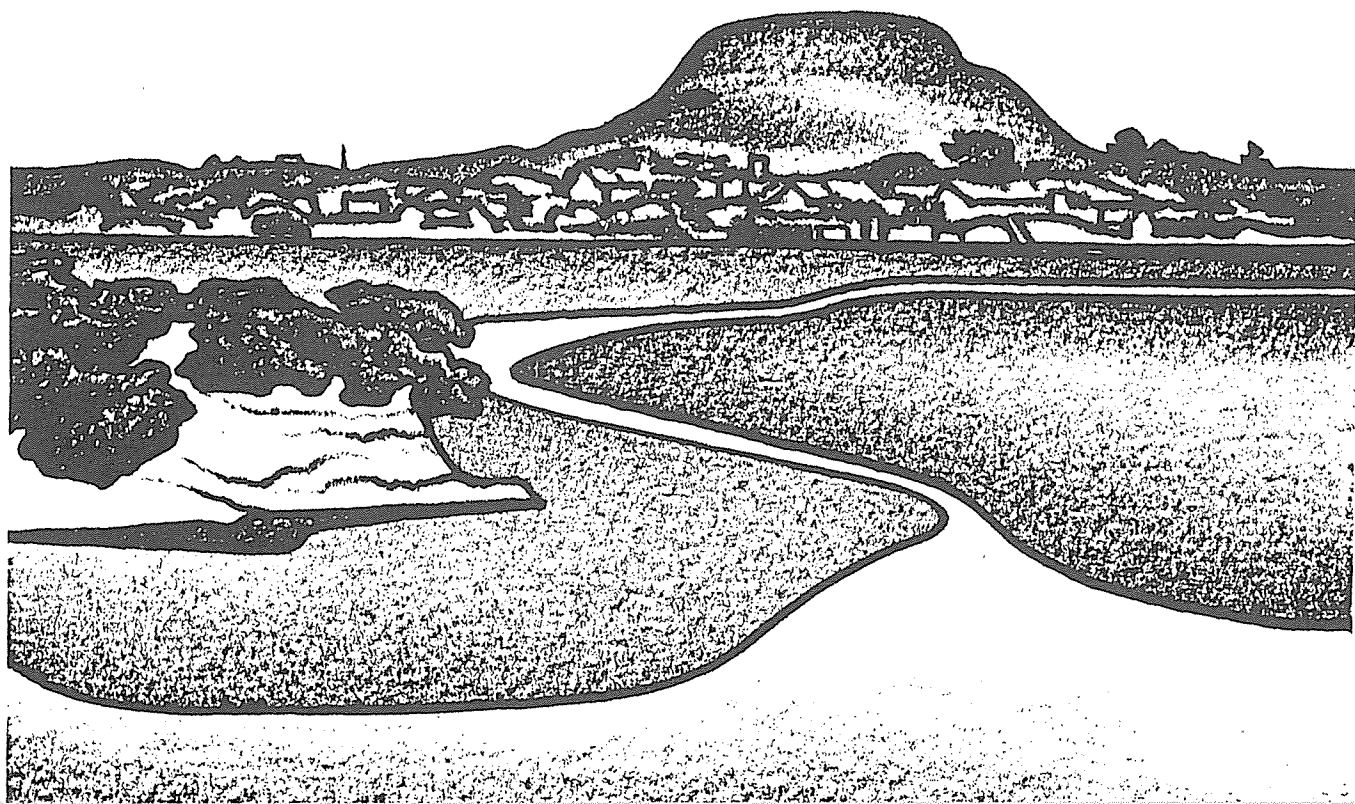
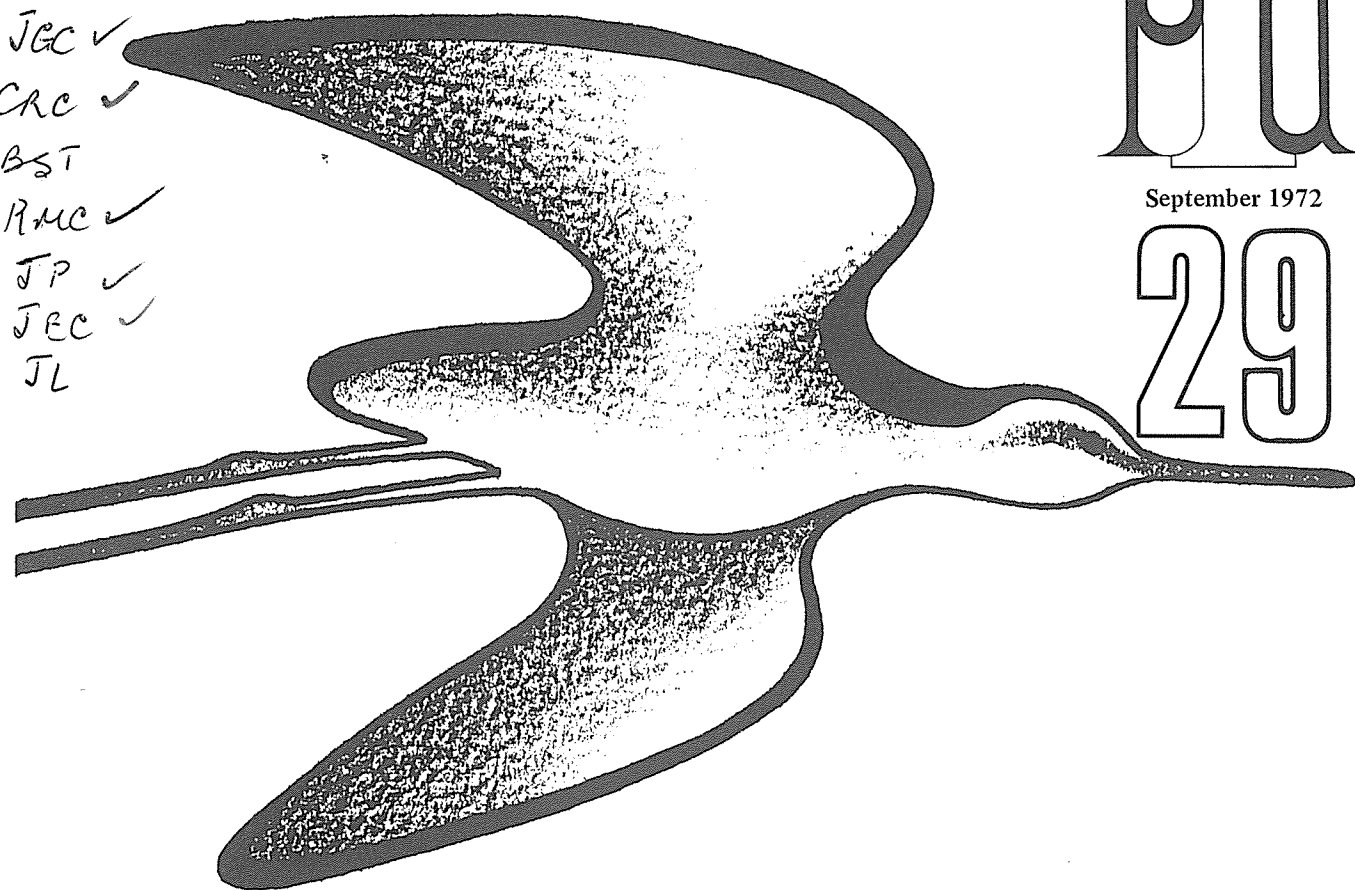


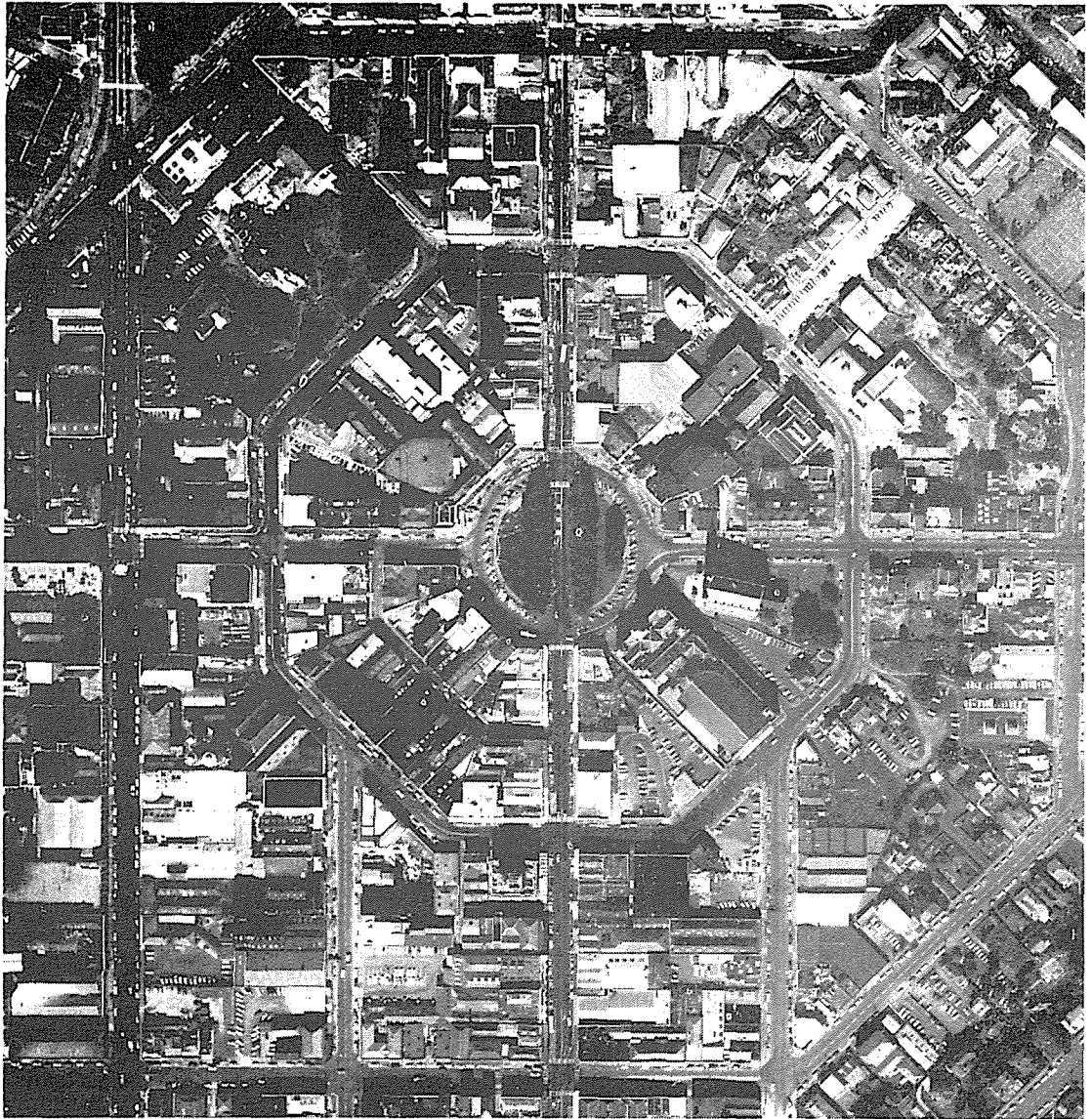
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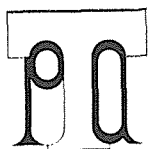
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# TOWN PLANNING QUARTERLY

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Number twenty-nine September 1972

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## Cover

Ngataringa Bay, Devonport  
by Don Binney

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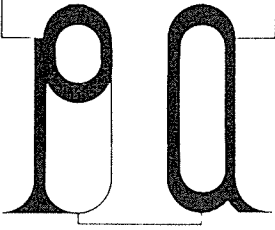
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A check through the local statutes for the decade 1961-1970, shows that New Zealand's harbour boards have been given authority to reclaim more than 1700 hectares of the waters within their jurisdiction. Only ten of the country's 32 boards were involved and, of those that were active, the individual areas ranged from Otago's nine hectares to Northland's 800 hectares. More than 20 separate statutes were necessary, absorbing a great deal of time, effort and money in the process.

Not all reclamation proposals require Parliament's acquiescence, of course, and the published record therefore fails to tell the whole story concerning the extent of the encroachment onto our coastline shallows. Nor does it follow that approval has, in all cases, been accompanied by action. The Harbours Act, which is the empowering legislation, contains no time factor determining the span between word and deed. Harbour boards are therefore encouraged to seek consent well in advance of need. In view of the steadily changing climate of opinion with regard to their activities, it would be understandable if they were further tempted to gain approval for long-term and even ill-defined projects in anticipation of the time when a more rigorous screening system for applications is imposed. Moran, in the November, 1970, issue of the Town Planning Quarterly, attacked the ease with which, at least, some reclamation activities may be pursued. The iniquitous procedure for handling public objections to those proposals that need enabling legislation received his special attention. Under the present Act a person wishing, for example, to oppose a reclamation proposed by the Northland Harbour Board must pay his return fare to Wellington and lose at least a day's wages in order to present his views to the Local Bills Committee. He is even denied a tax exemption for the expenses he is forced to incur in order to exercise his rights as a citizen. It is difficult to avoid the conclusion that consent for reclamation proposals is too readily granted and opposing views are too severely constrained. The present Harbours Amendment (No. 3) Bill now before the House is therefore especially to be welcomed for that part that substitutes a local hearing before the Town and Country Planning Appeal Board for the journey to Wellington. Had that most desirable amendment been enacted two or three years ago, it is possible that Auckland would not now be contemplating the, apparently, imminent reclamation of 244 acres of the Waitemata Harbour, adjoining the Borough of Devonport at Ngataranga Bay.

