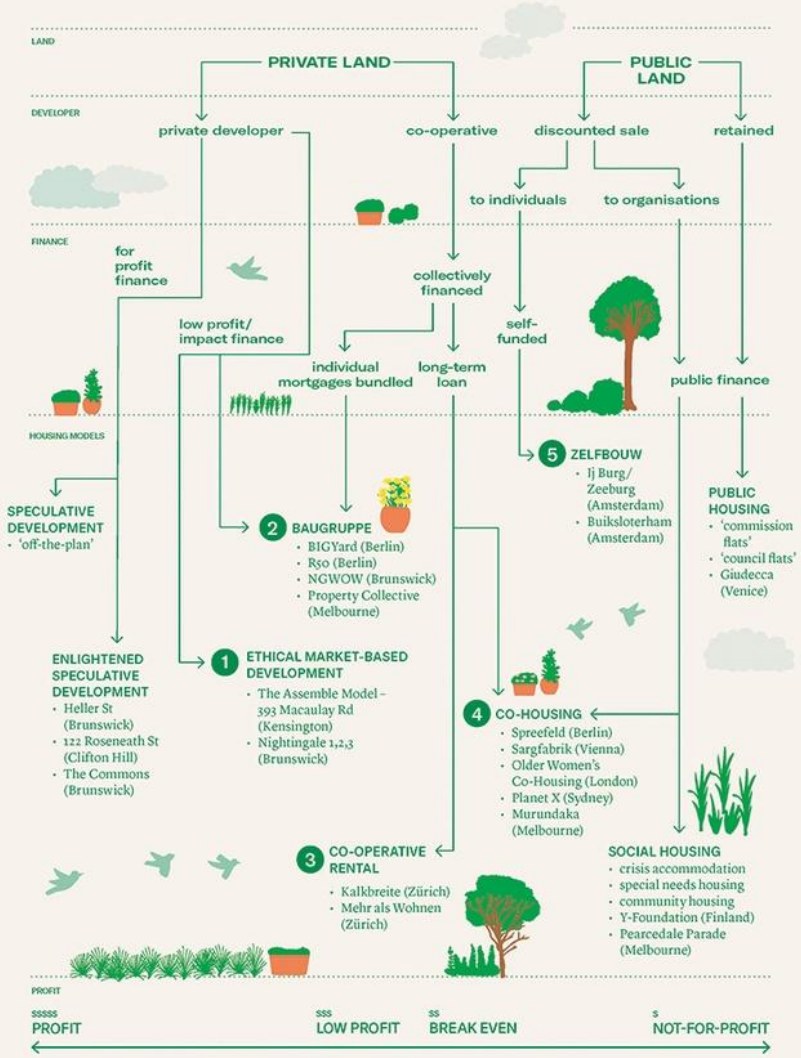
- The elderly
- Young professionals
- Multigenerational families

…anyone wanting something other than the quarter acre lifestyle

Plan Change 29
Nelson

What are some alternative approaches to housing?

