

DDPR_feedback_0034s	
Name	Daryl Cockburn
Organisation	Inter-Professional Trust
Email	[REDACTED]
Response Date	Jun 9 22
Notes	
Q1	Select the chapter you want to provide feedback on
Q2	In general, to what extent do you support the contents of this chapter?
Q3	Objective/Policy/Rule/Standard reference:
Q4	Feedback/Comments
	When your council notifies your DPR please advise us as an interested party. We are hoping to travel to be heard; or to Zoom. And would especially welcome a dialogue beforehand, contacts and profile attached
Q5	Objective/Policy/Rule/Standard reference:
Q6	Feedback/Comments
Q7	Objective/Policy/Rule/Standard reference:
Q8	Feedback/Comments
Q9	Objective/Policy/Rule/Standard reference:
Q10	Feedback/Comments
Q11	supporting documents?
	0
Q12	If you need more space, or have any other general comments, please leave them here
	<p>Ma'ams/Sirs</p> <ul style="list-style-type: none"> > All of NZ's Residential Rules were originally modelled on the same overseas > sources. Our settlements are occupied by people with much the same needs for > their built environments in climate zones entitled temperate. Our planning > rules were, and still usually are, very similar in their promotion of low > density; (to cope with the pollution of pre-WW1&2 manufacturing). > > > > They became inappropriate to mid-20thC urban NZ which has, in fact, needed > medium-density housing for at least the 48 years we have been promoting it. > > >

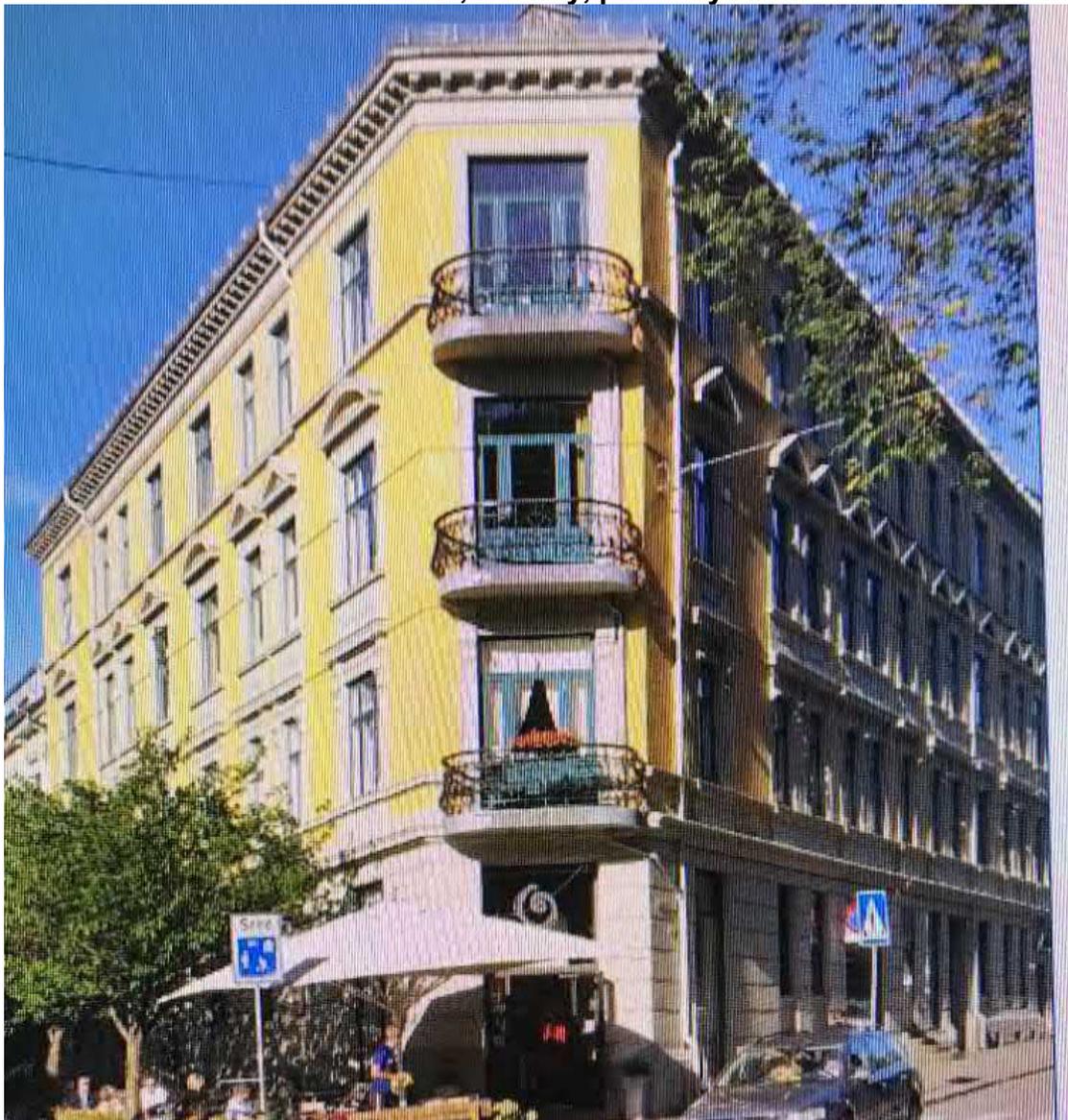
- > When Wellington City Council invented the Sunlight Access Plane (SAP) circa
- > 1970 all local authorities regrettably fell-in behind in spite of the fact
- > they were not based on sunlight science or best practice precedence. That
- > district plan change (DPC) probably made our DPs the worst in the world;
- > socially, sustainably and by all other measures.
- >
- >
- >
- > NZ's residential design guides are similarly lacking science (esp.
- > precedence).
- >
- >
- >
- > Our studies of NZ's DP's since 1974 are possibly the best and have motivated
- > us to prepare the attached document to be included in the brief for all DPR's.
- >
- >
- >
- > When your council notifies your DPR please advise us as an interested party.
- > We are hoping to travel to be heard; or to Zoom.
- >
- >
- >
- > And would especially welcome a dialogue beforehand, contacts and profile
- > attached

Daryl Cockburn
Inter-Professional Trust



Tinakori Rd.

Oslo, Norway, photo by Architect Chris Watson



WELLINGTON'S MEDIUM DENSITY PLAN 2022

Recommendations of the Inter-Professional Trust (the trust)

The Trust's Record

For 30 years the trust has made regular proposals to assist Wellington City Council plan in sensible ways. Perhaps more than any other group of council itself;

1. 1992; 1st DPR under RMA (sub)urban consolidation (international term) as the main policy of the DPR but renamed densification & intensification, possibly to suggest originality.
2. 1992; football & event stadium over the station platforms not a broad cricket oval too wide to roof. The built stadium's size led it toward failure.
3. NZ's first Light Rail plan J'ville to airport, now mass transit
4. Foundation member of active transport groups; Walk WN, CAW & CAN.
5. Appealed the proposed (anti-women) "shopper's underground car-park" making the Midland Park possible. This should be acknowledged.
6. Appealed the proposed demolition of Odlins, & the relocation of St Johns
7. The first Public Preference Housing Survey in NZ. It showed 50+% don't want dwellings with side windows and few put a value on side-yard sunlight.
8. DPC72 obtained removal of SAPs off frontages (failed off side yards) and
9. SAPs renamed BRPs; they are not based on sunlight science.
10. 2011; First removal in NZ of an on-site parking rule from part of a residential street, Millward St. DPC72 Standard 5.6.1.3
11. Submitted in opposition to the Basin Reserve Flyover ending in the High Court success
12. Assisted the appeal against the demolition of Gordon Wilson's 86 two-storey maisonettes, resulting in heritage listing.

Regrettably, the trust's unsuccessful initiative was the removal of the trolley bus overheads.