A major weakness in the existing Harbours Act and inadequately improved upon by the present Bill, are the criteria laid down for the guidance of the Minister of Marine when considering any reclamation proposals. As the Bill at present reads, the Minister, whose decision shall be final, shall not consent to the application proceeding unless he is satisfied that, "the reclamation will not interfere with navigation, nor unduly interfere with any other public right, nor unduly interfere with fisheries." As is so often the case, the wrong question appears to be posed; surely, any action that leads to restrictions upon the public's enjoyment of land and water held in common ownership must be shown to be even more in the interest of the public as a whole than leaving them in their undisturbed state.

Be that as it may, the empowering legislation for the Ngataranga Bay reclamation has authorised the Auckland Harbour Board and the Devonport Borough Council, "together with any other person or persons or other local or public authority who may be made parties thereto", to develop much of that part of the bay that is exposed at low water for residential, commercial, boat harbour and recreational purposes. In other words and to use a popular and euphonic label, a marina is proposed. Auckland was not too surprised therefore to read

recently at its breakfast table that a 'marine suburb' project costing up to \$20 million and involving dredging and reclaiming about three million yards of spoil for some 1000 'luxury' houses is to start next year. For those informed readers who went beyond the headlines, however, there was cause for surprise in the statement that the harbour board had purported to give authority to the developers, a private company, to carry out small dredging and reclamation exercises. The empowering Act specifically states that any scheme must be prepared and approved as a whole before any construction may begin. More important still, the Act requires that the scheme be brought within the ambit of the Town and Country Planning Act, by way of the change procedure, before consent to the work may be given.

The handing over of the public domain for private gain is out of sympathy with the spirit of this latter quarter of the twentieth century and the Ngataranga Bay severance may well come to be seen as one of Auckland's not so minor disasters. The last-ditch opposition to the empowering Act did succeed, however, in binding the project with the web of land use controls. The next few months seem likely to emphasise the wisdom of that move and to offer an object lesson to the country as a whole. Whether or not harbour boards will be declared planning authorities and required to prepare their own district schemes, all reclamation proposals should be seen for what they are, changes of land use, whether inundated or not, and therefore the subject of public debate before that independent tribunal, the Town and Country Planning Appeal Board.

J. R. Dart

Grim METRICATION! tenth-rate power, descend!  
Thou art to English Literature no Friend.  
Now LEAR cries "Ev'ry inch a king!" no more,  
But measures out his length upon the floor,  
Numbers his fingers, wildly muttering,  
"Two point five four centimetres a king!"  
Now, when the Boar's Head canakin cries "clink,"  
How many litres must stout FALSTAFF drink?  
And when warm LECHERY undoes her button,  
She needs – what measurement of good raw mutton?  
Poor Bibliography runs screeching hence:  
"Quartos in fives! Octavos set in tens!"  
Ev'n GOD, whose acre once prefigured heaven,  
Makes do with hectares point four nought four seven.  
Thou pointy-headed Hag, avoid my sight!  
How many syllables hath my verse by right?  
TEN, madam, TEN: Confess it, for you know it.  
For who invented METRICS but the Poet?  
Yield then thy place, or I'll invoke my curse:  
HENCEFORTH OFFICIAL CORRESPONDENCE SHALL BE WRIT IN VERSE.

– S. Musgrove

# Swine before Pearls

Montgolfier

Having and trained and spent the whole of one's professional life in New Zealand it is a salutary lesson to visit countries less happily placed with respect to gross population, population density, quality of existing residential areas and production of industrial wastes. The years spent in trying to conceptualize the New Zealand 'thing', the laborious attempts to comprehend planning strategies agreeable to our apparent situation are scattered as litter before the exhalations of tens of millions.. This fetid gale which threatens to waste the whole surface of the earth must, on present showing, reduce the best efforts of planners to storm wrack, for the blind forces are being generated far faster than the means of control, modification or direction. The peerless Waitemata, so extolled by our recent forefathers, has, by the continual exercise of commercial acumen and the practise of individual plot ownership already been reduced to the status of a suburban backyard,

and holdall for junk. Its coastlines butchered, bays filled and littoral flora desecrated it is a monument to our technology and foresight. As the cry goes up that we should protect the environment so does the birthrate, and even faster is the growth of urban populations. In a dreadful parody of the capitalistic ethic of growth the lands heave with people, they procreate, eat and waste on a scale never known before.

Seeing only the empty wilderness, blind to the disastrous conditions in the great conurbations our politicians still extol growth; more is better, most is greatness. The indices of achievement are still the number of potential bayonets, the annual tonnage of pig iron and plastic used, the per capita consumption of energy and the number of children, advertent or inadvertent.

If the statistics of population increase are even approximately correct we can look to see the population of the world doubling in about forty years. This increase will be located almost entirely in the towns. In 1950 a country drive from Auckland started at Panmure bridge, in 1970 beyond Howick, how far will you have to go in 2000? And if you do how many others will do likewise? Even if the exercise is feasible will it be fruitful? Porirua is a nonsense story of suburban expansion perpetrated by bureaucrats, in Auckland any further suburban expansion is nonsense, whoever does it. That the traffic movement into, out of and through this conurbation is tedious and expensive, demanding dramatic efforts to cure this chronic auto-thrombosis, is almost beside the point. The question is, 'what is the point of the whole exercise?' Through growth to greatness? The covering of an ever-increasing acreage of land with Godzone residential development is no longer feasible. The 'everyman his own patch and pad' prescription which has made such good sense to date must now yield economical, social

and environmental nonsense as the numbers and areas are multiplied over and over again. The dream which the suburb in part fulfilled and might have achieved will yield to a Losangelean nightmare. The promise of amenity once so amply honoured by the harbour and gulf takes on an increasingly mirage-like quality as the numbers of users increase and the mean journey length from home to shore gets longer. Already the anchorages of the cruising grounds are crowded and the solitary beaches bear offal evidence of continual use. The prospects of more growth at a greater rate must daunt even the Pangloss of planners. Clearly the failure of the green belts was but the routing of outposts in a battle already lost. A fecund population sanctifying life and individuality creates a problem which concerns planners but the solution of which goes far beyond their writ. The situation demands that planners are involved in the formulation of general social policies. No one profession has either the skill or authority to impose solutions but there are few whose social responsibilities morally allow them to remain silent. Expert advice is needed and must be given. Politicians have always been intoxicated by the idea of growth, we now face a situation in which such self-indulgence is not merely contrary but positively harmful to the national interest. Planning is about people and unhappily people in sufficient numbers can be their own pollution. How any nation is going to cope with the situation is a separate debate; that the situation exists and is serious is not debatable; it is. There is no evidence to suggest that the problem will solve itself if studiously ignored. On the contrary, the growth of the great conurbations and the quality of life which their inhabitants accept indicates the opposite. Man's ability to survive under such conditions is his greatest weakness for survive he will but live he may not.

# URBAN RENEWAL: A CASE HISTORY OF FREEMANS BAY, AUCKLAND.

## PART 2



Spring Street  
A halt to clearance while plan re-assessed.

Roger Dodd

*R. McK. Dodd, MArch, DipUrbVal, (Auck), has been a town planner with the Auckland City Council since November, 1966. He has been in charge of urban renewal planning for the past two years.*

What began as a "slum clearance" project in 1950 has now become a fully co-ordinated programme for urban renewal, but this latest emphasis has been a long time in the making and has experienced several transformations. As outlined in the first part of this article (TPQ 28), the initial calls for city council involvement rose steadily and irresistibly as the squalid living conditions in the lower parts of Freemans Bay became more entrenched and more visually apparent. Slum clearance and renovation legislation was obtained (1942, 1945) and the job was begun. But also in the legislation (Part II of the 1945 Act) was the opportunity to plan for the physical reconstruction of all roads, buildings and community facilities as well as the replacement of dilapidated houses, and this opportunity was not overlooked by the council. Accordingly, with enthusiasm, the 1950 scheme was produced, and showed, in detail, a new suburb of rental housing, arranged in accordance with the popular architectural criteria of the time, and occupying most of the land where the old wooden suburb then stood.

Preoccupation with this master plan was short lived, and the working objectives soon became (a) to remove the houses and redevelop in the first action area and (b) to rehouse the existing residents. Almost immediately, however, deficiencies in the legislation became obvious, particularly with regard to the need for voluntary government commitment to the housing programme, and the twin spectres of relocation assistance and compensation assessment arose to hover menacingly above the scheme. Although it was frustrated by these procedural issues, hamstrung by lack of government interest, and dismayed by delays, the council stumbled on, but the economic writing was on the wall. Finally, in 1954, the council resolved that, in future, "all rents to be charged in respect of residential buildings in Freemans Bay Reclamation Area shall be such as will not involve the Council in any loss." The council accounts told the story; relocated persons were paying less in rent than the council could afford to charge for the units. And this in flats that were models of rational, careful and unelaborate design. The government, however, despite clear indications that any new building was costing more than an old one, retained the view that the council's problems were of its own making. When, in 1958, pressed yet again for subsidies for people who could not afford to be rehoused, it replied "less expensive accommodation than the Phillips Street Block should be conceived for rehousing and this should be the responsibility of the local authority." (1)

Clearance and redevelopment would have ended there, had it not been for the fact that, with the abolition of fair rents under the Tenancy Act, the selling of properties on vacant possession became possible, and the council was no longer obliged to rehouse all persons displaced by its purchase and clearance procedures. Thus, purchasing could be continued, and the reduced number of persons requiring institutional rehousing could be accommodated without massive detriment to the progress of reconstruction. (2) By now, however, the steam had gone out of the programme, many Councillors were tired of the endless procession of problems, and the shortage of houses in Auckland was not acute.

In effect then, although it was never an overt intention, the council's policies and actions in Freemans Bay, for a decade, provided little more than a gradual clearance and a replacement programme of public housing, which was of

little relevance to Freemans Bay and of little or no relevance to those Freemans Bay residents who were displaced.

Perhaps it should be observed that, although a departure from the initial concept, this restricted emphasis was similar to that given to council housing projects elsewhere. (3) And it can also be noted that educated opinion at the time was concerned more with "getting on with the job" than with the niceties of locational or personal problem-solving. It is significant that the plans and manifestos that issued from interested architects and architectural students with unashamed regularity during the same period dealt almost exclusively with the same questions. There were either specifically architectural in the sense that they represented design solutions for "mass housing" problems, not too dependent upon any particular site or social context for their form (4), or they were primarily enquiries into the morality of imposing such "mass housing" solutions upon low income groups. (5) In short, they dealt, as the council had, with new housing; they discussed, as the council had, the impracticability of wrenching existing residents from old homes into a new unrecognisable suburb on the same spot; and they failed, as the council had, to provide a solution which helped the existing residents in any direct sense and which at the same time reprieved and set free the remaining potential of Freemans Bay.

Only the district planning scheme changes in 1968 and to a more pronounced extent, in 1971, focussed attention once more upon the needs and opportunities of the people and the area. But the changes proposed then were hardly surprising; the world had grown 20 years older. Since the scheme was first adopted in 1950 the Korean war had been replaced by the conflict in Vietnam, Dylan had replaced Presley, and Malcolm X had become a respectable memory. And in 1971 even the Skeffington report was beginning to look reactionary.

### 1971 Documentation

In view of the noticeable lack of change since 1968, when it first restricted clearance and instituted policies allowing limited private renewal, the council investigated the area with the view to changing its scheme again, if warranted. The analysis produced in June 1971 (6) outlined five prime causes of the major problems that it saw:





Spring Street (above)  
Houses being reconsidered for renovation.  
Renall Street (below)  
Proposed to be restored as an historic street.



- (a) The expectation (until 1968) that the redevelopment of the entire area was to be undertaken by the council. This expectation gave no incentive to persons contemplating the repair or replacement of their property. Even with the knowledge that the council's redevelopment of some areas was unlikely to occur for a decade or more, the powers accorded to the council under the Reclamation Area provisions of the Urban Renewal and Housing Improvement Act 1945, led individuals to believe that a financial investment in property could be jeopardised at any time by a change in the council purchase programme.
- (b) The lack of clarity as to the council's intentions, (or even abilities) regarding works timetables, relocation assistance, and compensation payments.
- (c) The lack of detailed council plans for areas in which the 1968 district scheme review allowed rehabilitation and redevelopment which would "... not conflict with Council's own plans for the area . . . . ."
- (d) The absence of a fully co-ordinated plan which had the approval and financial commitment of the government. This serious deficiency had meant protracted negotiations with government departments, cabinet ministers and the Loans Board, and had led to unfortunate stops and starts in the council's land purchase and housing programme. As a result, the renewal programme had not satisfied either the council, prospective council tenants, or the residents of the area who wished for definite dates concerning land purchase and reconstruction.
- (e) The reluctance of public and private lending institutions to assist redevelopment in the area by providing finance for purchase, or renovation.

Accordingly, new proposals were adopted and presented for public examination. They showed a further reduction in proposed council purchase, and emphasis was firmly on better neighbourhood facilities: new open space reserves and play spaces; community shopping and recreational facilities; visual amenities; improved streets, street closings and cul-de-sacs; pedestrian pathways; citizens' advice services; and improved educational opportunities. Areas were rezoned to protect family housing, and a new "courtyard house" ordinance was introduced to permit the use of what were hitherto "substandard" sites. The council expressed its belief that in such circumstances people would find sufficient security to enable them to renovate their homes or invest in good quality redevelopment. The proposals requiring council expenditure

were costed, timetabled, and tentatively included in budget estimates. They were to cost about \$5 million over a 10 year period, and would require special works loans in addition to government loans for selected "urban renewal" items. The proposals were itemised in diagrammatic and note form and shown on specially prepared small scale maps of each street block in Freemans Bay. These, bound together, provided the bulk of the proposed scheme statement. Thus, the council proposed to meet what it saw to be the four basic requirements: the need for

- (a) A complete, accurately programmed plan to put to the government and to the Loans Board — for approval as a comprehensive urban renewal scheme which could be executed without delays over a number of years;
- (b) A plan which answered all public questions about the area and gave each landowner an exact indication of his opportunities;
- (c) A plan, together with detailed programmes and schedules, which could be used to co-ordinate the work of all council departments; and,
- (d) A plan which drew attention to the interrelationship of land use zoning, public works items AND social, economic and educational factors, many of which required action by agencies other than the council. (7)



Costley Street Park  
Area to be purchased and developed as a neighbourhood park.