REDESIGNING THE HOUSING MARKET



Housing spectrum

Market housing

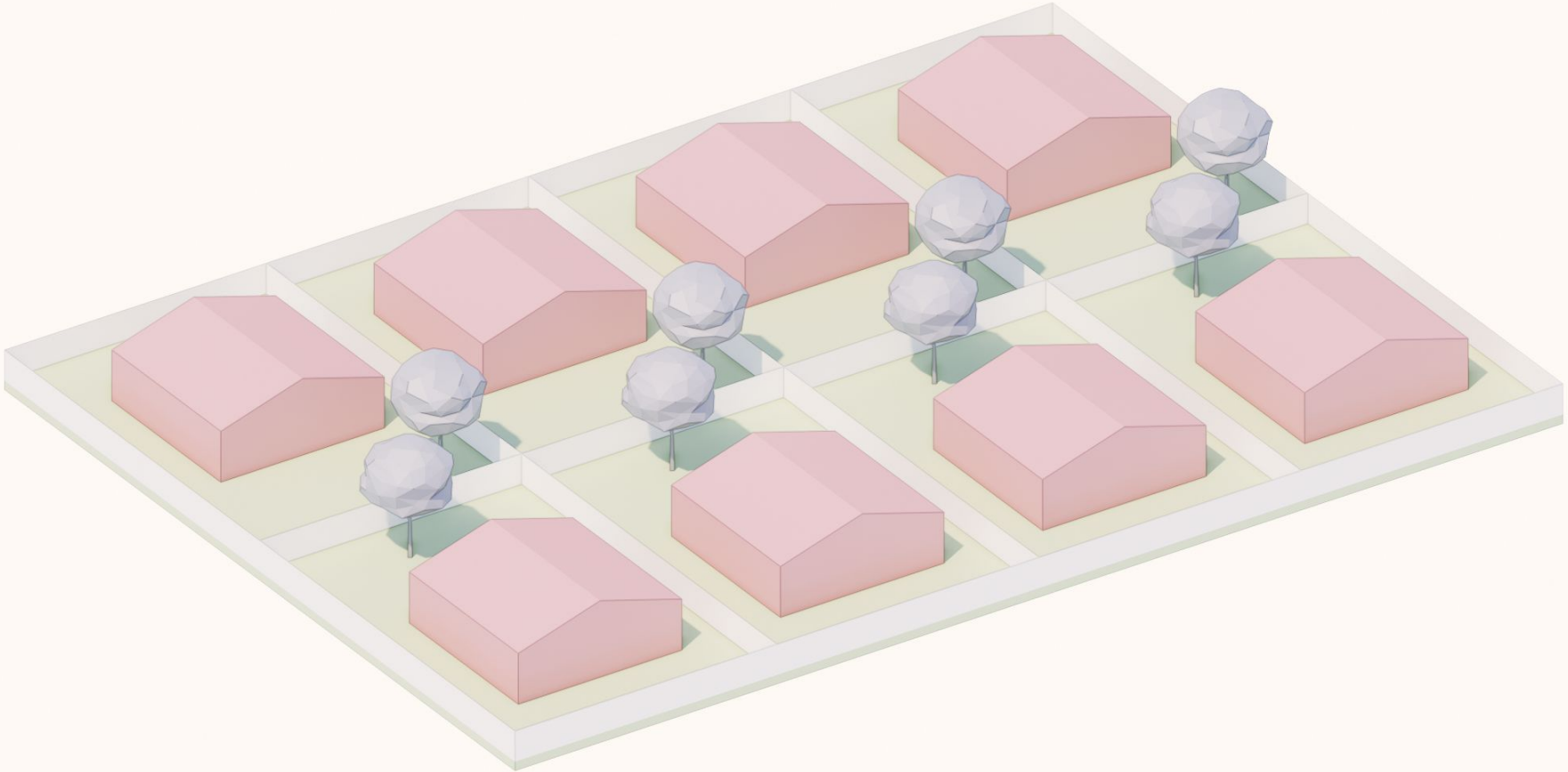
Apartments

Cohousing & housing co-ops

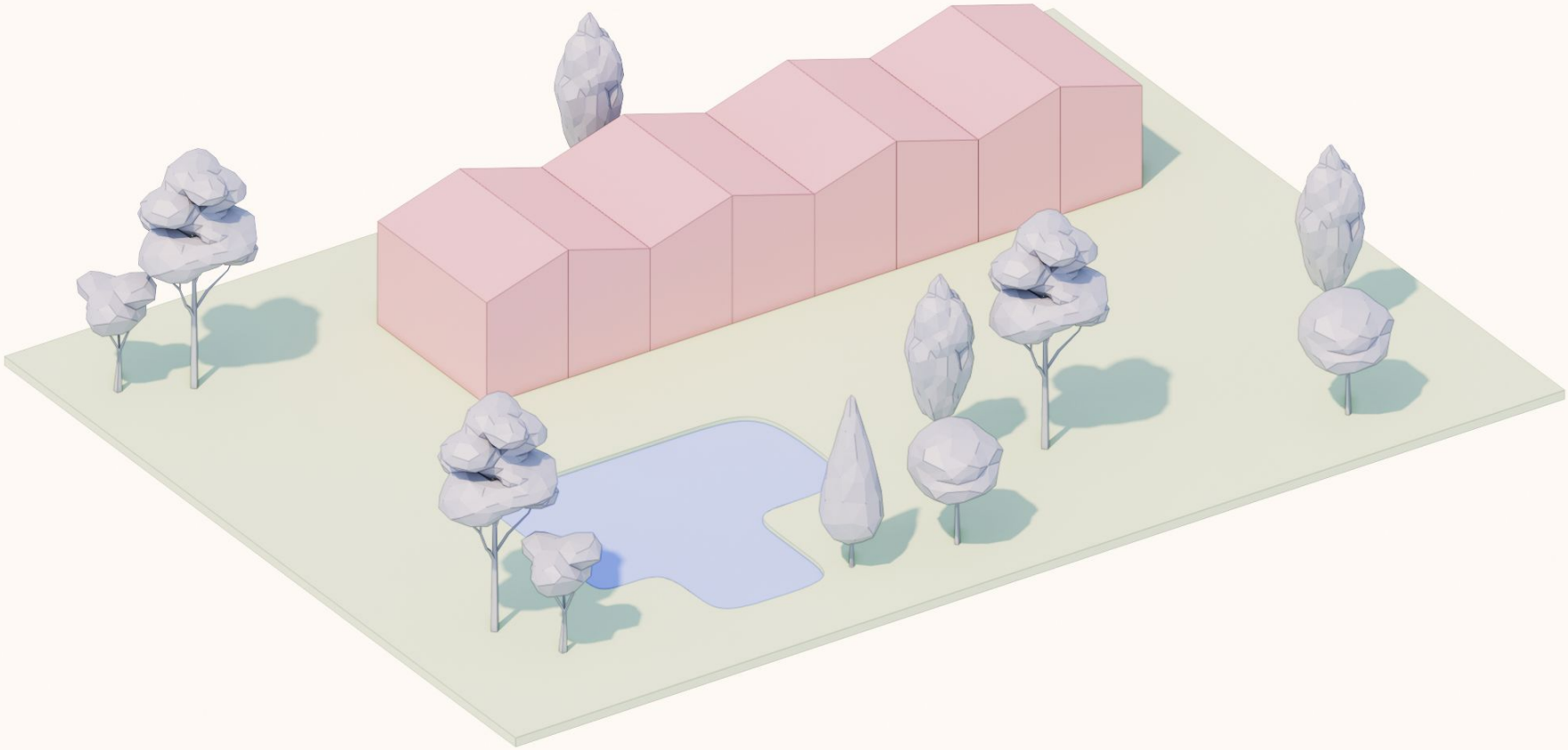
Public/social housing

What is cohousing?

An intentional community of private homes clustered around shared spaces

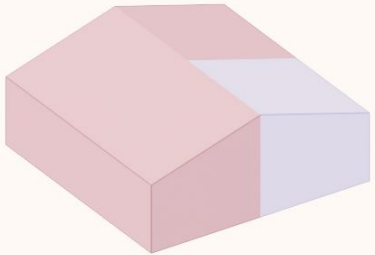


Traditional housing development

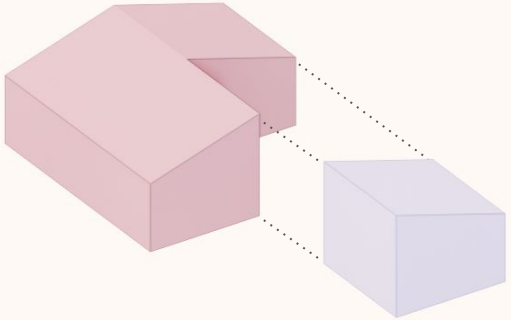


Cohousing development

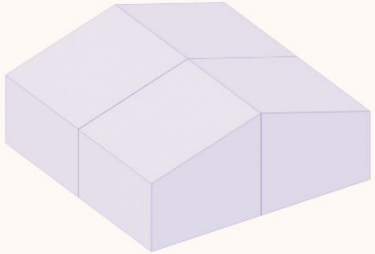
- Dwellings are individual and self-contained
- Common spaces & recreational areas
- Shared amenities, such as:
    - Gardens
    - Services
    - Storage
    - Guest facilities