For more details refer; Profile; <https://bit.ly/3DfZ16c>

Urban Form

To be professional all plans must be based on good precedence (good international practice). Medium density in Oxford, Cambridge and Edinburgh are amongst the best and NZ urban planning was based on them.

Precedence: Quadrangles

The timeless 'quad' has been the best basis of all towns and cities since before the Romans' famous Atriums.

The basis of all quads was the walls of **attached dwellings** around an outdoor quad wide enough to provide privacy between windows in opposite walls. These perimeter buildings had front and back windows tall enough to throw light the length of the rooms. Corner 'flats' had three walls for windows. The designs were to make side yards for side windows irrelevant.

Photo of part of Edinh.Sth shows quads of various shapes & sizes. I owned a lovely 3bdrm tenement under the red balloon.1967-73



Edin's first "New Town" was designed late in the Age of Reason's Renaissance Style, 1767. Buildings were all attached without side windows.

The 'reasoning' reduced in the following period of the over-decorated Victorian Style 1875-1915, eg when Katherine Mansfield's birth place had bay windows added, now removed



An example in warmer climates with doors and tiny balconies. Photo Rob Tse

Quadrangles in Wellington

NZ copied EU with houses on the perimeter of each block making a wall of buildings around kitchen gardens. They had main front & back windows, a min. side yard for a path to 1-2 backyards, and to make a fire break.



7-9 Armour Ave. All windows removed from a side wall. No reduction in values or much difference in daylight or sunlight, but improved internal ambience.



Permission for these types of houses and apartments must be reinstated for everyone, not just developers as they have been since 1972?.

Quadrangles Destroyed by Planning

We planners forgot the history and logic behind the quads of Wellington since at least WW1. We destroyed the outdoor quads by removing most greenery, privacy of rear windows, quiet from absence of cars, and created child trauma from reversing.

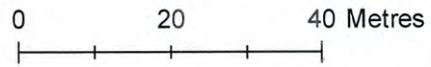
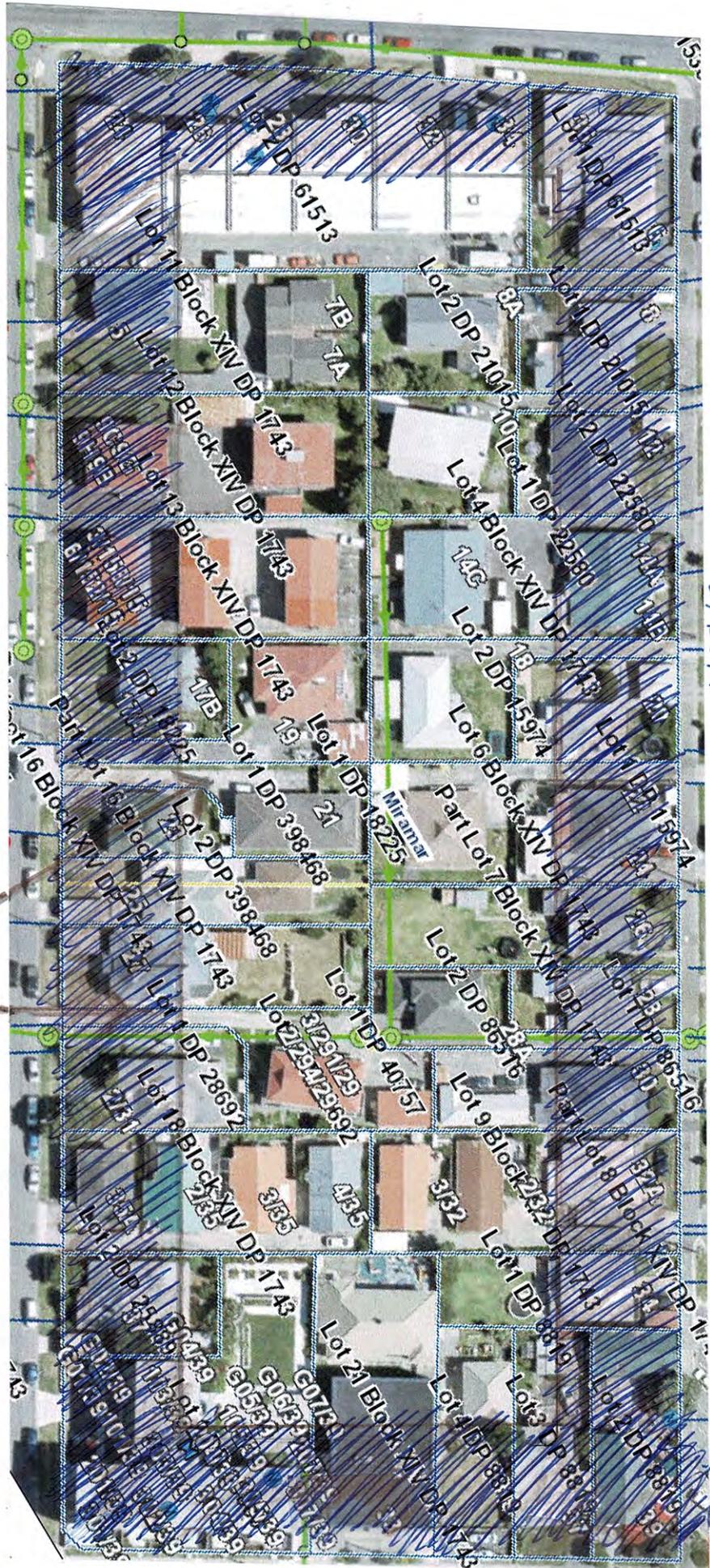
Since the 1970 District Plan we 'prevented' (didn't permit) private owners from making their houses closer and multi-storied. Therefore, private owners turned to their backyards for additions, subdivisions and extra houses.

Reconstruct the Quadrangles

Maintenance vehicle access only.

'Walls' of close buildings around the quad up to 3-6 storeys (to Types 1-4).

New buildings within the quads (backyards) not permitted. Many existing buildings removed or converted into sleep-outs, bike sheds and verandas. No car access for quiet, to protect children and create a much better ambience.