### Participation Procedures

The necessity of evolving planning procedures and policies which would best suit the residents of the area and encourage their participation, was recognised by the council, perhaps surprisingly, in view of the belief still held by many of its members that public discussions always cause delays but never produce "better

plans". Fortunately, there was already a large pool of knowledge concerning the thoughts and aspirations of the people of the area (the council had, after all, been dealing with them for 20 years!) and this feedback had been stepped up by the introduction of the first community advice bureau in a community centre adjacent to the area, one of the expressed objectives of which is to "... provide a window through which those who make the laws can see their effect upon the man in the street..." (8). Also of use in this regard was a recently established local newspaper, the "West End News".

Working in conjunction with the senior community adviser, and after many consultations with school, church, ethnic and other community leaders, the planning officers prepared draft background reports (9) on 25 selected aspects of the area. Preparations were then made for the publication of a public policies document to enable goal formulation to proceed at a community level before statutory scheme changes could be finally prepared. This procedure, however, was altered, and proposed scheme changes were drafted on the basis of the background reports and associated studies alone. This was an interesting decision, as the council was already preparing to depart from its established procedure in two other current studies, one of Parnell Road and the other of the central business district. The reasons, however, were compelling, and tended to suggest to the planners concerned that, if possible, planning procedures should be tailor-made for every situation. The reasons were as follows:

1. In this instance it had been obvious for some time that the single most important issue, to residents, potential residents, and absentee owners alike, was the absence of certainty concerning the short and long term future of the area. Goals and policies had been discussed, informally and otherwise, for so long that such "discussion" was synonymous with "status quo". (See problem causes, and requirements, listed above). It was obvious that only concrete issues would serve a useful response. (And indeed, concrete decisions were needed to bring the planning scheme firmly within the ambit of the rule of law.)
2. Individual and community problems and goals were already well analysed and understood, particularly after the advent of the community advice bureau.
3. The large areas of valuable land lying fallow, awaiting council housing redevelopment,

ment, attested to the need for action, not another two years of talk, and suggested an immediate change in council thinking. These paddocks had also aroused the defiance of those next on the list for acquisition, who claimed that evidence of adequate redevelopment would have to be apparent before they would be interested in discussing even the time of day with council purchase officers.

4. It was believed, after deliberation, that the persons most affected by planning policies in the area would respond more to well-explained proposals than to requests for participation in a game of planning semantics. It was thought, and proved by later events, that, because of the complexity of planning issues, any documentation and follow-up of a slightly esoteric nature would not attract the opinions of residents, but of various individuals and pressure groups whose opinions were already well known to the council and the news media.
5. Because of the local operations of some highly skilled real estate dealers of questionable ethical standards, and the fact that so many properties were owned by pensioners or financially unsophisticated in-migrants, it would have been unwise to outline probable scheme changes and thereby create a speculative market in which dealers could thrive and in which unsophisticated people could be easily pressured into parting with their rights and opportunities.

Having chosen to propose detailed scheme changes the council investigated the feasibility of advertising them as a "review", similar to the district scheme review but restricted to the Freemans Bay area. This would have given the public the opportunity to question or object to any portion of the proposed changes or the existing, unchanged parts, or any matter that directly affected the area. The Town and Country Planning Act, however, appeared to preclude such a procedure; this then led the council to:

- a) advertise specific scheme changes and call for objections; and
- b) invite individuals and groups to offer suggestions concerning any matter or item of concern to them, with the promise that further scheme changes would be proposed if any suggestions were considered to have sufficient merit.

Thus, changes obviously required could be proceeded with without delay, and additional and consequential matters would be reviewed immediately thereafter.

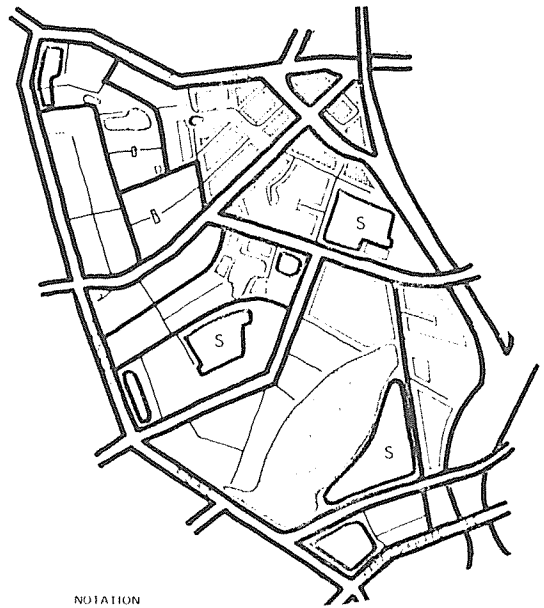
The public response to the advertised scheme changes was excellent; the council received 220 objections, 40 supporting or opposing objections, and 17 suggestions for further changes. This was from a total of about 1000 theoretical possible sources. The reasons for this extraordinary volume were, in the main, twofold. First, the council published and distributed information more systematically than is usually the case:

- a) Statutory notifications were simplified and explained carefully. Notices were included in the local paper in addition to the dailies.
- b) Illustrated explanatory brochures were sent to all households and property owners, outlining selected features of the proposals and detailing the objection and suggestion procedures to be followed. These were printed with notes in six languages.
- c) All background reports and explanatory notes used by the council were published for the perusal of the public; this to enable the theoretical and practical context of the plans to be debated in full.
- d) A temporary office was opened in Freemans Bay to which people came with their questions and from which council staff distributed copies of maps from the scheme statement.
- e) These maps illustrated in detail all of the proposals for each of the 41 areas of the Bay. All properties were individually numbered.

Proposals were annotated under headings of:—

- Council property purchase; (10)
- Building lines;
- Street works;
- Other works; and
- Zoning.

- f) Owner/occupiers whose properties were affected by the proposals and who had not called at the temporary office after a month of operation were individually visited by council staff and acquainted with the relevant information.
- g) Several meetings were held with groups of two or three residents, and one with the majority of residents from an affected street.

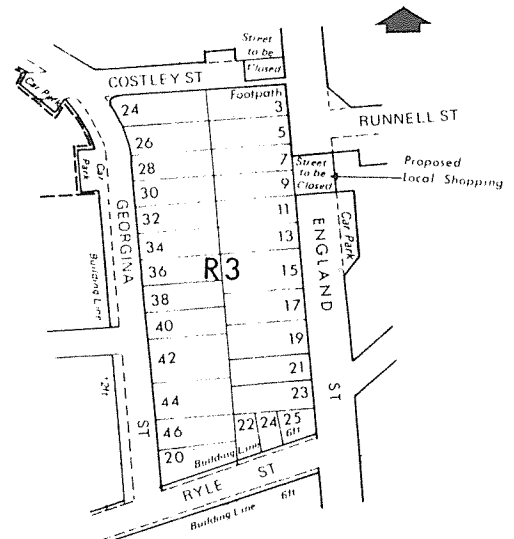


NOTATION

Council estate	[Patterned box]
Waste land	[Patterned box]
Urban of Residential Use	[Patterned box]
Schools	[Patterned box]
Open spaces	[Patterned box]
Community Centres	[Patterned box]
Future Motorway	[Patterned box]

IF YOU WANT MORE INFORMATION ABOUT YOUR PARTICULAR LOCALITY YOU CAN REQUEST AN AREA MAP WHICH SHOWS YOUR PROPERTY ON IT. ASK AT THE PLACES MENTIONED.

An extract (above) from the folder telling of proposed changes to the district planning scheme. An example of an area map is shown below.



The other major reason for the widespread response was the fact that 1971 was election year for local authorities and that Freemans Bay and the adjacent western suburbs contain a large number of seemingly disaffected and "floating" voters; magnets to any intending Councillor. As in the past, incumbent council policies in urban renewal provided good objects for fledgling politicians to cut their teeth on, but the opportunities seemed even better in early 1971, as changes to the scheme were known to be in preparation. Before, during, and after the advertising of the proposed changes, previous council policies and inaction on vacant acreages were given the election-year treatment, mostly in the local newspaper. And, in spite of the changed nature of the proposals, the Rip van Winkles had a field day. Much public comment bore little relation to the actual meaning of the scheme.

However, the elections came and went, and as the dust settled two or three individuals were found to be still working on a realistic evaluation of the future of the area. Heading a planning pressure group which had been spawned in the fertile warmth of election fever, they had nurtured it well, and continued to lead it to the distant dates for objections and appeals. Of the 220 objections ultimately lodged, 100 were from this planning association and at least 20 more were directly stimulated by its activities. Of the 15 appeals, 6 were from the same source.

### Types of Objection

Objections, in the main, were concerned with the proposed council property purchases for the remainder of the areas proposed for housing redevelopment, and for street building lines and turning heads. And, to remind the council that it had been remiss in not according them sufficient attention when all else had been given treatment, the two solid ghosts of relocation assistance and compensation assessment rattled their chains once more.

Objections to the more usual subjects of town planning hearings (zoning and amenities), were few. These were given some consideration, however, by the planning association, together with several policy issues that caught their attention.

### Effectiveness of Objections

Of the 277 objections and suggestions received, 113 were allowed, part allowed, or accommodated in some way, and 163 were disallowed; one was withdrawn. True to its stated intentions,

the council made many substantial amendments to the proposals as a result of the hearings, and has since instituted several new changes as a result of suggestions made at the time. Its purchase proposals were slashed upon evidence of private determination to renew properties now that the incentive was apparent. 15 Appeals were lodged with the Town and Country Planning Appeal Board; 6 have been disallowed, and the remaining 9 decisions are awaited at the time of writing.

### Conclusions

The most significant feature of planning in Freemans Bay is the change of emphasis that has become evident over the years; the programme began as a slum clearance exercise, became a public housing project, and is now an integrated rolling programme of urban renewal.

Not everyone is satisfied, and much remains to be decided: for instance, the council is now overhauling its relocation and compensation policies, and is preparing further submissions to convince the government of the need for better legislation in these matters (11); promises have been made concerning renovation assistance but little activity has yet been shown by the Minister of Housing (12); most proposed scheme changes have been resolved by objection and appeal hearings but the "package deal" of public works has yet to be presented for approval for government subsidies; a date has yet to be set for the final uplifting of the "Reclamation Area" designation (13). However, many of the public works have been started, detailed planning is well advanced on others, various forms of promised community assistance are beginning to be provided, and changes to the land use zoning are now operative. Perhaps most important of all, there is now, on the one hand, a clearer sense of purpose and apparent co-ordination within the departments of the council, and, on the other, a sigh of relief (albeit bitter) from many residents who appreciate a council that has at last stated and finalized its intentions. It can now fairly be said that this situation compares favourably with that of other suburbs, many of which have a far less certain future.

There can be no doubt that in the time taken to reach this latest pause, many persons have been disadvantaged for the sake of a public aim and have been obliged to carry personal costs solely because of an accident of location. Relocation and compensation procedures in this country do not yet seem capable of fairly

distributing this burden. But the blame is not due entirely to legislation. Public authorities (including technicians and policy-makers alike) are not always as diligent as they should be in finding plans and planning procedures which satisfy the greatest number and cause inconvenience to the least. And there is still a substantial body of opinion that is prepared to place the dream of an ideal ahead of the real demands of flesh and blood.

In this regard, however, objectors and dissidents are no less culpable than the holders of public office. During the prolonged debate that occurred over the Freemans Bay proposals, it was frequently evident that one man's meat was another's poison, and that neither was the meal required. It became clear that both lay and expert objectors pursued visions of their own making and that it must always remain to the elected representatives to be decisive upon weighing the alternative views.

But this itself is a problem, as the collection, consideration and judgment of opinions is a task requiring the agility and concentration of a tightrope walker. In this case, the council has been subjected to a continual application of pressure from eloquent individuals and groups whose arguments, although earnestly humanitarian, often contrasted strangely with the quiet, hesitant opinions of many of the individuals they claimed to represent. And it was with some disappointment that the council, having prepared and scattered its ground bait in the form of simple explanations and descriptions, hooked a barracouta instead of a shoal of snapper. To a fisherman, the presence of a barracouta means the absence of the other fish, and this was the case in Freemans Bay. The presence of such obvious experts rendered the opinion of the ordinary resident (in his view) unimportant, and naturally he kept it to himself unless confronted directly by a council officer.

