Water Views: The Importance of Water on Urban Landscape Preference

Leila Mirza
PhD Candidate
School of Architecture and Planning
The University of Auckland

Emial: leila.mirza@hotmail.co.nz

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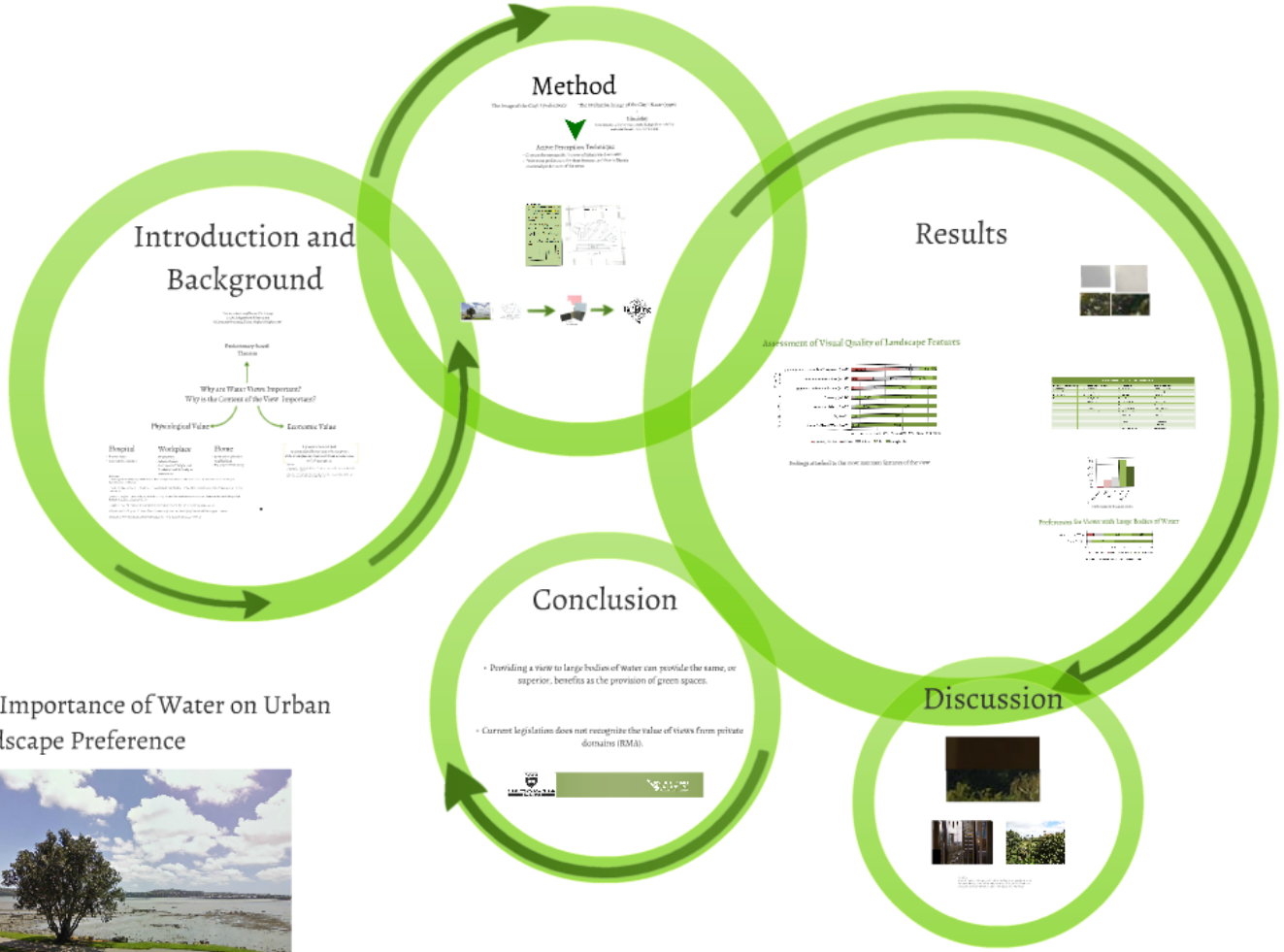
BUILDING A BETTER NEW ZEALAND

Research Question:
How do large bodies of water affect the quality of window views in Auckland?



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Introduction and Background

Psycho-evolutionary Theory: Ulrich (1983)
Biophilia hypothesis: Wilson (1984)
Information Processing Theory: Kaplan & Kaplan (1989)

Evolutionary-based Theories

Why are Water Views Important?
Why is the Content of the View Important?

Physiological Value

Economic Value

Hospital

- Recover faster
- Less pain medications

Workplace

- Productivity
- Job satisfaction
- Less report of 'fatigue' and 'headache' and 'difficulty to concentrate'

Home

- Satisfaction with their neighborhood
- The sense of Well-being

A pleasant view can lead to a considerable increase in house price ; while an unpleasant view could lead to a decrease in the house price.

References

1. Heschong, Mahone Group. (2003). Windows and Offices: a Study of Office Worker Performance and the Indoor Environment. Technical Report, California Energy Commission.

2. Leather, P., Pyrgas, M., Beale, D., & Lawrence, C. (1998). Windows in the Workplace: Sunlight, View, and Occupational Stress. Environment and Behavior, 30(6), 739-762.