PARK RD

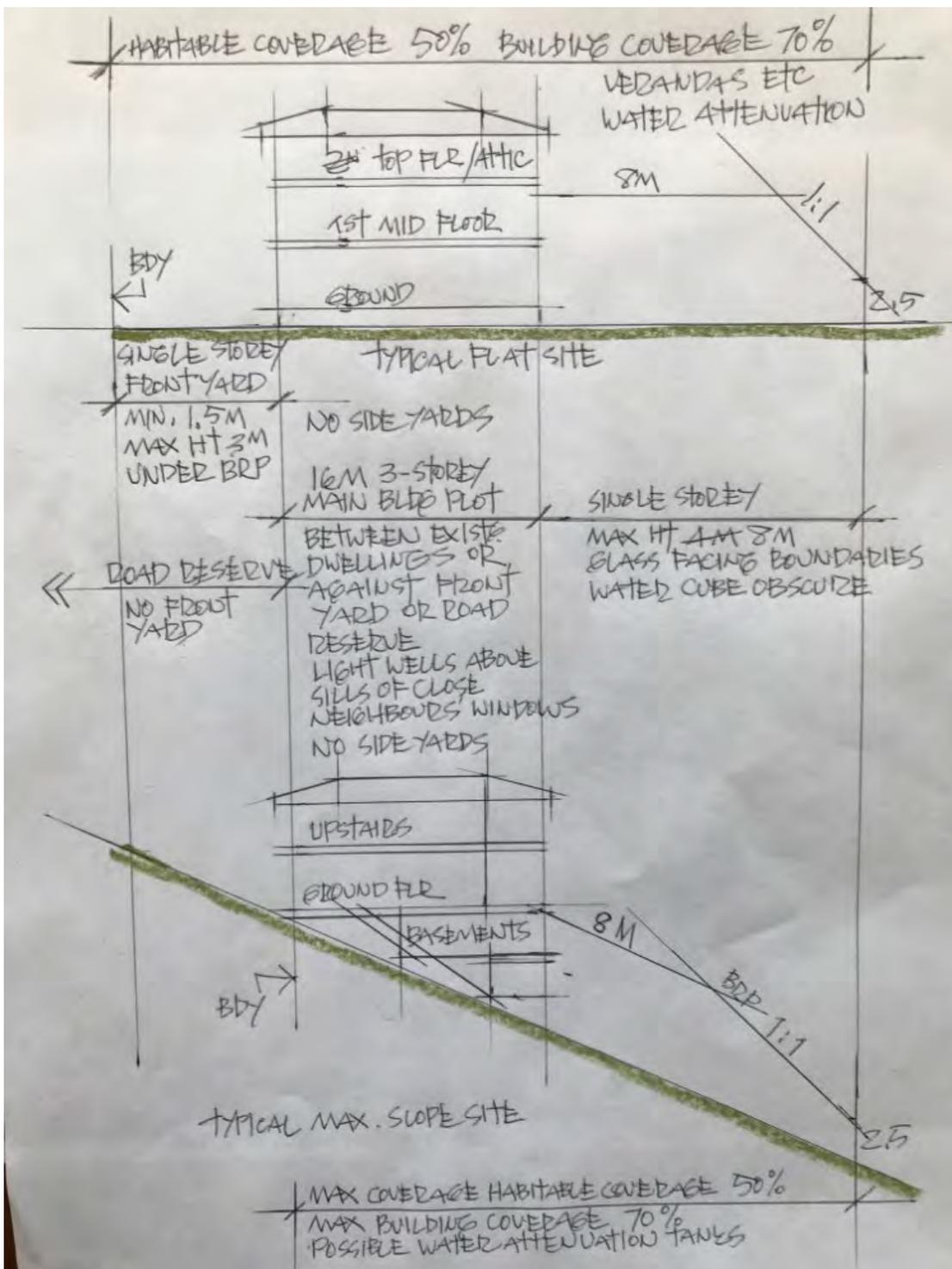
BYRON

Building Form

3-storey buildings on near-flat sites, and 2-storeys plus sub-floors on sloping sites, can be provided whilst improving the character of streets and providing adequate daylight and sunlight into front and back windows. Permission to demand free sunlight from neighbours should be abolished.

'Walls' of Quadrangles

The Main Building Plot (MBP) of each site is used to help make the 'walls' of quadrangles. It is usually close to front boundaries, or between the two adjoining houses. Where neither of these is applicable the MBP could be in the shade of the northern adjoining house. This system will protect privacy and sunlight onto front and back windows. Existing side windows could be protected by lightwells to meet the Building Code. Best practice and proper surveys have shown this is adequate for most people.



The diagram shows MBPs up to 50% coverage located as close to streets as possible to max. the backyards. The MBPs should be the full width of each site and up to 16m long, or the length of the average of the adjoining houses. This length was good practice for millions of apartments and houses. With tall front and back windows, they had good daylight.

Many new buildings might provide 1m side yards for access to backyards and to provide fire protection. Without them daylight onto close adjoining windows can be protected by lightwells in proposed buildings. The base of each lightwell should be the sill of the window being protected, and should extend full-height to the roof. All glass should be sized to only meet the daylight code, which is more than adequate, and be 'Water Cube' glass which is probably the most attractive obscure glass currently available.

Front yards should not be required where there are road reserves, and porches should be permitted upon them. All porches on road reserves and front yards controlled by BRPs and a max. height of 3.5M.

Backyards. The remainder of the site up to 70% coverage could be available for utility & pleasure verandas and 'bike sheds' controlled by the existing rules plus the constraint of only being single storey and perhaps 1:4 BRPs.. Stormwater attenuation tanks may be required.

Neighbours' needs for privacy can be met by requiring 2.5m high boundary fences without gaps, and that all windows oriented toward boundaries be no more than as required to compliment other windows to meet the daylight code. Glass toward boundaries should be 'Water Cube' obscure glass.

Street facades could be permitted to the recommended Design Guide for the best style "The Timeless Style"; that is the Renaissance, or Age of Reason, Style (Georgian in the British Empire) which morphed into Art Deco, and still continues.

Winter Sunlight

There is no good precedence anywhere for winter sunlight into every habitable room or any sunlight into every room

Design Guides

My professions must be encouraged to stop following fashions and return to the only style that has lasted more than 40 years, the style of the Age of Reason, the Renaissance (and Art Deco)

Urban design (streetscape), the visible parts of buildings, not side and back walls, is a matter of great concern to all residents.

Best International Practice.

Fortunately, there is vast evidence of what type of street design most people of all ages and social groups enjoy seeing in cities, towns and villages worldwide.

These urban areas are usually close to their front boundaries, are close or cheek-to-cheek, 2-8 storeys high, with tall windows which are often aligned, and have walls of compatible materials and colours.

This summarises the Timeless Style of all the beautiful streets of beautiful cities we love to visit when travelling abroad. Their tourism success has been fantastic, and their residential accommodation sustainable and affordable.

It is the only style of street design which has not been a temporary fashion. It morphed into Art Deco and will probably continue to morph as it is based on science and thoroughly tested rules as the Age of Reason required. Many call it the Timeless Style.

Streets & Street Walls

WCC promotes quiet and safe streets. Every effort should be made to achieve a law change; motorists who hurt cyclists & pedestrians are guilty until proven innocent, as many EU countries.

Streets are like long rooms. They have floors, walls and very high ceilings of sky and clouds. The 'floor' must be safe and, at least its edges, attractive.

Judging by tourism, best practice is probably street walls of attached buildings, but close buildings is also good practice.

Streets are improved by deciduous trees. The 3/30/300 rule by the University of British Columbia is good practice for trees in residential streets; 3 trees able to be seen by most or every dwelling, 30m to a tree, 300m to a park.



Windows & Streetscape

The dominant elements of cost-effective attractive street-walls are the windows, the eyes of buildings. They were always taller than they were wide thereby giving buildings a vertical emphasis. They made sense and therefore were beautiful.

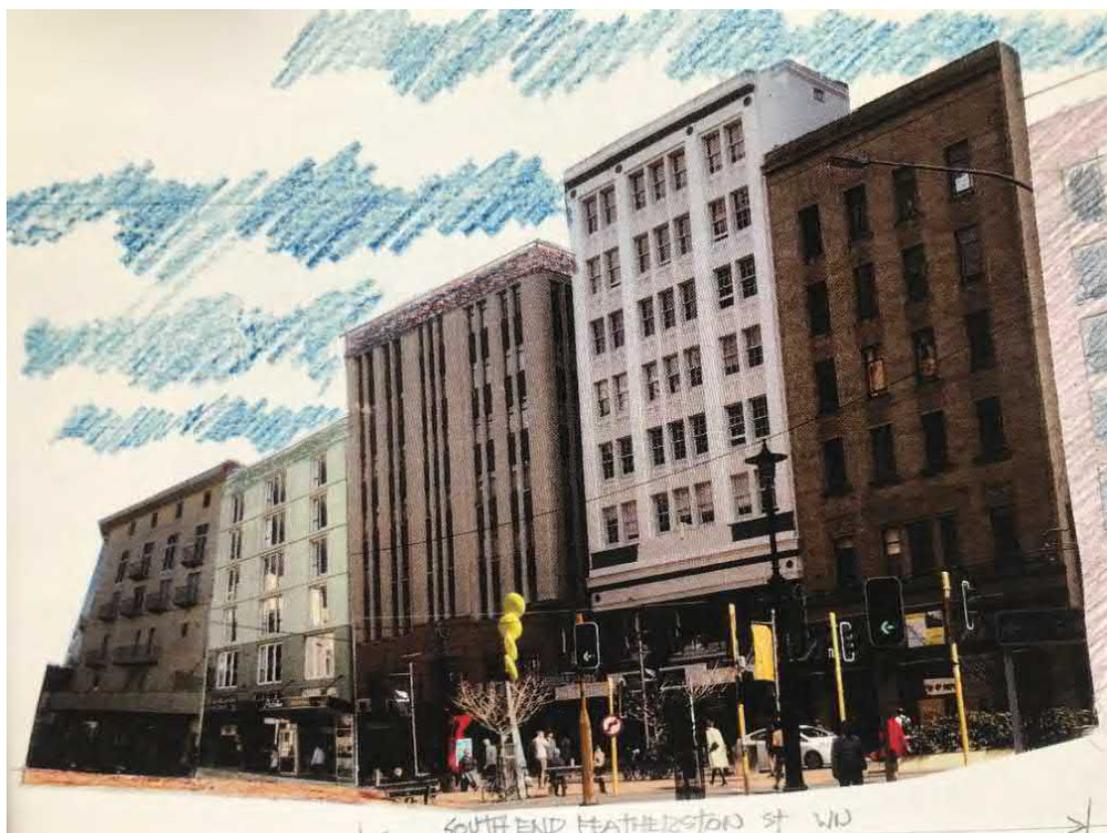
Tall, narrow, windows are the most efficient way to harvest daylight and sunlight if the width of the wall between them is 1-3 times the width of the window. We sense the logic and enjoy the result. Other theories claim tall windows have the proportions of a person, and we all like “people watching”.