Traditional house

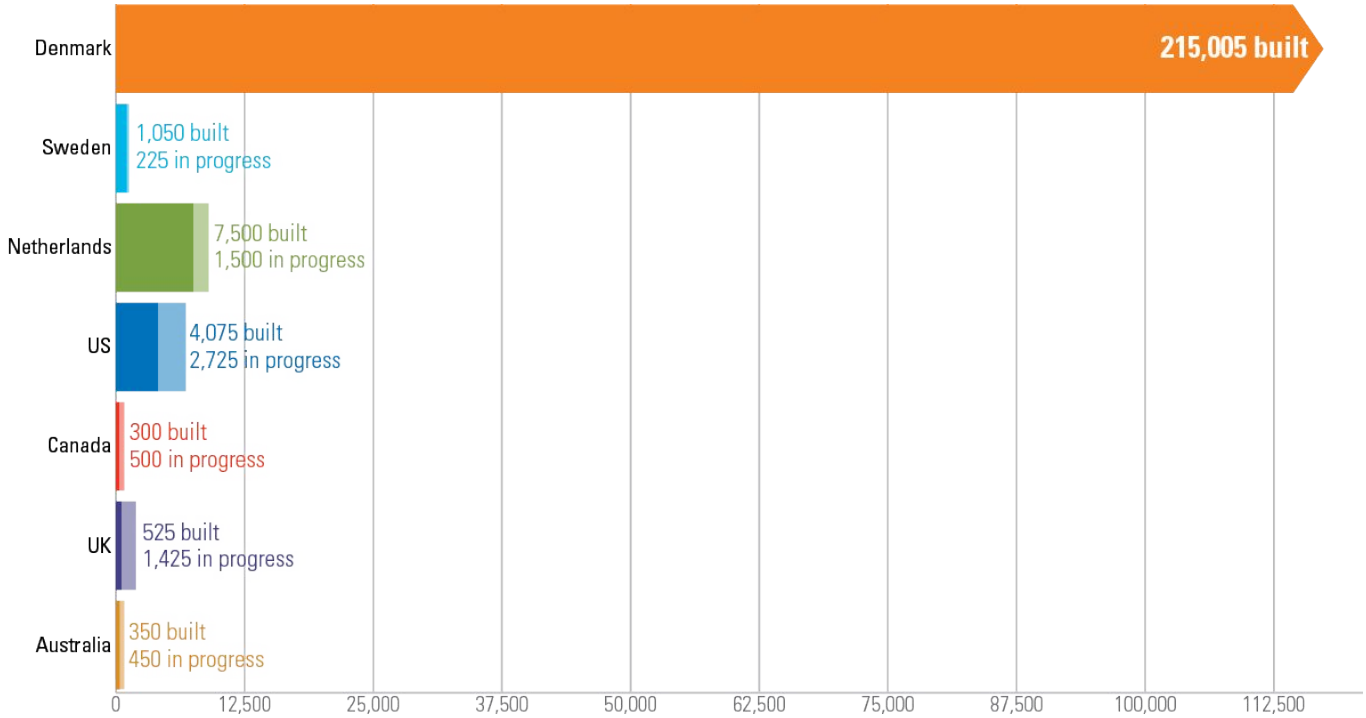


Secondary spaces



Common facilities

Cohousing began in Denmark in 1960s and is an increasingly popular form of housing throughout the world



Cohousing principles vary, but typically contain:

- Participatory process
- Neighbourhood design
- Common facilities
- Resident management
- Consensus decision-making
- Neighbour support network