None-the-less, although diligence is necessary in seeking out and culling the views of individuals, many of whom could never be adequately represented by any paid or unpaid advocate, attention must still be paid to the more organised, more specifically educated participating groups. Councils should welcome them. It is from this source, for example, that the only real contribution was made to debates on the role of Freemans Bay in the region, and to matters which hinged upon arguable interpretations of statutes. This kind of debate is necessary, and depends upon people with a

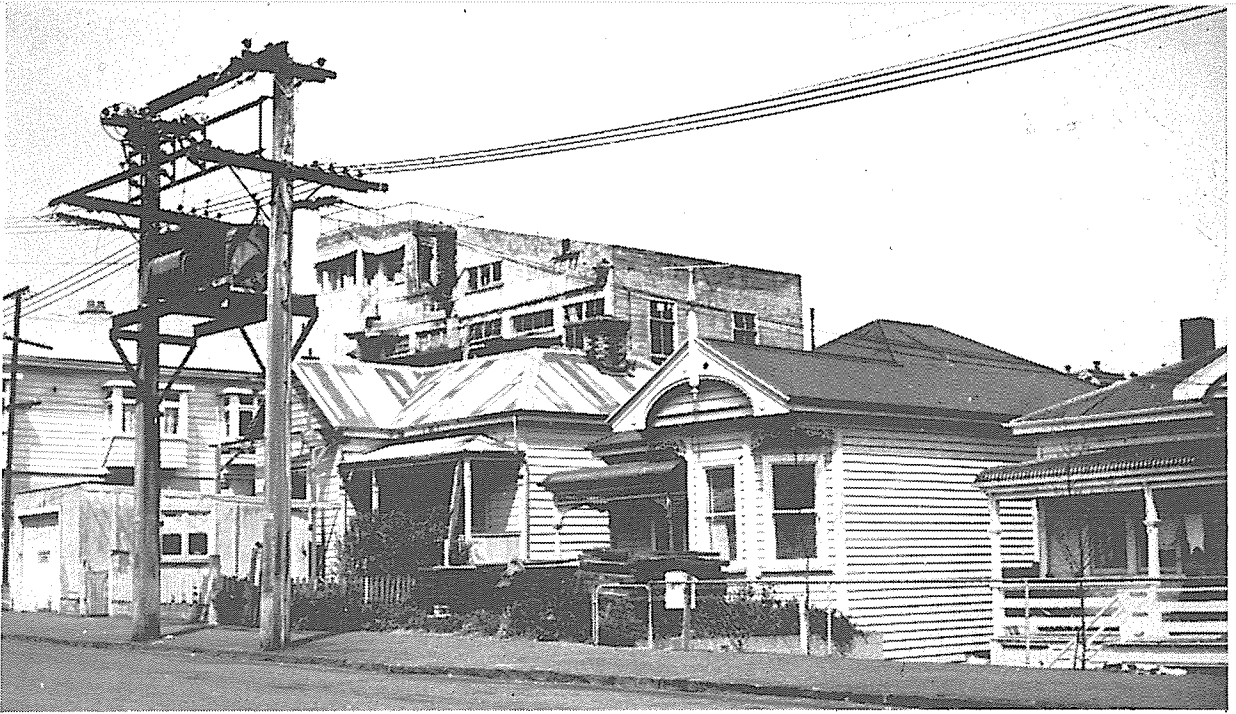
high level of specialist knowledge, time to spare, and genuine interest in community affairs. That there is no grassroots substitute for groups of such people (often "foreign" to an area concerned) seems to be a universal finding. Reyner Banham wrote:

"... the Los Angeles Goals Programme intended to involve the citizens in fundamental decisions about the future of the area. But before the Goals Programme could even begin to move, it was necessary to explain to the citizenry what town planning was, and exemplify rock-bottom concepts like High and Low Density in words and pictures little above primary school standards of sophistication. Such evidence of the small impact of planning on the life and consciousness of Angelenos, after sixty years of effort, was a deep disappointment to good dedicated men and true who genuinely wished to work for what they conceived to be a fairer Los Angeles. Now even the Goals Programme has quietly withered away ... " (14).

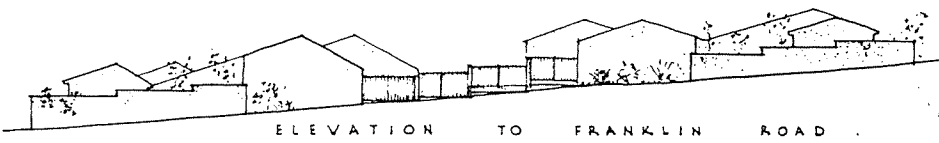
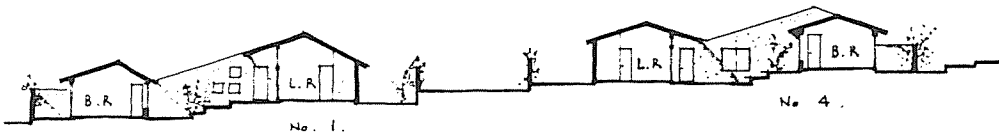
### Future Guides

The lessons to be learnt from the full span of the history of planning in Freemans Bay will take time to become absorbed, but several can already be discerned.

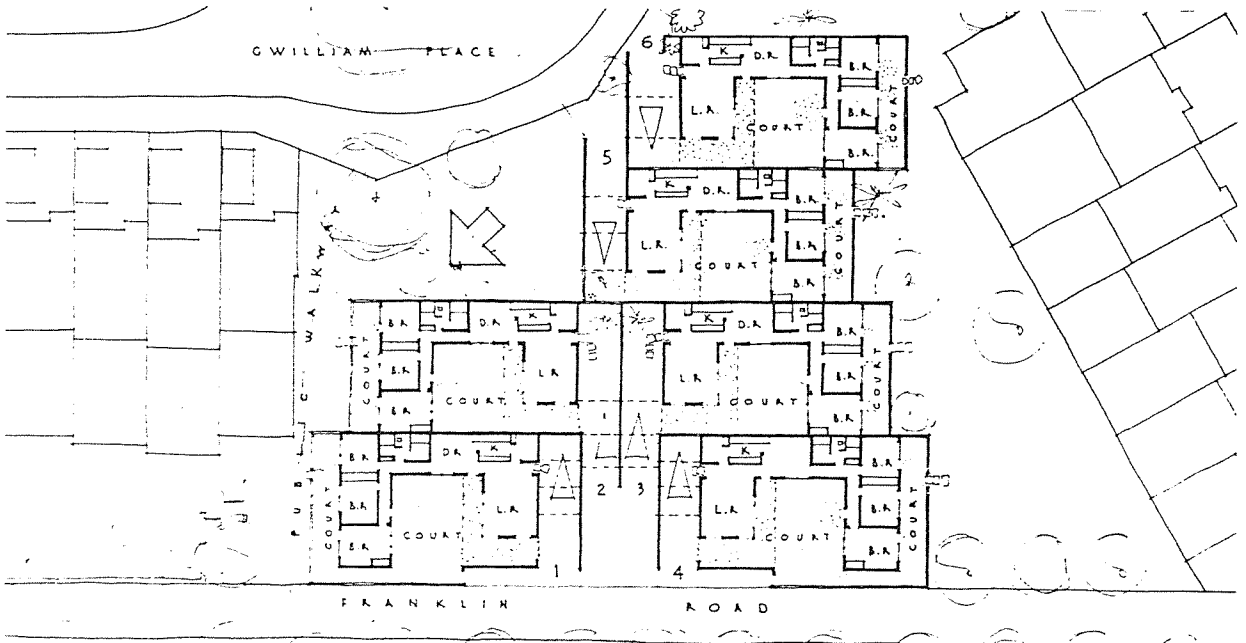
1. People respond to the image of stability and guaranteed security. In the 12 months since specific proposals were made for each part of Freemans Bay, and increasingly since the objections were decided upon, the council has been inundated with enquiries regarding the renovation and redevelopment of privately owned properties. Rejuvenation is already apparent in many streets. Only the areas in which council purchase is pending does an air of dejection remain.
2. The concepts labelled "Slum Clearance" and "The Housing Problem" imply two dangerous myths; that "slums" exist solely in physical terms and that "housing" is a simple problem of number. But "slums" exist in the spirit (to use Van Eyck's phrase) and people live in places, not "housing units". The difference is fundamental. It should be obvious, but quite clearly is not, that problems of house dilapidation and house shortages should never precipitate the building of house units without respect for their site and social milieu, both in a local and a wider neighbourhood sense. The fragile, invisible, but vital threads of human association, tradition and expectation that bind a place to its surroundings and its past must be regarded as major determinants in any search



England Street (above)  
 A typical area of conflicting uses, to be partially purchased  
 and redeveloped by the Council.  
 A prototype for Freemans Bay (below)  
 To be constructed for the Council by Gibson and O'Connor  
 Ltd.



Architect,  
 Doug Angus of  
 Angus, Flood and Griffiths,  
 Hamilton.



for a current role. If this is done, the problems of old New Zealand suburbs can be overcome by reference to their own natures, so that "renewal" is achieved and the pains of "replacement" are avoided. It also follows that for the sake of human happiness and urban economy, changes should be incremental rather than total, and continuous rather than sudden.

3. The importing of ready made analyses from other places, particularly from other countries, and the use of ready made solutions from those places can not only prevent a proper understanding of a particular local problem but will probably lead to a waste of funds and cause distress to the real inhabitants of the area. This has always been a danger in New Zealand, due to the short history of its cities, but the danger today seems more specifically to arise from the great power of modern communications. There are risks (quite apparent during recent times in Freemans Bay), of dissent losing its local relevance, and of the introduction of imaginery and irrelevant political scenarios, based substantially upon the real life situations of kindred souls abroad. The only guarantee of appropriate planning actions is sound research and painstaking examination of local aspirations.

4. Public participation in planning (like planning itself), can be fruitfully regarded as a means to many ends. It should be seen as more than a charade to satisfy the requirements of the legislation and give pleasure to participants. This pleasure is certainly constructive, but should be seen as being only one of the many advantages to be gained. Those Councillors who heard the people of Freemans Bay were quick to recognise and adopt useful contributions from their comments, and as a result the scheme changes are both more soundly based and are likely to retain community support.

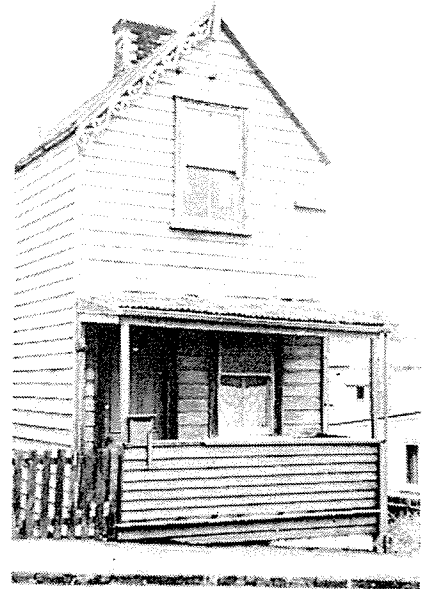
5. Planning procedures should be made adaptable to different situations, and in an effort to understand the aspirations and opinions of all types of local residents and property owners, councils must be prepared to try a mixture of participation techniques. Time can appear to be squandered in this process, but it can be correctly regarded as a sound investment which will pay dividends once decisions have been based upon community opinion.

#### References

1. Letter received from the Minister of Housing 21 July 1958.
2. Purchase on vacant possession, a prior condition for certain compensation under the Public Works Act, means that the purchasing authority receives a vacant property and therefore no obligation to assist with the rehousing of the recent occupant(s). The procedure appears to be based upon the assumption that the price paid for the property will be

sufficient to enable the owner to acquire an equivalent elsewhere, an assumption vehemently challenged by many affected people. Strong objections can also be made to the fact that while this Public Works Act procedure must be followed when a local authority takes land for a public work, several clauses of the Urban Renewal and Housing Improvement Act, under which renewal work in Freemans Bay has been authorised, make it clear that purchase on vacant possession cannot achieve its basic intentions. This issue, which cannot be dealt with in the space available here, is the subject of special study by the Auckland City Council at the present time.

3. For example, council housing projects in Wellington City, the first scheme for Palmyra, Dunedin, and countless pensioner housing schemes throughout New Zealand.
4. For example, *Studies for town housing and high density flats*, Murray Cockburn and John Warren, 1963. Presented to International Congress of Architects, Havana, 1963.
5. For example, *Study Group Report*, co-ordinator Morton Jordan, 1963. Presented to Pacific Congress 1963, Auckland University.
6. *Freemans Bay Planning Review* June 1971, Auckland City Council p. 2.
7. *Ibid.* p. 4.
8. *The Citizens Advice Bureau Service, A Brief Summary*. Handout leaflet, published by Auckland City Council 1971.
9. *Freemans Bay Background Reports*. Public Document, published by Auckland City Council 1971.
10. The council spelt out the full extent of all proposed council property purchases (under the authority given by the Urban Renewal and Housing Act) in order that the uncertainty evident in the past could be eliminated.
11. It is interesting to note that when a committee of local authorities reported to the government on high density housing in 1962, the Auckland City Council, because of its unique experience, was the only one concerned with legislative problems in this field. Understandably, because the matter was not then of concern to other bodies, no further action was taken.
12. A new State Advances Corporation policy is expected to be announced this year.
13. The council has resolved to uplift it when necessary subsidies for public works can be otherwise guaranteed.
14. *Reyner Banham: Los Angeles: The Architecture of Four Ecologies*; Penguin, London; 1971; p. 137.

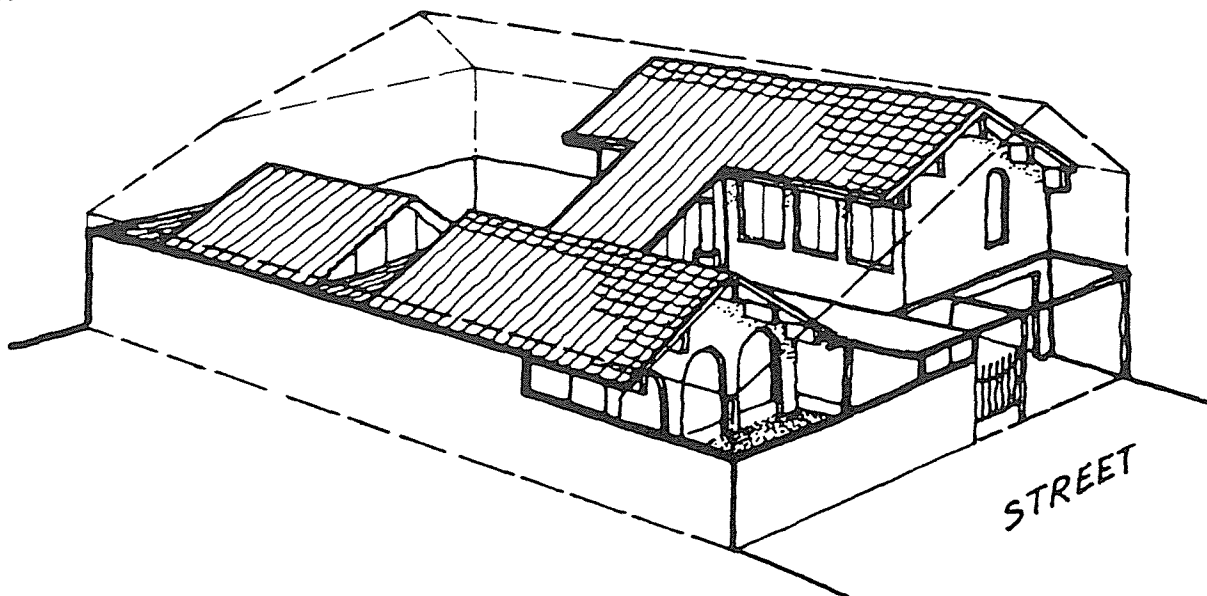


Somewhere in Freemans Bay  
The front of the back of the front of TPQ 28.