Joinery factories made millions of them. About 1.1m wide (1m in 245 Adelaide Rd), that is two leafs (doors) 55cms wide each, which is OK for access and minimises wind dangers.

Dormer windows were always narrow for good reasons or were rare eye-brow windows.

Ground Floors. Shop fronts will be mainly clear glass and preferably above Stall Boards say 45cms high. Offices & dwellings are probably best with approx. 1m wide windows fitted with an obscure glass such as Water Cube, spaced say 2m apart, and protected with vertical steel balustrades

The 3 RH buildings below could also have been made with indoor-outdoor balustrades and ‘French’ doors.



Glass Walls

There are no streets, or residential streets, anywhere which are celebrated for their glass walls. A visual preference survey will probably verify our current casual surveys.

Solid-to-Void Ratio

This ratio should be high to give streets appeal. Attractive street walls are mainly solid, not voids (windows). They offer refuge from all types of dangers.

We seem to sense that large windows are not cost-effective, transfer too much heat, lose privacy, lose walls for art & furniture, do not promote cozy comfortable safe rooms, and often suffer from glare especially during sunsets; doubled at sunsets/rises over water.

Glass is risky and should be minimised. All windows in sprinklered buildings can have internal balustrades for cost-effective indoor-outdoor as Astelia.

156 Willis St.

Balustrades across windows were almost universally used, are cost-effective and very fit for purpose. Therefore, most EU etc windows had balustrades immediately outside to permit inward-opening doors, or less common, inside with outward opening doors.

Kiwi 'French' doors were traditionally outward-opening, but modern joinery profiles make inward-opening similarly weathertight.

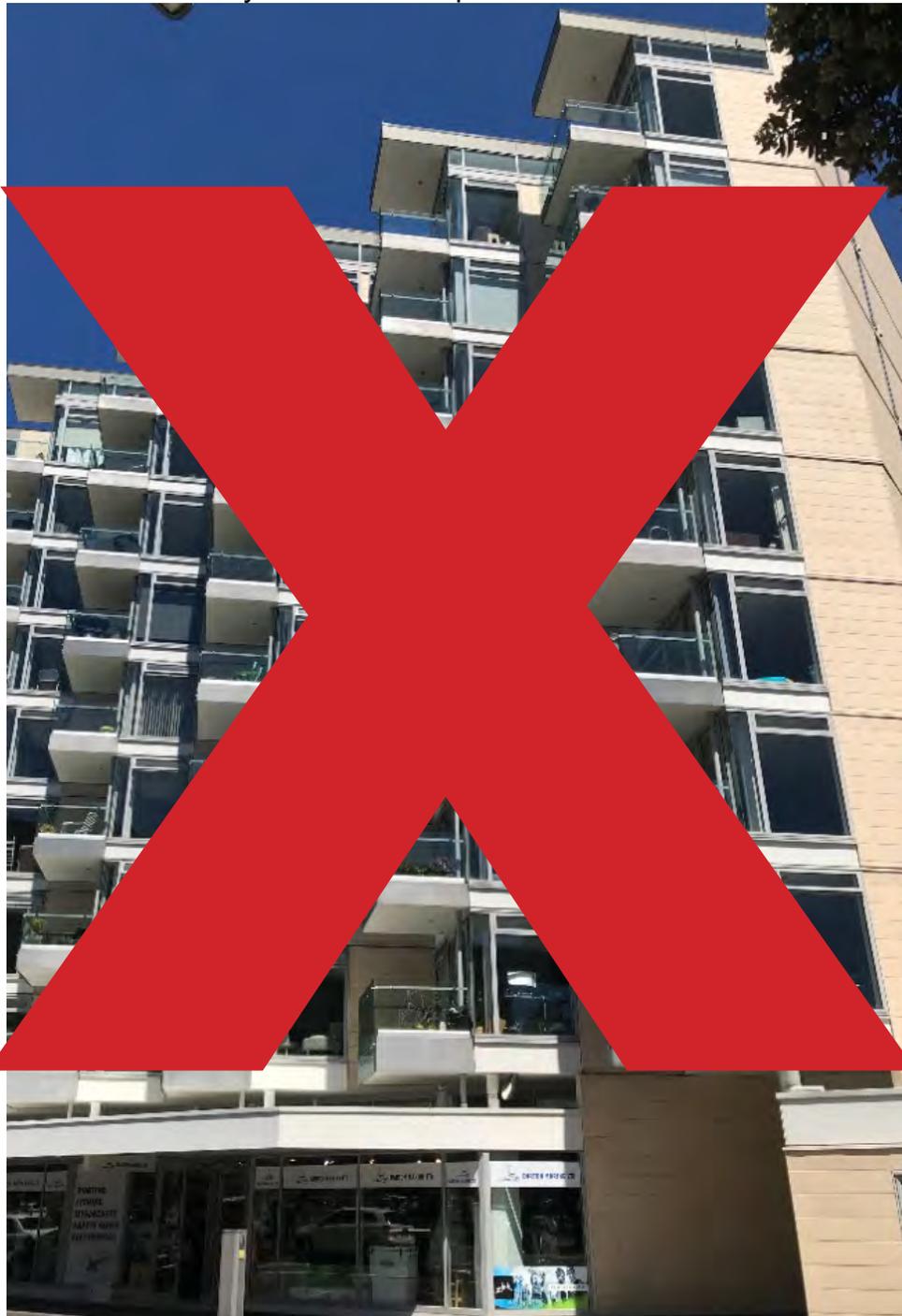
Balustrades don't incur the rainwater collection cost of balconies but provide similar indoor-outdoor ambience.

The most cost-effective solution is an internal half-balustrade with a sliding door to open 45% of the window width, as Astelia Hotel.



Balconies

Balconies are usually too shallow to be useful. Have almost no privacy. People on them can often see into neighbours' rooms. They shade the balcony below and require drainage and maintenance. Best practice shows they should not be promoted in the DPR.



Cable Street opp. Te Papa

Symmetry

We seem to prefer symmetrical faces and trees and, generally, nearly everything. This may have been because our early habitats included escapes to trees, and we knew asymmetrical trees were in danger of falling.

Windows and doors should be set-out to symmetry where possible, and preferably, with a more prominent centre window, refer p12.

Asymmetrical, but apparently symmetrical, designs, can be successful to create the illusion of symmetry when actual symmetry is not cost-effective.

Trompe l'oeils are cost-effective to fake symmetry, and add decorations (42 Vivian St).

Stud Heights

An excellent substitute for limited floor areas are high studs. And they promote tall windows which harvests light of both kinds.

3-3.3m studs are good practice in 'Halls' (living, dining, kitchens).