Benefits

- Community
- Amenity
- Environmental
- Affordability

Resident led & developer led cohousing

Cohousing examples

Nightingale
Melbourne

Dwellings:	**20**
Commercial tenancies:	**3**

CAR SHARE PARKING ONLY

Cohaus
Auckland

Dwellings: **20**

Built area: **1,920m2**

11

G03

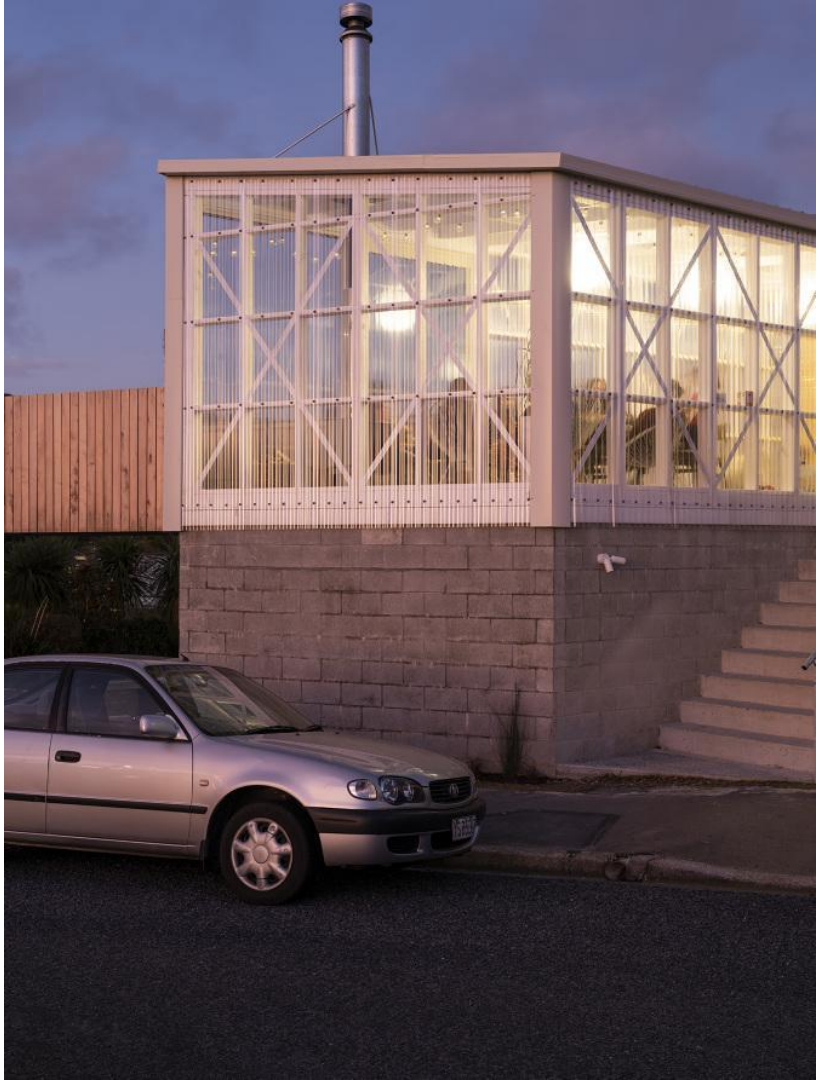
Toiora High Street cohousing
Dunedin

Dwellings: 21
Passivehouse certified

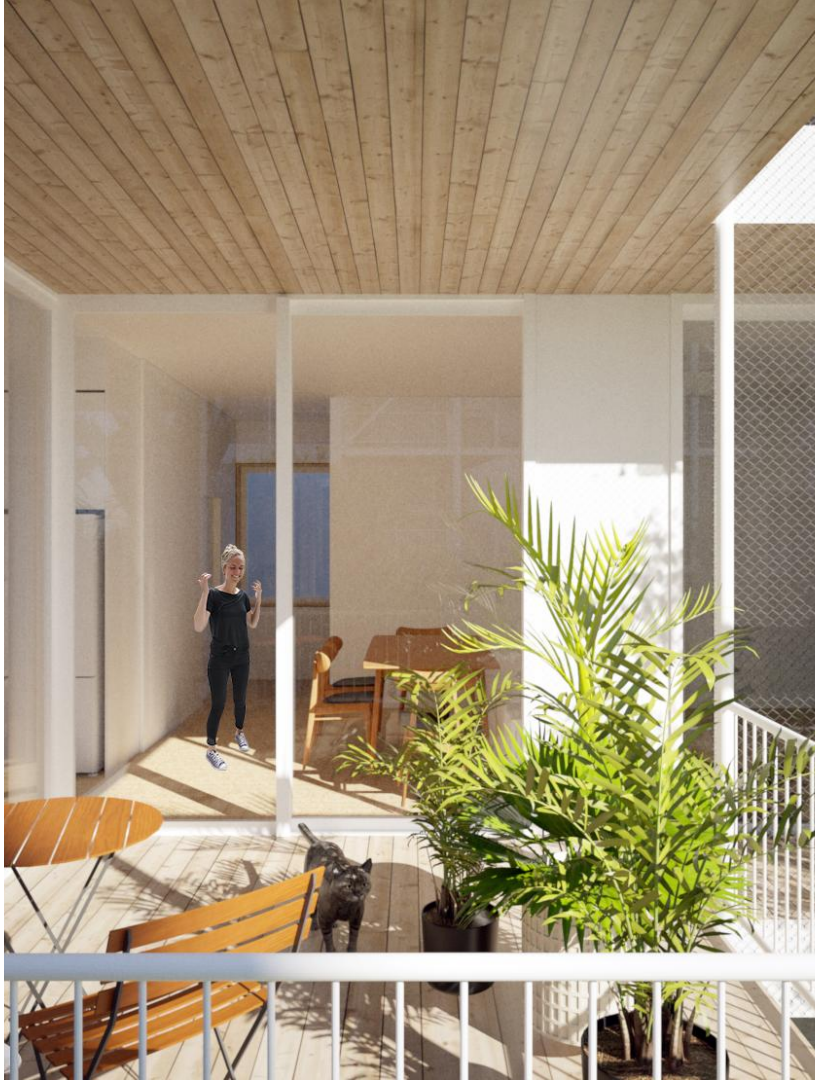
Block Party
Wellington

LGF59

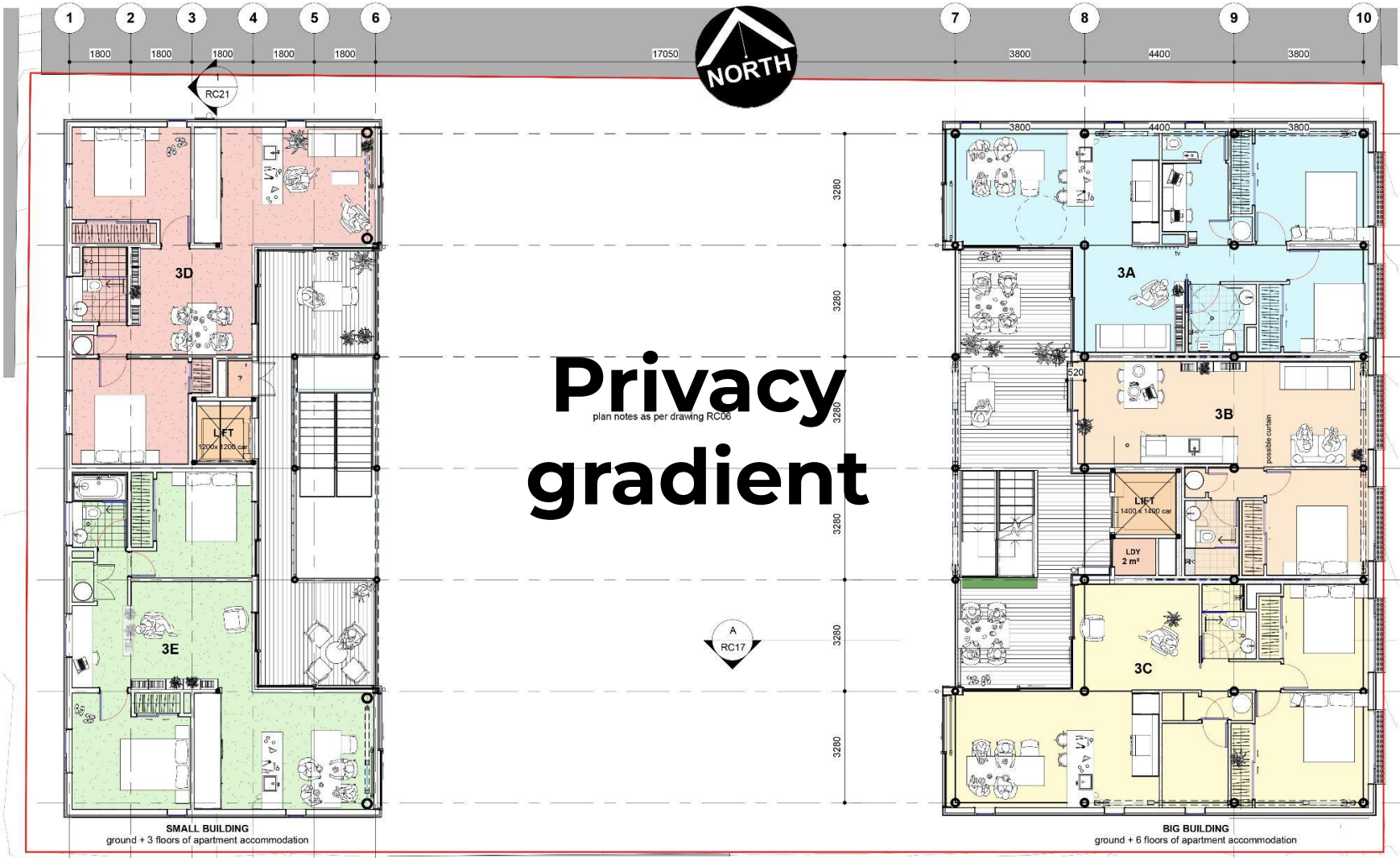
Dwellings: 4
Site area: 600m2



Urban Habitat Collective
Wellington



- Everyone has a unique sweet spot for the balance between community and privacy.