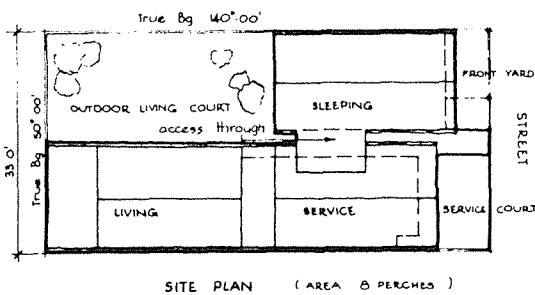


# COURTYARD HOUSING

J. E. Bolton



Site plan and perspective of courtyard house, for which planning controls are described in this article.



This article describes the formulation of the Auckland City Council's Courtyard House ordinances. The ordinances arose from planning studies associated with the Auckland City Council's urban renewal programme. They were developed initially for implementation in the Freemans Bay area.

Many of the sites in renewal areas of Auckland City are small. In Freemans Bay for example, almost half of the total number of residential sites are less than 16 perches (405 square metres) in area. In the operative district scheme, development on these sites was difficult – normally involving the specified departure procedure or being preceded by site amalgamation. The courtyard house ordinances were formulated in the belief that firstly, “sub-standard” sites were sub-standard more by definition and lack of recognition than due to intrinsic qualities and secondly, that specially constructed ordinances, giving predominant use status, would encourage individual development to a high standard of residential accommodation amongst a wide sphere of the investing public. Early in the investigation it became apparent that small sites impose severe limitations on development. Commonly accepted town planning requirements could simply not be met.

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It therefore became necessary to identify the basic elements which are needed to provide a desirable standard of residential amenity. Those amenity elements were then quantified, and the new ordinances constructed around them. The main features of the Courtyard House ordinances are:

- (a) A maximum site area of 16 perches (405 square metres).
- (b) A 5 ft (1.5 metres) front yard.
- (c) Usable outdoor living areas which it is envisaged will be designed as an integral part of the living unit.
- (d) A service area for outdoor clothes drying, storage etc.
- (e) Fences or walls not less than 5ft 6ins (1.7 metres) high to provide privacy between adjoining sites.
- (f) A sunlight admission clause which varies in permissiveness according to site orientation.
- (g) Development may take place over the full width of the site.

### Amenity Elements

The investigation identified those basic elements which most significantly contribute towards residential amenities.

#### 1. Site Size

The majority of the small sites in the Freemans Bay area are roughly 8 perches in area (about 2180 square feet, or 202 square metres) For the ordinances to be effective they had to allow complying development on this sized site. Once the other amenity elements were quantified, tests were conducted to determine whether or not 8 perches was sufficient. In practice 8 perches was found to form a reasonable minimum size. It was considered unnecessary for a minimum site size to be stipulated in the bulk and location controls, as this is of most interest when the subdivision of land is contemplated and the new ordinances apply only to existing small sites. A maximum size of 16 perches (405 square metres) was adopted to avoid conflicts with other housing types already recognized in the district scheme.

#### 2. Open Space

Open space was considered in two categories; that having a service function and that reserved exclusively for outdoor living.

*Service areas* are needed for outdoor clothes drying, storage of rubbish bins and garden implements, and general 'backyard' activities. 200 square feet (18 square metres) was deemed sufficient to cater for these functions. There

seemed little reason to prevent the service area from being partly roofed, provided ample standing room was available. Such roofing could considerably extend the range of uses to which the service area could be put by offering space for drying clothes in doubtful weather, cover for fold-out storage doors, shade for rubbish bins and the like. A requirement that service areas should have an average width of 10 ft (3 metres) was considered necessary to ensure usability.

*Outdoor living areas* are needed for sitting out, sun bathing, outdoor dining, childrens' play, gardening and general passive family recreation. Where space is scarce due to very small site size and when the dwelling unit may for that reason be of only adequate dimensions, the ability to utilize the whole site is a distinct advantage. Outdoor and indoor living areas should be closely integrated so that the one becomes merely an extension of the other. Thus, desirably, the whole site becomes the dwelling unit and the quality and livability of the outdoor living area becomes a major consideration. Quality and livability were considered to be functions of size, shape, privacy and sunlight availability.

*Privacy* is dealt with under its own heading as a separate amenity element. For the purposes of outdoor living areas it is sufficient to state that privacy can be achieved by screening.

*Size and shape.* The Auckland City Council Town House ordinances require an outdoor living area to be 600 square feet (56 square metres). The area was formulated after studying British and American standards and is based on approximately 150 to 170 square feet (14 to 16 square metres) per habitable room. To avoid unnecessary conflict with other provisions of the district scheme and because of the basic similarity between the intended use of the Town House outdoor living area and that required for Courtyard Houses, the figure of 600 square feet was tentatively adopted. The majority of the small sites in the inner city areas are about 33 feet (10 metres) wide. Deducting the width of a room and a passageway, it can readily be seen that about 18 feet (5.5 metres) will be the maximum width available for an outdoor living area. This seemed adequate for the envisaged use of these areas.

*Sunlight availability* is a valuable amenity which contributes to the healthfulness of the environment. The beneficial germicidal qualities of direct sunlight are well known. Due to screening for privacy, outdoor areas become, in effect,

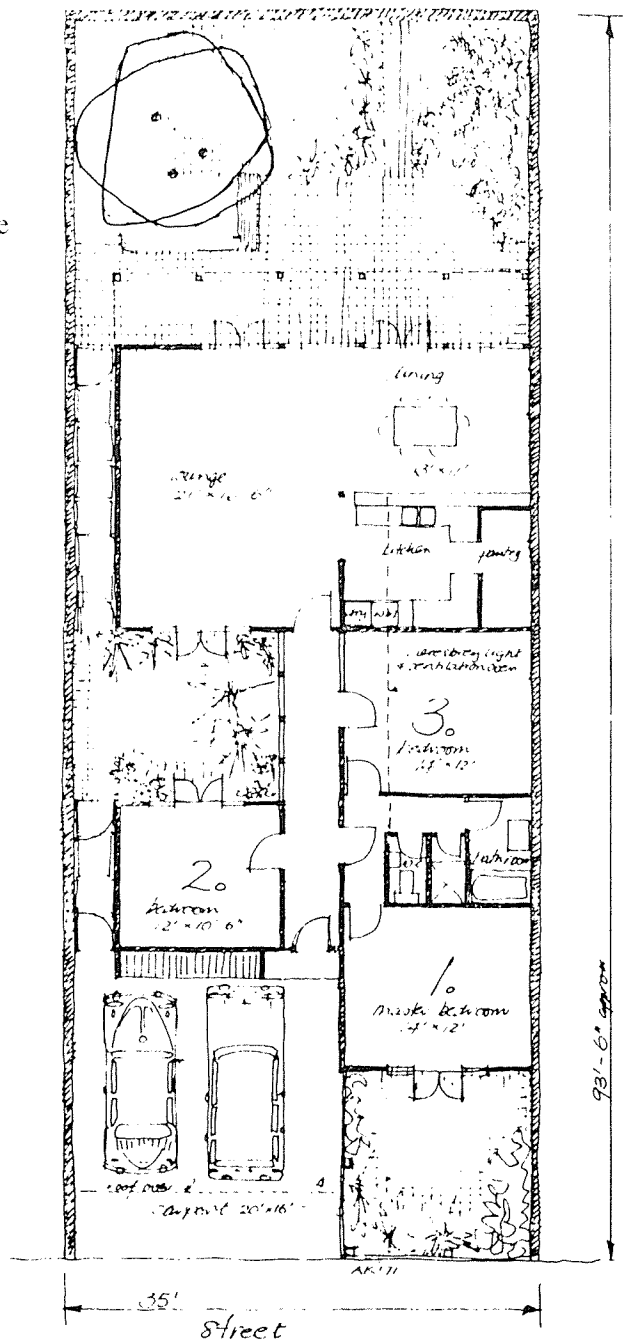
outdoor rooms. Sunlight penetration of these outdoor rooms is considered important for health reasons. For an outdoor area to be healthy, it should be reasonably dry. Good drainage can assist, but for an area that, by virtue of enclosures, cannot be windswept surface dryness can only readily be achieved by exposure to direct sunlight. Clearly it is impossible for all of the outdoor area to receive direct sunlight, particularly in winter.

It was felt that a reasonable standard would be met if one-third of the outdoor living court received direct sunlight at some time of the mid-winter day. Auckland receives an average of over 120 hours of sunlight during each of the winter months. Thus sunlight is available in sufficient quantities to be useful. For this standard to be met, sunlight must be able to reach the site unimpeded, except by boundary walls or fences, at all material times of the day and the outdoor living area must be so shaped and dimensioned that sufficient advantage is made of available sunlight. If this is done, sunlight penetration to the living rooms will be almost automatic.

The technique for ensuring that a development will not impede the passage of sunlight to an adjoining site is explained later in this article. Courts having dimensions of 18ft x 33ft and surrounded by theoretical 9ft (2.7 metres) high walls, were submitted to a series of tests to determine the area that would be swept by the sun. The tests were conducted graphically by plotting the length of shadow cast by the walls for each hour of the day between 10am and 3pm on 21 June. All orientations of site were considered through 180 degrees. The area of the sun-swept part of the court was measured. The tests indicated that for Auckland's latitude of 37½ degrees South a minimum of about 200 square feet (18 square metres) was swept by the sun provided that the longest side of the court was orientated as near to North as the site allowed.

To give designers increased flexibility and to promote close integration of the outdoor and indoor living areas it was considered desirable to allow courts to be other than rectangular. A variety of court shapes was tested and it was found that the area swept by the sun would not fall off markedly if:

- The court contained an 18ft (5.5 metres) square shape factor.
- The eccentricity of shape was not too exaggerated (as would mostly be the case).



12 Perch Site: Example Courtyard House Plan

House area	1,410 sq. ft.	
Carpport area	380 sq. ft.	= (1,790 sq. ft. total)
Roof area	1,970 sq. ft.	(including 180 sq. ft. verandah)
Site area	3,270 sq. ft.	
	1,790 sq. ft.	= 1,480 sq. ft. total court area (including 5 ft. front yard)

- (c) The longest side of the Court continued to point as near to North as the site orientation allowed.

It was also felt that partial roofing of the court, say up to 100 square feet (9 square metres), should be allowed to encourage closer unity of outdoor and indoor areas.

Thus far, only minimum dimensions of courts have been considered. It should be pointed out that a minimum of 600 square feet is accepted partly because of the severe limitations imposed by small sites. It does not purport to provide sufficient outdoor space for all the occupants' needs. Wherever these minima are adhered to a greater reliance will be placed on public outdoor space than would normally be the case. Thus, development on small sites is expected to have a social cost in that greater than normal provision for public recreation may be required. For that reason, it was considered the amount of outdoor living space should increase with increases in site size. Preliminary drawings indicated that an 8 perch site could sustain a 3 bedroomed house and 600 square feet of outdoor living area with reasonable ease. This made the court-to-site area ratio about 25%. This percentage seems a reasonable requirement for all cases.

It was considered unnecessary for the outdoor living area to be provided as one contiguous open space when more than 600 square feet was to be provided. As long as one court complies with the minimum requirements, i.e., an 18ft square shape factor, 600 square feet and correct orientation, the remainder could comprise separate courts if desired. A minimum width of 8ft (2.4 metres) for these additional courts was adopted to maintain usability and, at the same time, permit a fair degree of design flexibility.

### 3. Car Parking

The provision of car parking spaces in the Auckland City Council's district scheme is generally at the rate of 0.4 spaces per habitable room. Tests indicated that undue difficulty would be experienced in providing more than one space on a site of less than 9 perches (228 square metres) in area. Accordingly, only one space is required in those cases, but where site size is adequate parking is assessed at the normal rate. The location of the parking space is crucial. Where site size is minimal, parking should be located so that vehicular use of the site is minimised. A small front yard of 5ft (1.5 metres) was adopted partly to ensure that cars would not overhang the street boundary. This front

yard also provides an absorption space between building and the street. Differences of level can be accepted, windows opened and the building maintained without interference with footpath activities.

### 4. Privacy

As site size becomes smaller and as people live closer together, the need for privacy, both visual and acoustic, becomes increasingly important. Although the need for privacy seems to vary with the individual, it seems not unreasonable that a neighbour's privacy should be respected and protected by planning regulation, unless he specifically waives any such claims.

*Visual Privacy.* Clearly in the development of small sites adequate distance separation for visual privacy is unattainable. The Courtyard House ordinances therefore provide that windows shall face only onto courts that are screened from adjoining sites (such screens to be slightly above eye height) and that outdoor living courts and service areas shall be similarly screened.

*Acoustic Privacy* Investigations carried out by the Auckland City Council prior to the last review of the district scheme, revealed that reasonable acoustic privacy could be obtained if facing windows of adjoining buildings were 20 ft (6 metres) apart and if the recipient of the noise was prepared to close his window. In the case of courtyard houses, the main living rooms will face onto an outdoor court which will be generally 18ft wide. Thus, the distance between facing windows may often be as much as 36 ft (11 metres). In many cases, sound will have to travel over the roof of an adjoining building to reach its living room windows. The distance may be no greater but the sound is more likely to be dispersed. Thus, it can be seen that a fair degree of acoustic privacy should be obtained in Courtyard House development.