2.7m in bedrooms, but 2.4 or even 2.2m can often be acceptable when tall windows are not required.

4.2m studs could be acceptable to permit 2.05 studs above and below mezzanines, but min. 1/3rd of the 'Hall' should have full 4.2m studs.

Homogeneous Walls

The pre-WW1 cost-effective use of common tall windows, and local wall, or cladding, materials, needing minimum transport from source to construction site, made most streets and towns happily homogeneous.

Homogenous streets, lined with walls of similar design, seem to be universally preferred by most people, especially when painted a variety of sympathetic colours.

Compatible materials and colours suggest humility between neighbours and a sense of community.

Variations of design details within each building should be limited to avoid impressions of wastefulness and competitive expressions of wealth.



Geneva photo. Streets lined with similar walk-up, attached, buildings, with lightwells when windows front and back are not enough.

Building Heights

The Visual Preference Surveys show most people prefer to live in areas of 2-4 storeys. Casual surveys show tourists abroad are also happy with 6-storey buildings in the Timeless Style. When views are exceptional, and church steeples at some distance, they could be 8-storeys. This height is still climbable by fire-fighters and many people.

Heights of 6 storeys is suitable to communicate from windows to children in streets, but greater heights are often found alongside water edges, parks, and at street-ends.

In the vast number of very attractive apartment buildings in EU and its colonies people are usually happy, or tolerant, of the absence of lifts. The stairs promote gentle exercise. Residents relocate to bottom floors if they want, but often don't. They stay-put until off to the retirement home.

Parapets or Eaves

Buildings appear more attractive if they have appropriately dimensioned 'foreheads' (parapets) or 'fringes' (eaves), like faces which are part of our most intense visual interest (people-watching).

Porches

Timber, and other, porches have been studied for centuries, at least, therefore there are countless precedents for design guidance. As all experienced designers know we should only be original when there is no precedent, which seldom occurs in the built environment.

Trimmed Edges

Fascias, cappings, friezes, corner boxes, plinths, and window facings, emphasise edges. They have an unbeatable record for cost-effectively improving streetscapes.

They can be only painted trompe l'oeils to achieve their visual effect, as can extra fake windows.

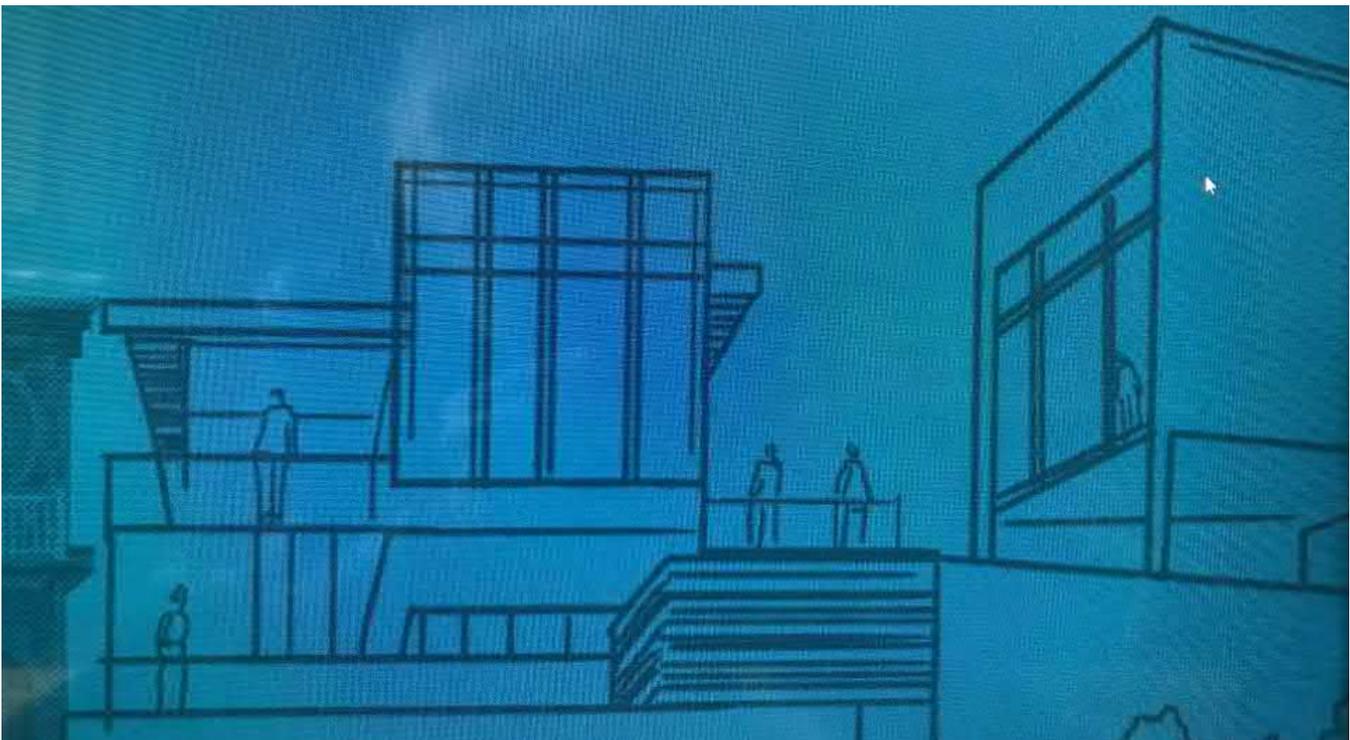
Box Rooms (or Porches)

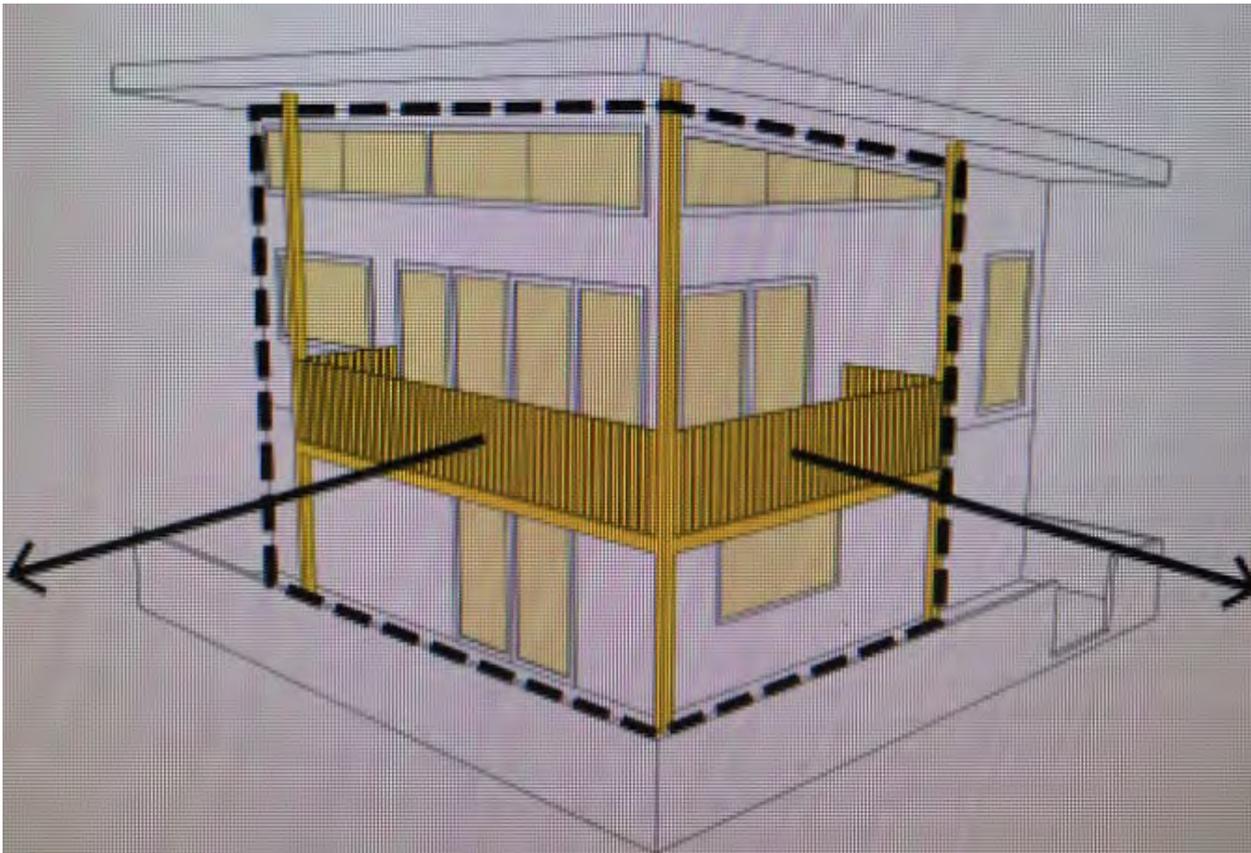
All, or most, apartments had a Box Room. Every dwelling should have a ventilated Box Room or Drying Room, perhaps also for bikes, recycling and rubbish.

