

The NPS UD allows local authorities to take into account Social, Economic, Environmental and Cultural qualifying factors when deciding the land to be zoned for intensification.

SUNSHINE

Sunlight is important for warmth and wellbeing. That it won't matter if tall apartment buildings cast shade across lots of low rise homes is an idea from a continental climate. In the likes of continental New York, Paris, Milan, or Melbourne the climate can be so hot in summer that you want to escape the sun and be in the shade, and in wintertime it is so cold the sun won't warm you up anyway. In Wellington's temperate coastal climate with its high humidity, direct sunshine is important summer and winter, it's the natural carbon zero engine that powers the survival and wellbeing of our existing timber structures, living plants and our people [tenants and owners equally]. In Wellington people seldom gather in the shade when in the sun is an option. Because we are a cooler climate many people aren't aware of how high our humidity is.*

The very closely packed wooden houses on small sections of the character inner suburbs with their small gardens and trees, form such a tight dense configuration the effective ground plane is often 1 - 2 storeys above actual ground level. Much of the housing stock were built so close together they only receive sunshine on two sides and on their roof during the course of a day. Many of the existing dwellings in Newtown are accessible, have proven resilient to earthquakes and storms. They're adaptable housing stock supporting multi generational families from diverse cultural backgrounds. The existing neighbourhoods and their greenery are an ecosystem like a living breathing organism, part of the lungs of the city.

The mass of established buildings and their garden vegetation depend on sunshine for survival. 90 to 150 year old wooden houses are all built out of untreated heart native timbers that rely on being warm and dry to not grow mould and rot. Sunshine is essential to their survival. Proven over a century the community of homes is a fit with its solar input. Although some that are too damp remain and need to be fixed up or replaced, most structures where the conditions were too damp have already rotted out and been replaced. Over the decades, the importance of sunlight for the occupants and the structures has been understood, acknowledged and supported by the daylight envelope rules and height limits in the District Plan.

Add in six storey tall apartment buildings blocking the sunshine across an existing inner city neighbourhood then that neighbourhood will become colder and, because of our high humidity, damper, shaded trees and gardens will cease to thrive, the existing accessible, adaptable, resilient housing stock will begin to rot and decay. Spatial planning for these existing functioning communities of tenants and owners needs to consider as qualifying factors their natural renewable energy needs, their current functionality, their embodied energy and their sequestered carbon.

* **82% humidity** at 3pm Wed **9th June**, a bright sunny autumn-like day
87% humidity at 6pm Tues **8th June**, a cloudy day
100% humidity for most of Mon **7th June** (*but no rain !*), low cloud most of the day