### 5. Sunlight and Daylight Penetration

*Daylight.* The ordinances presented in this article are different from the ordinances introduced by the Auckland City Council, in respect of the daylight requirements. Daylight admission is a feature of the Auckland City Council scheme, and the normal provision was applied to courtyard housing. This paper recommends the adoption of two standards for daylight admission. One is the standard already adopted for all housing types. This standard is intended to be used whenever a courtyard house abuts a site which has an area of 16 perches (405 square

metres) or more, i.e., a site which may be used for other than courtyard housing and for which the "normal" daylight provision should therefore be made. The other is a standard which has been specially formulated for courtyard houses and is therefore only intended to be used when adjoining sites are less than 16 perches in area, i.e., when courtyard house development is most likely to occur. This standard is expressed by the following formula:  $H = 15 + \frac{3}{4}D$  where H is the permitted height and D is the distance of the proposed building from the boundary.

This modified standard is recommended principally to allow the maximum degree of design freedom consonant with accepted levels of amenity. It has been formulated in the knowledge that the windows for which daylighting is most necessary will face onto outdoor living courts. Thus they will face boundaries at a distance of approximating 18ft. The formula provides the same level of daylighting 18ft from the boundary as does the standard for other housing types at a distance of 4ft (1.2 metres) from the boundary. Some windows of courtyard houses may not receive an adequate amount of daylight. It is considered probable that such windows will not be the only source of illumination for the main living rooms, the anticipated tendency being for those rooms to open onto the outdoor living court. Further, the ordinances controlling sunlight admission will in many cases ensure an adequate amount of daylight also.

**Sunlight.** It was decided that all available sunlight at mid-winter should, between the hours of 10 am and 3 pm, be allowed to pass over the boundaries of a courtyard house site at a height of 9ft (2.7 metres) above the ground level. The need for the admission of direct sunlight to courtyard house sites has already been discussed. The remainder of this section will therefore be confined to an explanation of the techniques involved in formulating a control. An effective means of controlling sunlight admission is to construct an imaginary envelope, outside which building cannot take place. This envelope is formed by inclined planes, commencing 9ft above ground level at each site boundary (except the street boundary). The planes are so inclined that the sun's rays may pass obliquely over the envelope at all material times of the mid-winter day and enter the adjoining sites. The degree of inclination of each plane in relation to True North depends upon the orientation of the site boundary from which it is constructed.

To calculate the inclination of these planes is a fairly simple matter and a graphical solution may readily be adduced. The limiting factors are the sun's elevations at 10 am and 3 pm. In the diagram below:

$\alpha$  = sun's elevation

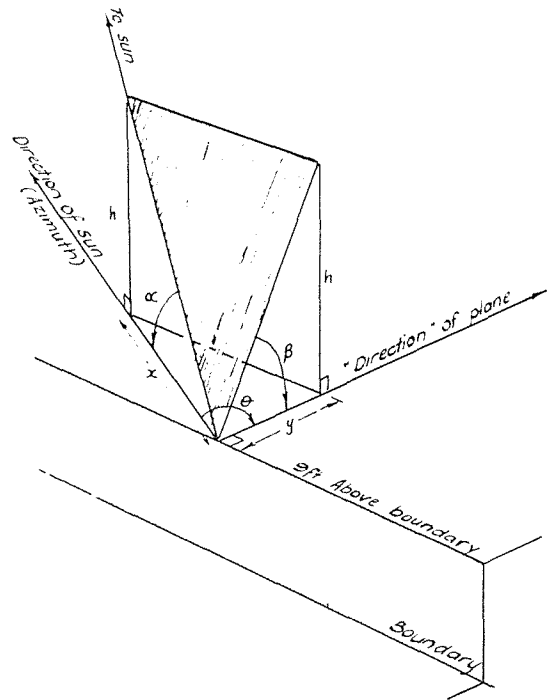
$\theta$  = horizontal angle between azimuth of sun and a line at right angles to the site boundary.

$\beta$  = required inclination of the plane across the site (steepest inclination).

From simple trigonometry:

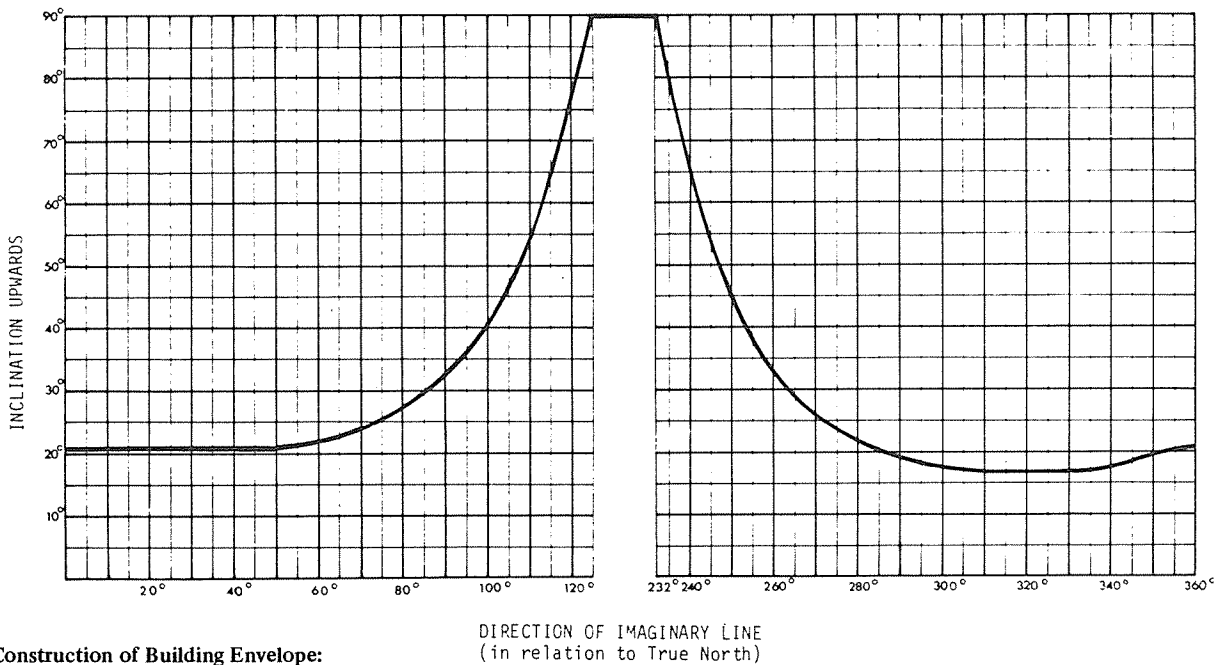
cotangent  $\beta = \frac{y}{h}$ ;  $y = \text{cosine } \theta$ ;  $x = h \text{ cotangent } \alpha$

therefore  
cotangent  $\beta = \frac{h \text{ cotangent } \alpha \text{ cosine } \theta}{h}$



Some boundaries need to be tested for both inclinations of the sun, i.e., at both 10 am and 3 pm. In such cases the least inclination is adopted. The sun's elevation and azimuth at predetermined times and dates may be obtained for the latitudes of New Zealand's main centres from "Sunlight and Shade - A Handbook for New Zealand".

Calculations were made for all directions of imaginary planes at 5 degree intervals. The resultant angles of inclination were plotted in



**Construction of Building Envelope:**

Extend imaginary lines across the site from all points along, and at right angles to, each boundary and boundaries common with adjoining sites having an area of 16 perches or greater. The Lines shall commence 9 ft. above the original ground level and shall be inclined to the horizontal at an angle determined from the accompanying graph.

graph form against the directions of the planes. Thus if the true bearings of the site boundaries are known, the direction of the plane across the site can be determined by adding or subtracting 90 degrees, and the angle of inclination can be determined from the graph accordingly. This graph forms part of the ordinances.

**6. Access to Outdoor Areas of the Site**

To increase convenience and to provide emergency access, it was deemed necessary for outdoor areas of the site to be linked to a public place, other than through the house. This access need be pedestrian only, and may be roofed.

**7. Fire Protection**

Fire protection from adjoining sites has been listed as an amenity, but it is not strictly a planning matter. Fire safety is governed by by-laws. Courtyard houses may be erected right up to a boundary, and in this event, walls with high fire resistant ratings will be required.

**8. Pleasing Appearance**

The Auckland City Council district scheme already has an ordinance which considers the design, appearance and maintenance of land, buildings and signs. The only additional control thought necessary for small site development is one to prevent service areas from presenting a poor aspect to the street. Some form of

screening or fencing can easily overcome this matter.

**Conclusion**

The sketches at the commencement of this article give an indication of the kind of building permitted by the Courtyard House Ordinances. Simpler forms of building are of course acceptable.

It is recognised that the ordinances are somewhat complex – particularly in respect of the sunlight admission clause. No apologies are made for this as it is considered that the complexity is justified by the increased development potential afforded. By adhering to single storey development with a flat or gently sloping roof, a developer may obviate this complexity if he chooses.

At the time of writing, no practical experience has been gained in administration of the ordinances, and little opportunity has existed to test public reaction to the housing type. The opportunity to build a dwelling of normal dimensions on sites as small as one twentieth part of an acre or less as a predominant use, should prove attractive. Any additional costs incurred in constructing fire walls and screens should be offset by a saving in land costs. Sufficient tests have been carried out on the drawing board to ensure that this solution to the existence of small sites is practicable. It is expected that these ordinances will help to dispel the substandard image of the small site,

and become in part, responsible for an increase in private investment interest in areas hitherto avoided.

It is emphasised that these ordinances do not represent any change in subdivision standards, rather they are designed to encourage redevelopment on existing small sites.

**Reference:**

L. Bastings (1967) *Sunshine and Shade, a Handbook for New Zealand*. Building Research Bureau of New Zealand Inc., Wellington.

**Appendix**

**BULK & LOCATION REQUIREMENTS**

**Maximum Site Area** ..... 16 perches.

**Front Yard: Least dimension** ..... 5 feet.

**Outdoor Living Court:** An outdoor living court or courts shall be provided for each courtyard house so that the total area reserved for outdoor living shall not be less than 25% of the net site area. This percentage may be achieved by providing more than one outdoor living court, but as least one court shall:—

- (i) Accommodate a rectangle having sides of not less than 18 feet, *and*
- (ii) Have an area of not less than 600 square feet, *and*
- (iii) Be so oriented that its longest side points as near to North as the site orientation allows.

Required outdoor living courts shall have an average width in any direction of not less than 8 feet and shall be unobstructed by vehicle accessways, manoeuvring areas, parking areas and buildings except that in respect of any one site a maximum of 100 square feet of the area required for outdoor living may be permanently roofed, provided such roofing is not less than 7 feet above the finished ground level.

**Service Area:** In addition to the required outdoor living area, a service area shall be provided having a minimum area of 200 square feet and an average width in any direction of not less than 10 feet.

The service area shall be unobstructed by vehicle accessways, manoeuvring areas, parking areas and buildings except that a maximum of 100 square feet of the service area may be covered by overhanging eaves or may be otherwise roofed, provided such roofing is not less than 7 feet above the finished ground level.

**Access to Courts and Service Areas:** Required outdoor living courts and service areas shall have pedestrian access to a public place. Such access shall:—

- (i) Have a minimum width of 3ft 6 ins.
- (ii) Be provided outside the house, but may be covered or otherwise included in the form of the building.

**Privacy to Adjoining Sites:**

- (i) Required outdoor living courts and service areas shall be screened from adjoining sites by a fence

or wall not less than 5ft 6ins high. The materials and method of construction employed are to ensure reasonable permanence of the structure to the satisfaction of the Council.

- (ii) All windows, except highlights and clerestory windows and windows facing a public street shall face only onto those outdoor areas contained within the site which are screened from adjoining sites. For the purpose of this clause, a highlight must have a sill at least 5ft 6ins above the floor level.

**Appearance from the Street:** Where a service area abuts a street boundary or the front yard, it shall be screened from the street by a fence or wall. The height, materials and method of construction employed are to ensure adequate screening and reasonable permanence of the structure to the satisfaction of the Council.

**Daylight Admission to Adjacent Land:**

(a) *This part of the daylight ordinance is identical to that applying to all other housing types in the A.C.C. district scheme. It is not repeated here in the interests of brevity.*

- (b) Where a proposed Courtyard House has a boundary in common with a residentially zoned site having an area of less than 16 perches, the proposed building will be deemed to satisfy the requirement for daylight admission in respect of that site if:—

No part of the proposed Courtyard House exceeds a height of 15 feet plus three quarters of the shortest horizontal distance between that part of the building and the common boundary, provided that “height” for the purpose of the foregoing height limitation shall be measured from the ground level at the point on the site boundary to which the above measurement is taken.

**Sunlight Admission to Adjacent Land:** A proposed Courtyard house shall not be so erected as to prevent the sun’s rays from passing over any boundary of an adjoining residential site (which site has an area of less than 16 perches) at a height of 9 feet above the original ground level between the hours of 10 am and 3 pm on June 21.

A proposed building will be deemed to have complied with the above requirement for sunlight admission if it is wholly contained within the theoretical envelope constructed as detailed in the accompanying graph.

**PARKING & LOADING**

**Number of spaces to be provided:**

<i>Use of site</i>	<i>Parking spaces required</i>
Courtyard Houses	Number of habitable rooms multiplied by 0.4 with a minimum of one space provided that where the site has an area of less than 9 perches only one space shall be required.

# PRACTICE NOTE

M.M.B. Latham

In Dunedin it has been the tradition that separate residential buildings on the same residential lot should be carefully controlled and restricted to only a few locations. In the recent district scheme review the policy changed to the extent that separate buildings could, in certain circumstances, be permitted in the Residential R2 and R3 zones. The R1 zone remained sacrosanct. That policy has now been re-examined and found wanting in the sense that an emerging social desire is being frustrated by a policy that totally eliminates the possibility of two separate housing units on a lot in the R1 zone.