Where balconies are required as fire aprons above windows to deflect flames they should be made useful by being porches with solid parapets to hide whatever's behind them; bicycles, drying clothes, rubbish etc.

Photographs. Not Sketches

These drawings in the Quirky or Modern Style are in the DPR. They could be interpreted as recommendations and should be replaced with photographs of buildings in the best Timeless Style





This style is not Quirky but is misleading as it suggests small balconies are good practice but in fact balustrades are better.

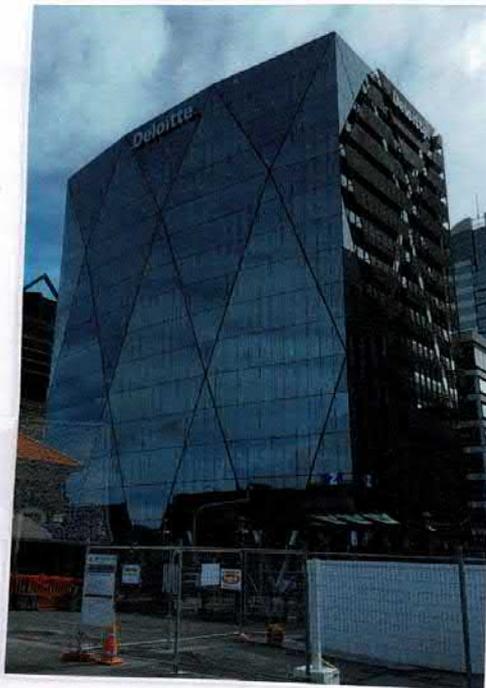
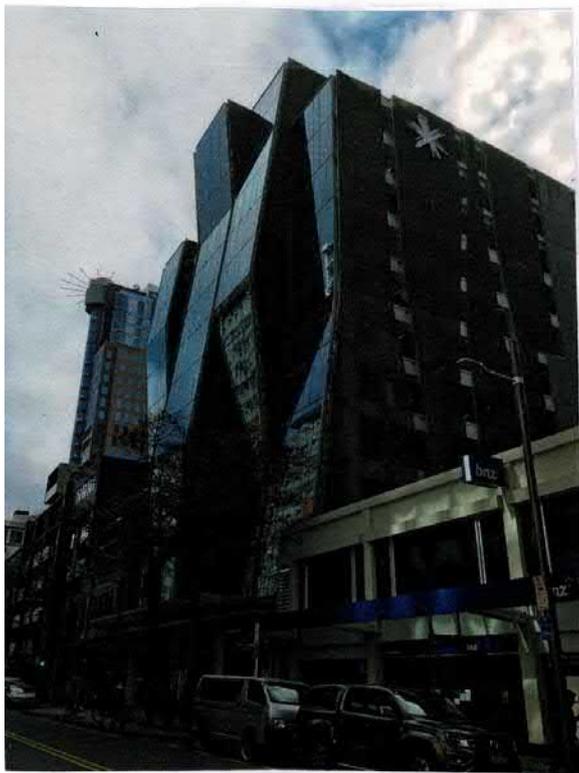


The Timeless Style morphed into Art Deco.



The Glass style

Glass is arguably the worst material for cladding buildings. The SVPS shows the public don't prefer them. They are high-energy, unsustainable, usually macabre black, unsafe, and high-cost. Even north windows for winter sun increase costs



THE GLASS STYLE



Terraces of Houses. Good precedence abounds. Modern versions are often attempts to ignore history, and try to be original, but fail as less attractive.



Good precedence in Khandallah

Misleading Sketches & Photomontages

All black glass buildings have partly gained consent by misrepresentation. This has deceived consenting authorities and everybody.

Artistic sunset



Factual Sunset



The DP's 7 Rules

1. Parking

On-Site Parking should be a choice, not a Rule. Driveways and footpath crossings create as much child trauma as public streets.

The on-site parking rule for one or two dwellings actually reduces the stock of parking spaces, not increasing it. Crossings to single (or double car-parks) remove nearly as many kerbside car-parks as they provide on the private land. But kerbside carparks can be used by anyone, and private carparks used by just a few. Therefore, private carparks are often much less effective at providing parking than kerbside carparks.

Parking usually occupies part of the best part of every residential site. On up-hill sites they require excavations, transport to land-fills, and retaining walls. On downhill sites they require elevated decks which shade front yards and can shade windows.

Garage doors, especially double doors, dominate many streetscapes. The parking rule should be replaced to require a 1.2m wide door or gate to a sheltered bike space for every bedroom.

Kerbside truck servicing of shops should be permitted to reduce trucks crossing footpaths.

2. Building Recession Planes (BRPs).

Sunlight Access Planes, (SAPs), and later BRPs, stopped the natural process for the lines of small houses, around the quadrangles of kitchen gardens, becoming attached and multi-storeyed as they did in all cities without excess flat land. BRPs should be removed beside MBPs, Centres and all non-residential land uses. They could stay on the other boundaries of each site at 2.5m high, plus sloping at 15 degrees, or the slope of the site, whichever is the higher.

Houses could be made up to 3-storeys high and close, or attached as in other photos.



3. Max. Bldg Height.

The existing severe height limits were another death knell to the quadrangles of walls of buildings around gardens and yards. They also promote high-carbon excavations, cartage to landfills, retaining walls and ground drainage. And they ignore our heritage of suspended floors for ventilation, carbon, sustainability and affordability.

Sloping sites up to 1:5 could be 3-storeys, and over 1:5 2-storeys plus low-stud Basement or of 'Waterfall' design.

Sloping sites should stay unexcavated and sub-floor spaces, up to the high point of the building footprint, should not be included in the height of dwellings.

Studs of 3+ metres should be promoted to permit one window in one wall of deep rooms, which is the best design for close medium density housing.

4. Coverage (Indoor Buildings and Outdoor Buildings)

Pleasure Verandas are perfect when fenced for winds and accessible from kitchens.



Utility Verandas are the most cost-effective Wash House, all-weather drying, rubbish and bike sheds.



Verandas and porches are discouraged by the existing coverage rule. They should be defined as *Outdoor Buildings* not as indoor buildings as at present.

Outdoor Buildings; could be permitted up to 20% coverage conditional on rainwater attenuation tanks

Front porches are functional and part of our streetscape heritage. They used to be very common but are not common in cost-effective new dwellings as they are assessed as indoor floor area by the coverage rule. Most people try to maximise floor space whilst minimising site sizes, & costs.

5. Yards & Lightwells

Side Lightwells not side yards should be required to protect windows on adjoining properties within 1m of the side wall. Each lightwell would have its base below the windowsill it's lighting, be 1m deep from the window, and be the size required to meet the Code for the subject room. It shall be open to the sky or have a translucent roof.