- Building community is not the same as making friends.
- Pets - the metaphor for cohousing.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17050
3800
4400
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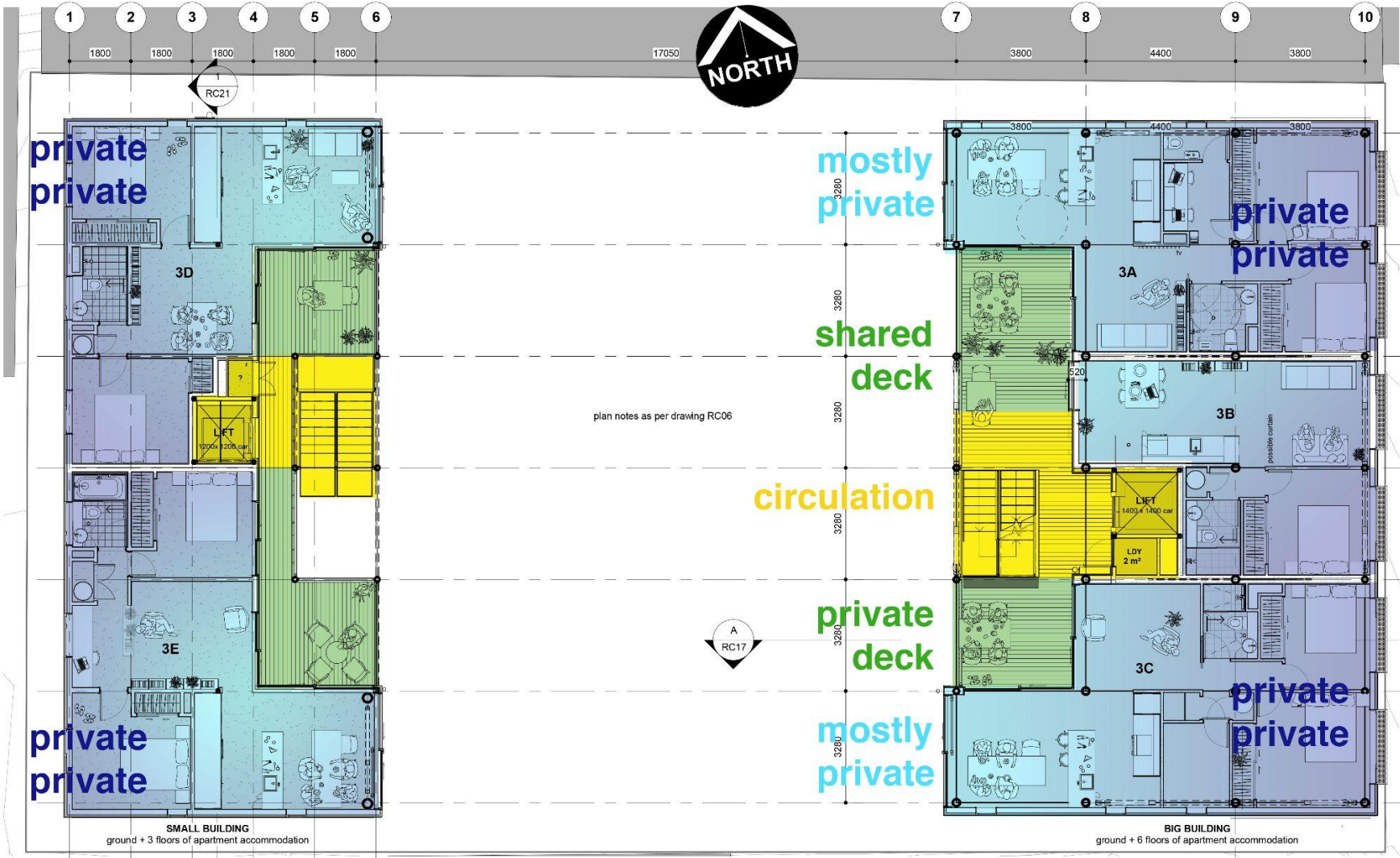
NORTH
RC21
3D
LIFT
1200x 1200 car
3E
3280
3280
3280
3280
3280
A
RC17
3800
4400
3800
3A
520
3B
possible curtain
LIFT
1400 x 1400 car
LDY
2 m²
3C
Privacy gradient
plan notes as per drawing RC06
SMALL BUILDING
ground + 3 floors of apartment accommodation
BIG BUILDING
ground + 6 floors of apartment accommodation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circulation
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deck
mostly
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plan notes as per drawing RC06
A
RC17
3800
4400
3800
private
private
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LIFT
1400 x 1400 car
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2 m²
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private
private
SMALL BUILDING
ground + 3 floors of apartment accommodation
BIG BUILDING
ground + 6 floors of apartment accommodation

Takaka Cohousing Neighbourhood
Golden Bay

PARK
NATIVE
FOREST
N3
N2
MĀRA
N1
C1
RURAL
FOOD GROWING

PARK
NATIVE
FOREST
N3
N2
MĀRA
N1
C1
RURAL
FOOD GROWING

Takaka Cohousing Neighbourhood

A Cohousing project within a Community Land Trust

Our Purpose

Te Hapori Hauora provides regenerative
solutions for the Mōhua bio-region through
modelling sustainable living solutions, land
regeneration, purpose driven enterprise and education.

Long term impacts

Social

Increase wellbeing, connection, sharing and resilience.

Housing

Create more “at cost”, beautiful, high performing homes.

Biodiversity

Forest regeneration and green space planting encourages birds and insects

Water Management

More green space and less hard surface helps manage flood risk.

Food Production

Organic, local food production increases resilience and knowledge.

Te Tiriti Partner

Respect and incorporate Matauranga Maori

What could cohousing look like in Nelson?