This emerging social desire was identified from enquiries and applications seeking to add a further small unit so that the family could care for an elderly parent or relative in self-contained proximity without the attendant stresses of all sharing the same house; or by those who would seek an additional unit for teenagers who desire a degree of independence without severance from their families; or by an anticipated trend towards more affluent self-contained versions of guest rooms.

The problem was one of meeting these demands which, though still infrequent, seem legitimate requests likely to grow in number, without destroying the quality and character of the R1 zone. This zone is characterised by open space, low density, uniformity and single dwellings all of which are features much maligned by some but actively sought and jealously guarded by many. These features were deliberately recognised in the district scheme review and any change in their future stability is a change of policy with substantial repercussions.

Again, there were sound reasons in support of the single house, single lot concept other than the basic policy foundations. Among them are the fact that reserves contributions are based on the subdivision of land and further erosion of subdivision requirements would result in further loss of contribution from this source; drainage is often complicated by separate dwellings on the same unsubdivided lot; and, the observation that pressures for

subdivision would follow the ability to erect more than one building on a residential lot with the possible result that subdivision standards would be lowered against standards otherwise retained as policy commitments. Each of these arguments in support of the traditional policy is open to question. The November 1971 amendment to the Municipal Corporation Act created a situation where disposal of a separate residential unit on an unsubdivided residential lot could be achieved without prior subdivision. It may be argued whether this should be encouraged: the fact is that the possibility is open to all. The problems of drainage and reserves contributions lend themselves to no simple solution and this realisation had an important bearing upon the final recommendation.

Various controls were examined to see which might best meet the situation while minimising abuse and other unwanted products of a new freedom to add a separate residential building to a non-subdivisible residential lot. One such control was a restriction upon occupancy to those who were related at the time, to the owners of the section or house already built. That was rejected because, if the relative dies the extra unit is still there and why should its owner be frustrated in his attempts to make use of it? Another control, also rejected because of unrealistic administrative difficulty, was a bond against ultimate removal.

In contrast to these cumbersome methods, a simple yet effective control would be obtained by subjecting such applications to the conditional use procedure.

A further problem to be resolved was the question of whether some minimum lot size should be imposed as a prior requirement to any conditional use application. If a minimum lot size for a single unit residential land use can be justified (as it can) then common sense suggests that two units ought not to be permitted on a lot smaller than some prescribed minimum. Logic dictated a size worked out by comparison between one unit on an average R1 zone lot and two units on the same lot, suitably enlarged to accommodate the additional space demanded by bulk and location controls. The resulting figure was 20 perches (506 square metres) and this was suggested as the minimum size for application under the ordinance as recommended.

This recommendation was considered at length by both the Public Works and the Town Planning Committees. Further reports were called for and the final decision was to rely

Continued on p. 30.



# BOOK REVIEWS

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**Policies for Regional Development in New Zealand**, ed. G. A. Town, New Zealand Institute of Public Administration. Wellington 1972, 124 pp. \$2.50.

This, the seventeenth volume in the series of studies in public administration published by N.Z. Institute of Public Administration since 1953, comprises a brief introduction by Town followed by six papers. Two of the papers are by civil servants, two by academics, one by the Chairman of the Environmental Council and one by the Prime Minister, the Rt. Hon. J. R. Marshall.

One can expect an authoritative statement upon "The Place of the Region in National Planning Policies" from the Prime Minister under this heading. The statement is non-committal and in certain respects self-contradictory. It begins by referring to overseas experience in regional development which is "always valuable to us, as long as we recognise that conditions which have led to the adoption of policies elsewhere may be so different that there may be no real parallel with the New Zealand situation." No indication is given of the value of such experience for us and it is dismissed as largely irrelevant. The Prime Minister explains why he believes that for the purposes of national planning we should regard New Zealand as one region. He regards the "lack of well identified regional differences" and the "lack of any strong regional rivalries", not as a weakness, but as a real strength. He is a centralist with little sympathy for the regional aspirations that find expression elsewhere in this book. He repeatedly stresses

the national interest, the National Development Council and the national responsibilities of government. "I do not believe", he says, "any region in New Zealand has the information, the resources or the political mandate to engage separately in the kind of indicative planning which we have evolved for the national development programme." The effectiveness of indicative national planning is, in any case, open to question. Its value for regional planning purposes is even more questionable.

It is clear that the Prime Minister has not been able to identify regional problems in New Zealand, other than on the West Coast of the South Island where the government has already taken steps to encourage industrial diversification. He accepts that "the time may well come, and perhaps sooner than the Institute of Economic Research anticipates, when government will find it necessary to exert more influence than at present on the pattern of industrial location in New Zealand". He cites the government's own location decisions for the data preparation centre at Blenheim and the bonus bond operation at Dunedin as examples of decentralisation. If no regional problems exist, why these decisions? If problems do exist something more than encouragement by example may be called for.

The Prime Minister's conclusion is that "we need to know far more about our regions, and the regional effects of central government decisions." One wonders whether a government that does not understand the regional effects of its decisions can make any claim to have engaged in national planning. Of the other papers in this book those by the academics, G.W.A. Bush and H.A. Morton, make the most lively reading. Morton is a proponent of balanced development as a national objective. He vigorously attacks apathy towards the inevitability of current trends and is critical of the predominance of economic argu-

ments in favour of centralisation. Bush, the self-proclaimed prudent iconoclast, has an easy target in the obsolete fragmented and confused system of local administration. He sees local government as its own enemy, a serious obstacle in the promotion of regional development. He concludes that the crux of the problem of local government reform "is not in finding the administrative way but in summoning the political will." The same might be said of planning for regional development in New Zealand.

— I. E. Boileau.

**Recreation in the Waimakariri Basin**  
J. A. Hayward and F. D. Boffa  
Christchurch, Lincoln College Press;  
1972. \$4.00

This book is an interesting collection of information and reference on the Upper Waimakariri and Broken River Basin mountain areas of Canterbury. Prompted by a town planning application for a proposed "resort village" at Castle Hill the authors have brought together information from a host of scientific and other sources. The illustrations and maps are copious and, generally, relevant.

The selection of facts and planning information appear to be somewhat arbitrary but, as the authors realistically establish, these have been gleaned from where "few went before". The book may be seen as a voyage of discovery rather than a comprehensive planning report and to the reader who treats it this way it is a fascinating journey.

The early chapters describe the physical situation and the variety of existing recreation pursuits in this mountain hinterland of Christchurch. The section identifying the landscape areas makes an interesting guide book to the area. These word pictures are spoiled by some jargon and also seem understated. Some sections, such as the Hawdon and Broad streams, have a grandeur not captured in the technical language of this report.

From Chapter 4 onward the authors, rather unsuccessfully, grapple with the intractable problem "if a resort village is needed where could it be placed?" They even make a plea for a sociological study into "potential user's future needs and attributes to recreation in the (Waimakariri) basin". Then the book rapidly confines its attention to the Broken River section of the whole basin and in turn to the landscape, water supply and sewage restraints in this sub-area.

In finally selecting a particular "village" site the authors seem to have fallen short of the basic reference material they set out to provide. To this critic it seems a desperate situation has emerged as the Authors appear determined to seek a "least damaging" site in the Broken River basin which is preferable, in their opinion, to that proposed by the developer. The developer's site is, perhaps naturally, a freehold site but the majority of the area is crown land. The authors have demonstrated the ownership problem by their freer choice of a crown land site.

I have no doubt, as a devotee of the mountains and as one of those who "recreate" in the Waimakariri basin, that within the Broken River basin the site recommended may be one of the preferable locations, but the outstanding questions remains — if there is a need for a "resort village" why not develop one of the existing small centres such as Springfield or Cass. The planning question of public interest in the use of the whole Waimakariri basin still lies where it was placed in a report of September 1969 by Miss N. Northcroft "The main goal is to produce something that, while making the beauty and recreational resources of the mountains and rivers and lakes more readily attainable does not destroy these qualities in the process."

In this foreword the Chairman of the Environmental Council commends the authors for "the systematic methodology (which) lays bare the real problems . . ." "and introduces some new techniques". Mr Davison

goes on to support the idea of using the combined talents of "not only the Authors and the Tussock Grasslands and Mountain Lands Institute but also engineers, architects, planners, landowners, local and central government agencies" to assist in providing an answer. I am unaware of any new techniques described here and we again see a conscious favouring of "planning by consensus" — that dangerous philosophy that guarantees too little will be done too late.

In addition to containing reference material and maps, this book should serve as a significant reminder that in New Zealand at this time our local councils are our planning authorities. In isolation our councils are not making available the resources to provide or purchase the relevant skills to make decisions of the magnitude here required. The Manapouri issue has been seen as the environmentalists' triumph but, even if that proposal is of a major scale, the arguments there are simple compared with those that a councillor in the Waimakariri basin must judge regarding the need for, and siting of, such a "resort village". Obviously to make piecemeal decisions before the policy and criteria for controlling development in such sensitive mountain areas have been tested and determined by the planning authorities is nonsensical.

Since 1866 the Waimakariri River basin has been a geological and botanical "type locality". The early observers of science and nature in this area would be intrigued to discover this apparently remote area is now becoming a planning "case study" in population needs and ecology.

— Malcolm Douglass

**The Exploding City**  
Edinburgh University Press,  
Edinburgh 1972, 189 pp., £ 3.00

There is a lot of really good material in this book, although it is only the record of a seminar on **Urban Growth**

and the Social Sciences held at Edinburgh University in 1968, and although no attempt has been made by the editors to bridge the four year gap between the event and the date of publication. The Social Sciences represented at the Seminar were: Sociology, Economics, Geography, and Politics. Ruth Glass, of the Centre of Urban Studies at the University of London contributes a paper designed to remind planners that commonly held opinions are not necessarily axiomatic. The idea that the greater the city, the greater the problem, does not bear scrutiny. Nor were cities exploding at that stage: between 1951 and 1961, all British conurbation centres, — except Leeds, — declined; and from 1961-1966 the exodus affected even the outer fringes of the conurbations. Ruth Glass also discusses present urbanisation in the developing countries, and proves that it is slower than urbanisation in Europe was in the 19th century. Her paper accords with the critical view of theories of environmental planning in relation to social facts, which Paolo Caccarelli, professor of architecture at Venice, contributes. Both he and Ruth Glass present a complex reality of urban growth which is far from the urban reality as planners see it. Current planning practice is based on the assumption of a functional relation between socio-economic organisation and the physical environment. But in reality, especially in the developing countries, adjustment of environment only takes place in small portions, and in response to the demand of the ecologically dominant group. Adjustment is always incomplete, and by that very reason a number of innovations can be introduced into an old city pattern without destroying it, but also without at any time corresponding with the new system of spatial relationships. It is a constant play of leap frog, as Gordon Cullen called it in his critique of the Economist

Building in London, — of overlap and coexistence. This inevitably leads to crisis situations, in the control of the physical environment, which might have to be approached by instruments other than the traditional physical ones.

Equally worth reading are the contributions of P.A. Stone of the National Institute of Economic and Social Research, London, and of Professor J.N. Wolfe, the Edinburgh economist.

Stone writes about the Building Industry: in Britain, maintenance and improvement of old housing stock takes up as much man-power as new housing.

We, in New Zealand, still have a period of grace until the weight of maintenance catches up with us. Maintenance is only half as productive, per man/year as new work, and the efficiency of the industry grows only half as fast. Thus, when the day comes, men will have to be transferred from more productive work to less productive work. It is essential that in planning and design of new work, ease of maintenance is kept in mind.

Professor Wolfe's paper deals with industrial location in relation to size of towns, and he finds that only very large pools of labour will attract industry away from the established conurbations, — the London to Manchester axis. New towns of a million size are fore-shadowed in Severnside and Humberside in England, and Dundee is to be increased to ½ million. Thus the English New Towns will have served as training grounds for really big city promotion, and planning may yet achieve a new dimension.

Professor Parry Lewis, as an 'economist-errant', discusses the overall size of ongoing urbanisation: £600 billions are spent each year by sixteen countries, at £120 per head. It occurs to me that the underdeveloped countries need £18 billions per year to solve their terrible housing problem, and this is only 3% of the urbanisation effort of the 16 wealthier countries.

Mr. L.J. Sharpe, a Fellow of Nuffield College, Oxford, contributes a really excellent paper on British regional policies. He distinguishes between two different concepts of the region: that of G.D.H. Cole, Unwin and Abercrombie, represented by the London regional plans; and that of the centralist economic regionalism inaugurated by the Special Areas Act 1934, which was taken up strongly in 1963 again. This is where the fact the seminar took place in 1968, is a draw-back, because one would have wanted to hear Mr. Sharpe's views on the new Country and District structure in the Local Government Reform Bill now before the House in 1972.

While the metropolitan region is a sub-group of the first type of region, the cultural nationalism of Scotland and Wales represent an aspect of the second kind, albeit a negative one to centralist regional economic organisation. Mr. Sharpe's paper is very clear and stimulating on these cultural aspects.

The title chosen for this book, "The Exploding City" suggests a somewhat frightening situation, which is not borne out by the contents. It is Professor Wolfe who reminds us of Colin Clark's observation that "everybody says that the world is becoming overpopulated and that this is a great economic disaster, but nothing pains a region more than to find that its population is not growing as quickly as everybody else's."

It is clear that the problems are complex, but they do not seem to be beyond the grasp of the Social Sciences, even though, in this book, the Town Planners have only a minor contribution to make.

— Gerhard Rosenberg.

## CORRESPONDENCE

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### Editorial Comment

Sir,

The comments contained in your editorial (TPQ 28) on the past failures of the Town & Country Planning Division of the Ministry of Works, were sufficiently generalised to be acceptable, but unfair in the inference that present staff (including presumably the new Director) were enthusiastic but had no talent. If the situation is as you describe it, then in order to build up the team of talented enthusiastic and forceful planners required to enable the Division to adequately fulfill its important role, it is necessary to establish a climate of confidence, self respect and purposefulness. Your astringent comments, whilst as always amusing to the onlooker, did little to create this climate.