Front Yards were usually 1.5m min. to deter pedestrians reaching across fences to windows. They should be reinstated except for shopfronts, porches and bike shed doors.

Backyards were the Gardens of the Quads of our towns. Many cities used the old rule of '60 foot' between opposing front or back windows. We recommend 9m deep backyards to provide privacy to opposing windows. 2x9m=60 feet

Backyards in Centres are not required behind shops, but the backyard rule should apply above shops to make lightwells.

6. Indoor-Outdoor Ambience (not “Outdoor Living”)

Rules should define minimum standards for small cost-effective sustainable dwellings. The new 6th Rule ‘Outdoor Living’ should require the minimum, no more. As written, it does not understand the need to experience the outdoor-indoor feeling.

The rule requires 2m deep balconies which is too narrow for pleasant living, provides no privacy from adjoining windows, shades windows below, and invades privacy of adjoining windows.

They also make fussy urban design, usually have high-carbon bird-killing glass parapets, and have no ‘Modesty Rails’ to prevent pedestrians looking up skirts. Solid parapets are better in winds.

Balustrades are best or good practice for indoor-outdoor ambience. They were fitted inside the tall ‘French’ doors of millions of apartments’, and above low Modesty Rails (raised door sills). But we followed the Empire pattern books seldom had indoor-outdoor ambience

Inside-& outside views of typical EU balustrades, this one in a 5* Milan hotel



Cost-effective sustainable balustrade (Astelia Hotel. 156 Willis St

7. Excavations and Retaining Walls

To promote low-carbon, lightweight, sustainable construction with minimum landfill trips, excavations should not be permitted except for piles, pipes and cables. And subfloors not included in Max. Height. Retaining walls permitted up to 1.5m high.



Five of the above six rules swept the English-speaking world post-WW1 following widespread misinterpretation of Ebenezer Howard's late 19thC 'Garden City' ideas. The original Garden City was based on medium-density housing along public transport avenues interspersed with public gardens & allotments. The 20thC misinterpretation changed them to promote low-density detached houses, with private gardens, based on car-centric transport. The opposite of the original, but good for land speculators, developers and investors in oil and industry.

Post-WW1 baby booms led to housing shortages. The post-WW2 boom of cheap oil and conversion of wartime production into peacetime advertising and consumerism, led to replacement of tramways with buses and freeways (motorways without tolls), and the demolition of apartments which had become overcrowded and incorrectly described as 'slums'.

With hindsight they should have been modernised and/or combined into fewer larger apartments. Regrettably they were replaced with suburbs of bungalows and garages, or high-rise flats, led by Le Corbusier's 'Unite d'Habitation'. The heavy, unsustainable, Brutalist concrete style disaster had arrived!

Typically, the market gardens around cities were replaced with suburbia. The effect has been loss of good density, services, communities, local food produce, and green spaces. Dysfunctional social activities thrived.

The following Medium Density houses are an improved version of the types of terrace houses proposed in the Garden City Movement

3-storey terrace of 4 houses, Haining St

No side yards or sunlight protecton

Architect Gus Watt



Two Coach Houses and a terrace of 6 houses in Newtown all with minimum glass.
The terrace houses are 2.7m wide, 4m studs, 3-storeys and have 3-bdrms & 2 bathrooms. They have 2 rows of dormers over-looking their backyards, and one row over-looking their front yards. Note the 2 coach-houses behind the terrace of 6 houses.



Architect Peter Kedgeley

Influencers, Government, Planning and People

Experience In a new town and Glasgow, and preparing for a role in Brazil for UK Foreign Office, showed the most important needs were housing in the former two, and the '2 waters', and bicycles, in the latter, but the SR (super rich) influencers persuaded all Govts. to prioritise motorways to advance their investments.

From the 1960s Wellington's planning priorities were similar but included low densities same as all white ex. British Empire.

Since the 1980s the influencers might have been dominated by the skilled articulate members of the residents associations and owners of 2-storey houses demanding neighbours supply them with sunlight.

The people, the public, were not asked in professionally designed surveys until we asked them in 2011. Possibly the first time in NZ.?

These show most people are happy with sunlight from their front yard and backyard.

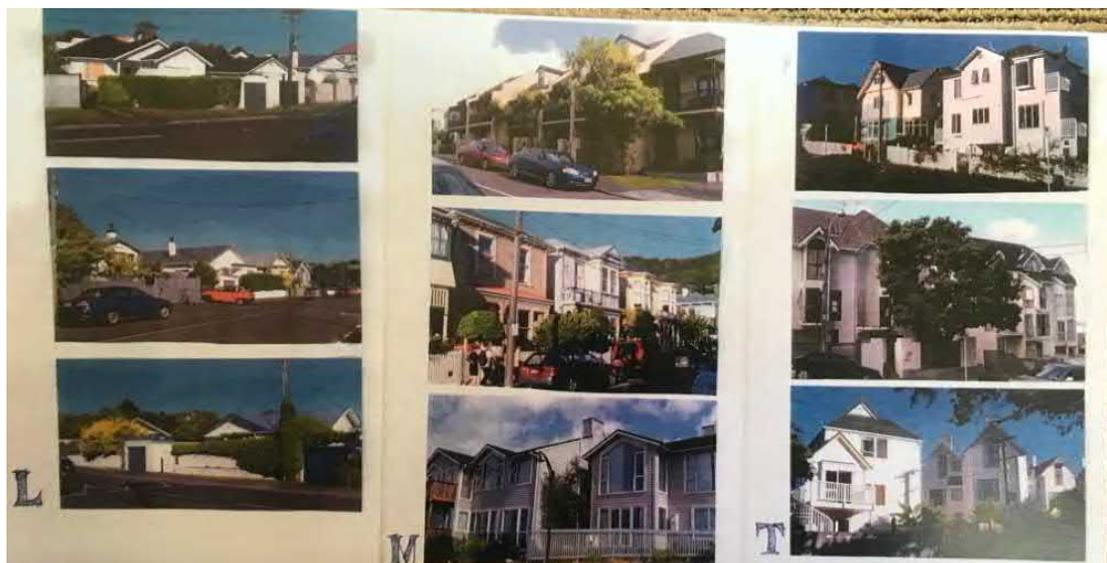
Visual & Stated Preference Surveys VSPS 2011 of Housetypes & Sunlight

A VPS was designed by Neil Douglas economist & statistician, and Daryl Cockburn for the Inter-Professional Trust.

Several waitresses from Nicolini's Restaurant surveyed during weekends in Karori, near Beehive, school of architecture, Courtenay Place, Cuba St, Aro Valley, Newtown (2), Seatoun, Thorndon, 'New Worlds' in Thorndon, Willis & Wakefield Streets.

They asked respondents if on-site parking should be compulsory and showed them three A4 photos of dwellings, 'L' (low single storey), 'M' (medium rise 2-storey) and 'T' (tall 3-4 storey). They asked in which area they would prefer to live?; 79 responded with a decision, plus 2 undecided.

Result; 44 (56%) chose 'M' or 'T' which have no side windows or have side windows into a long narrow lightwell (side yard).



This showed at least half Wellington's population was pro-medium density by preferring close or attached 2+ storey houses without BRPs to provide side sunlight, suggesting the District Plan's promotion of side yards for sunlight, and bungalows, was wrong, or worse, the opposite to what it should have been; for 50 years.