R.J.P. Davies  
Auckland

*The comments referred to were made of that body which is now a division of the Ministry of Works, but which for the effective period of its existence was only a branch. The division has only recently been established and it is not therefore possible yet for its activities to be judged. The same observation applies to the new director. The purpose of the editorial reference was to acknowledge the arrival of the new director, to express an outside view of the body that he has inherited, and to wish him success in the task that lies ahead of him. (Ed).*

### Summer School

Sir,  
Malcolm Latham, in the last edition of TPQ, seeks views on a Summer School or refresher course and it is my opinion such a move should be supported by all involved in planning. I had the good fortune to attend a Town & Country Planning Summer School in Belfast in 1967, which I consider was the highlight of my professional experience.

Whether the venue for such a school should be the Auckland University is, to me, not as important as having a Summer School which I consider should be residential and for two weeks duration. The venue may well be any educational institute with the facilities and the willingness to make them available.

I am sure employers look more favourably on continuing education and re-education than they do on the normal conference.

**K. Nairn**

**Palmerston North**

Sir,  
In TPQ 28 Mr Latham invited the views of other planners upon the question of a refresher course or summer school within or outside the University.  
The Department of Town Planning in the University of Auckland is willing to arrange a planning summer school if sufficient demand is forthcoming. We suggest a one week residential course in the first week of February, 1974. We suggest that it might operate on the basis of seminar papers contributed by practising planners, academics and others with appropriate knowledge and experience. We would welcome suggestions as to the subjects which should be covered in the summer school. We would also welcome opinions from those who are not planners concerning the extent of their interest.

**I. E. Boileau,**  
**Professor of Town Planning,**  
**University of Auckland**

### Urban Renewal

Sir,  
I was very interested in the article by Mr Roger Dodd on Freemans Bay (TPQ 28) and amongst other matters there is one point that requires elucidation, being quite important in future renewal projects. It was stated that the 1969 amendment of the Urban Renewal and Housing Improvement Act 1945 specified 20 year reviews (sec. 24 E) which was considered should be changed to guarantee more frequent reviews. That is only half the situation and appears to be quite reasonable from the evidence of the Freemans Bay reclamation itself having taken well over 20 years to reach its present state of fruition. The other half is the Act which continues . . . "provided that where the Minister, after considering the progress made in the effective implementation by the local authority of the physical and financial programme for the renewal area and any other matters that he considers appropriate, so requires, the local authority shall review the renewal area as part of its next review of its district scheme". This naturally is a two way process and obviously if any local authority felt the need for a review of a C.U.R.A. it could request the Minister to require a review as stated above. Also besides this provision for reviews, flexibility can be increased by the use of sec. 24 F of the Act. But at present there are no C.U.R.A.s in operation, so it could be a considerable time before it is possible to assess the likely effects of the existing provisions.

**E. K. Putter**  
**Wellington**

### Private Profit

Sir,  
When I had read Mr Christiansen's explanation (TPQ 28) on the circular movement of profits and the dependency of the planning process, and the dependency of the planners themselves, on the generation of

profits as a function of, what I would describe as, the capitalist production, I could not help but feel somewhat uneasy because, after having read **Soviet Economy** (edited by Chapman and Bonar, 1965), your correspondent's assessment of the socialist/communist profit system appears to differ, at least as related to land and its productive capacity.

Coming nearer home further differences occur, this time between myself and your correspondent, when observing some, I believe undesirable, trends in our New Zealand society, namely, that the semi-free market price mechanism based on anticipated profits and the artificial upvaluing of real estate under that good motto "the willing buyer and the willing seller and the highest and best use" land use principle, linked to the security of title possession, has resulted in a dichotomy which relegates the often visible and less affluent to a measly bit of land it does the opposite to the affluent, often aided with the provisions of the Town and Country Planning Act. With this measly bit of land goes a low degree of accessibility, little view, a small house of doubtful construction with low re-sale value, and the lack of adequate privacy and outdoor space. This low income circular movement is opposed by another affluent circular movement which, through the semi-free market mechanisms, mainly the real estate market economy and the manipulation of capital for more capital, has obtained an aggregation of key lands in strictly demarcated areas. These enjoy a high degree of accessibility, good views and consequently high values, and result in a natural separation, a centrifuge, in terms of income, status and race.

It is these trends, brought about by the profit motive philosophy which Mr Christiansen admires, about which I am also uneasy.

**E. F. Schwarz,**  
**AUCKLAND.**

# EMPLOYMENT

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## DUNEDIN CITY COUNCIL

The Dunedin City Council requires a Planning Officer as head of its City Planning Department. The appointee will be a qualified planner who can continue to direct and administer the department which will prepare comprehensive redevelopment designs and administer and revise the city's operative District Scheme. The salary will be \$11,073 per annum rising to \$11,880.

Full details of the position and the Conditions of Appointment are available from the Town Clerk, P.O. Box 5045, Dunedin.

Applications close with the undersigned at noon on Wednesday, 8 November 1972.

## CITY PLANNING OFFICER

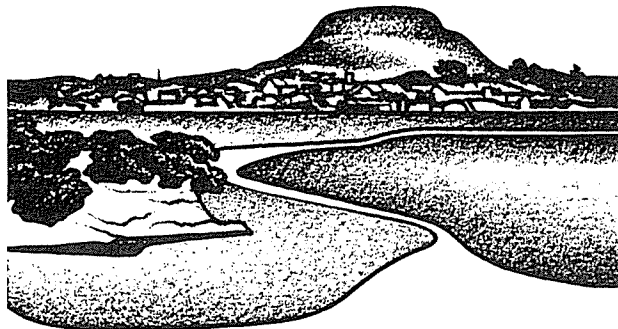
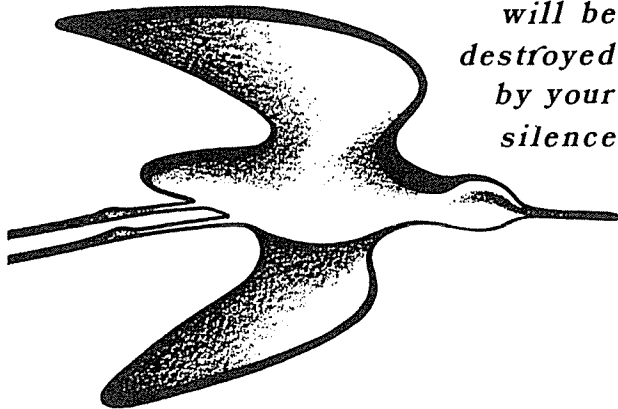
D. M. Shirley,  
Town Clerk.

Municipal Chambers,  
DUNEDIN.  
18 September 1972

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The Ngataranga Bay Conservation Trust will be issuing a series of posters contributed by well known New Zealand artists. The funds from the sale of these posters will be used by the Trust to assist organisations concerned with the conservation of Ngataranga Bay, Devonport.

*Speak out .... or Ngataranga Bay  
will be  
destroyed  
by your  
silence*



Copies of this first poster, a black and white drawing by Don Binney, may be obtained by writing to: Ngataranga Bay Conservation Trust, P.O. Box 3851, AUCKLAND.

Cost (includes postage)  
\$1.00 (with words)  
\$2.50 (without words)  
(Approximate size: 20" x 30")

© All rights reserved Ngataranga Bay Conservation Trust: PO Box 3851 Auckland.

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Practice note (continued from p.24) only upon the conditional use safeguards, deleting the requirement for a minimum lot size.

The erection of a second dwelling unit on a site in the R1 zone will be a conditional use, subject to such special conditions as to access, drainage and water supply as the Council may determine. The procedure is to be a trial one and will be reviewed again in the light of experience, in 12 months.

If any further information relating to this matter is desired, it may be obtained by writing to the City Planning Officer, Dunedin City Corporation, Box 5054, Dunedin.



## INSTITUTE AFFAIRS

### Recent Movements

R. Hannam, BA (VUW), DipTP (Auck), (S), from the Town and Country Planning Division, MOW, Wellington, to Town Planner, Upper Hutt City.  
V. Plawinski, BA (Warsaw), DipTP (Auck), DipTP (Auck), DipTRP (Melb), MRAPI, (M), from Melbourne Metropolitan Board of Works to Queensland Office Manager with Brown and Steven, consultants.  
A. Smith, BA (Newcastle), to Town Planning Officer, Rotorua.

### Membership

The following were recently elected to membership:

H. F. Bhana, MRAPI

K. Nairn, MRAPI

C. R. J. Davis has resigned from student membership.

Under the provisions of S.11 (6) of the Constitution, S. C. B. Duncan and D. C. Glossop are no longer Student members of the Institute.

## NEW ZEALAND PLANNING INSTITUTE Professional Cards

These notices are inserted for the general information and guidance of the public. The consultant firms listed have one or more Members of the New Zealand Planning Institute amongst their partners.

### Peter Bagnall and Associates

P.O. Box 2506, Auckland  
and  
P.O. Box 2333, Wellington

### Alex Bowman

320 Trafalgar Square  
Nelson

### John Watson Cox

41 Ngaio Road  
Kelburn  
Wellington

### Davie, Lovell-Smith and Partners

P.O. Box 679,  
Christchurch

### Fraser, Thomas, Gunman, Shaw & Partners

152 Kolmar Rd, Auckland  
and  
P.O. Box 17, Kaikohe.

### Gabites, Toomath, Beard, Wilson & Partners

P.O. Box 5136  
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### Hrstitch, Curtis, Simmons & Partners

152-154 Hobson Street  
Auckland 1

### Jelicich, Austin, Smith, Mercep & Davies

P.O. Box 6648  
Auckland 1

### Kingston, Reynolds, Thom and Allardice

44 Wakefield Street  
Auckland 1

### Murray-North Partners

Murray-North House, 9 Gore Street,  
Auckland 1. and  
P.O. Box 9041, Hamilton

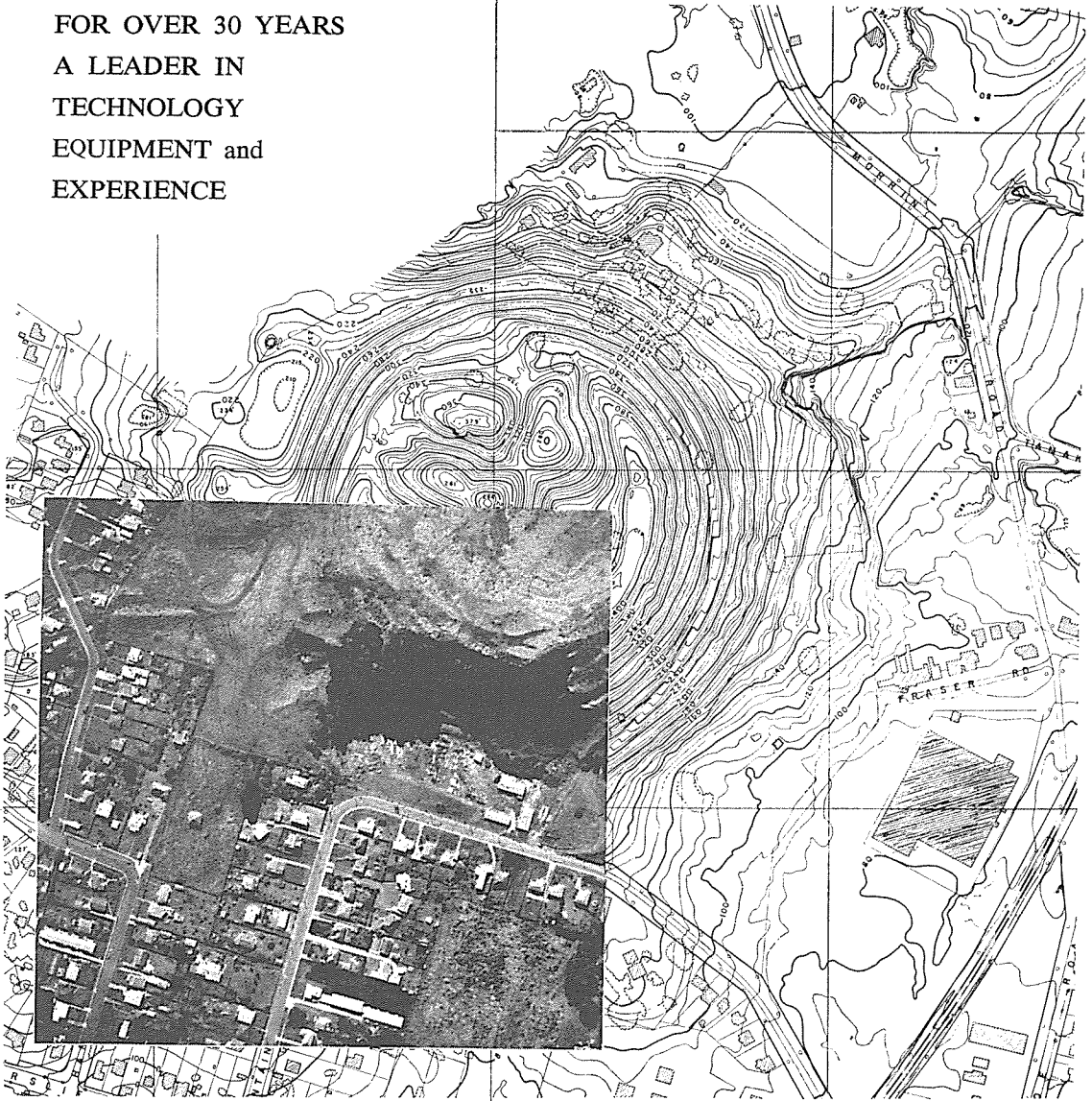
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