This evidence had the SAPs renamed BRPs because they had no basis in physical or social science, and were removed off street frontages (DPC72)

Celia and her 15 councillors were asked to be respondents. Only Crs. Best & Wain met a surveyor and responded, the others didn't respond to phone calls. This increased the survey by 2 to 81 of which 45 preferred 'M' or 'T'

VSPS March-April 2022 Housetypes & Sunlight

Like the 2011 survey the 2022 surveyors were employed by Nicollini's;

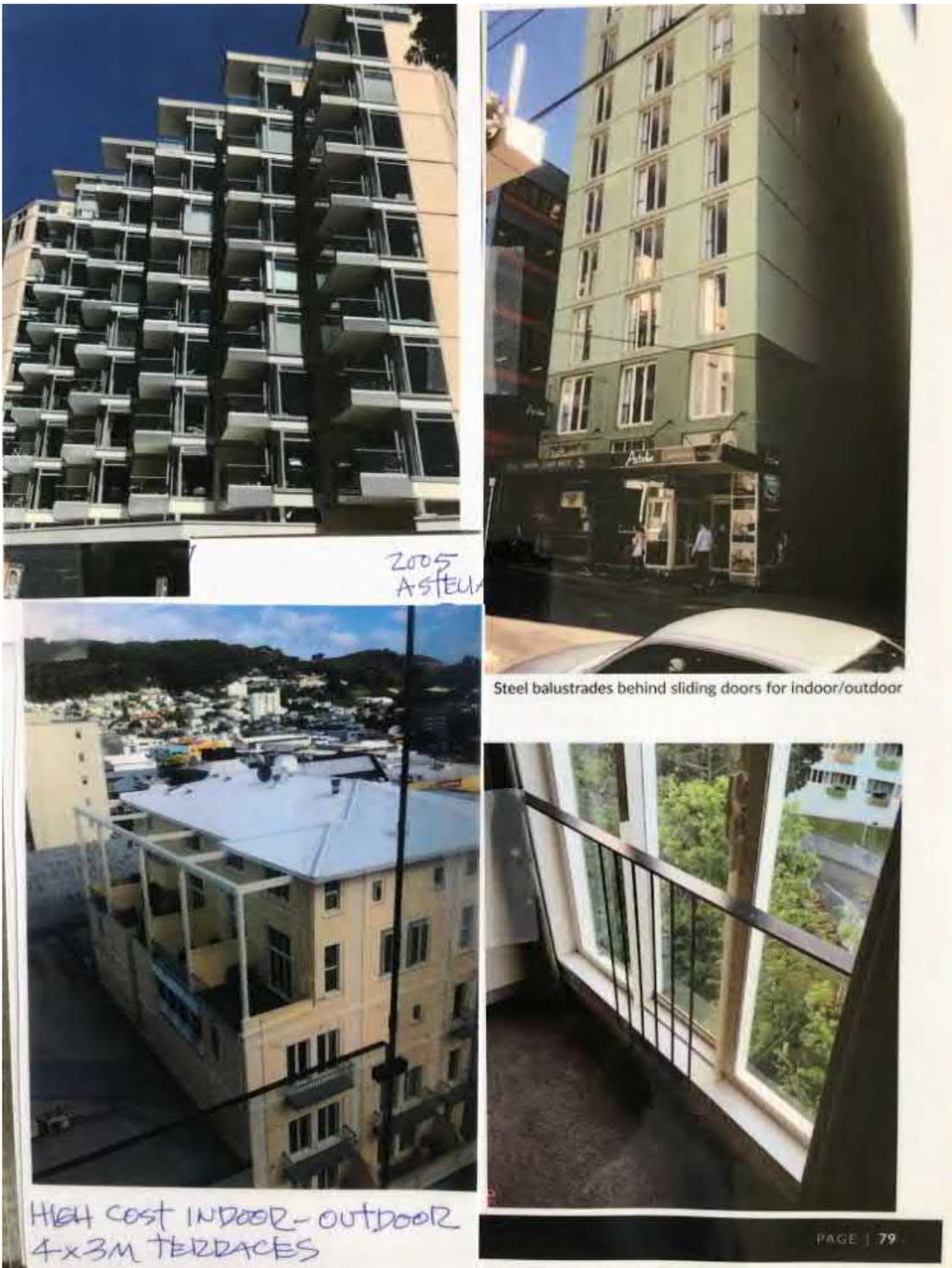
Kyra Urlich	021 13 44 325	Newtown
Alexandra Townrow	020 41 1300 35	Petone
Georgia Smith	027 220 9396	Churton Park
Sacha Kumbala	927 61 820 88	Newlands

The above 2011 survey of 3 house-types was increased to 4 dwelling-types, for the 2022 survey, by the addition of the following A4 photo of apartments.

It also asked respondents for their preference of 2 types of cost-effective indoor-outdoor, buildings glass clad or with windows, and the sale of road reserve to the owner of the adjacent frontage.

Where would you prefer to live? Respondents' preferences were;

'L' Bungalows	%
'M' - 'T' medium to tall, 2-4 storeys	%
Apartments	%

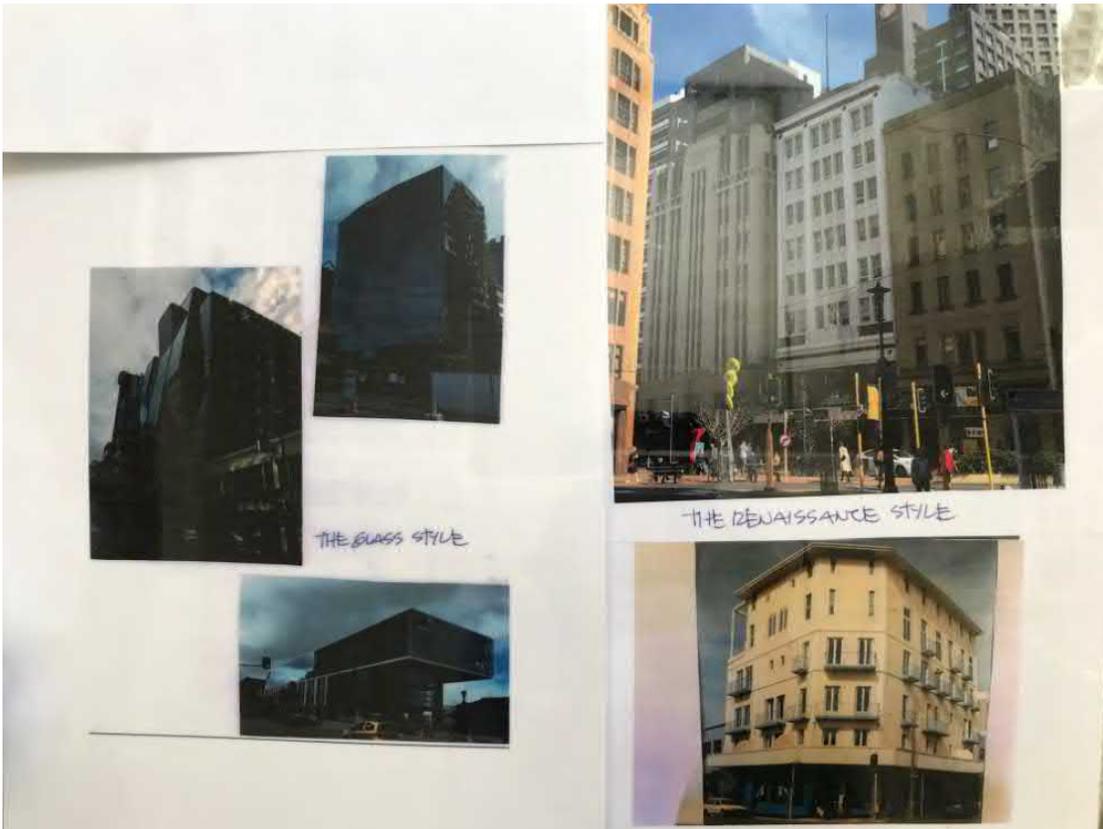


Apartments with the Indoor-Outdoor ambience options shown above

Would you prefer balconies with limited privacy or private balustrades? Balconies %
Balustrades %

Do you prefer Glass-clad buildings or buildings with windows?

Glass % Windows %



Road Reserves

Should they be sold and attached to the adjoining property?

Sold % Not sold %

Daryl Cockburn 03.03.'22. Profile; <https://bit.ly/3DfZ16c>
for Wellington's **Architectural Centre** and **Interprofessional Trust**