3. Lottrup, L., Stigsdotter, U. K., Meilby, H., & Claudi, A. G. (2012). The Workplace Window View: a Determinant of Office Workers' Work Ability and Job Satisfaction. Landscape Research, 40(1), 1–18.

4. Kaplan, R. (2007). The Nature of the View from Home: Psychological Benefits. Environment and Behavior, 40(3), 305–322.

5. Tuaycharoen, N., & Tregenza, P. R. (2007). View and discomfort glare from windows. Lighting Research and Technology, 39(2), 185–200.

6. Ulrich, R. S. (1984). View through a window may influence recovery from surgery. Science, 224(4647), 420.

- Capture the memor
- Determine preferen
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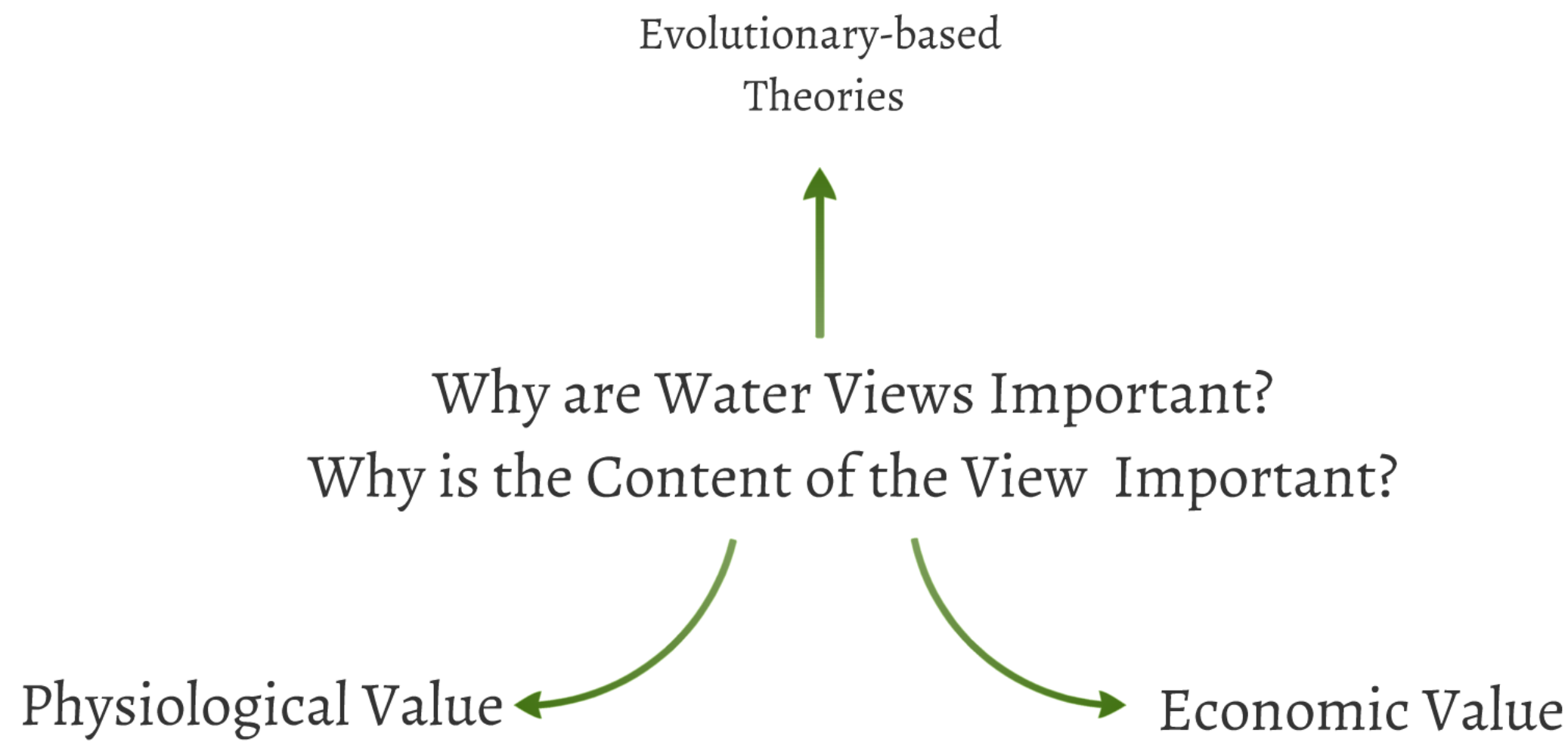
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4. Kaplan, R. (2001). The Nature of the View from Home: Psychological Benefits. Environment and Behavior, 33(4), 507–542

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References:

1. Samarasinghe, O. E., & Sharp, B. M. H. (2008). The value of a view: A spatial hedonic analysis. New Zealand Economic Papers, 42(1), 59–78.

2. Yu, S., Han, S., & Chai, C. (2007). Modeling the value of view in high-rise apartments: a 3D GIS approach. Environment and Planning B Planning and Design, 34(1), 139.

How can window-view preferences be assessed?

Method

'The Image of the City': Lynch (1960)

'The Evaluative Image of the City': Nasar (1990)

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Likeability

To be likeable, a feature must 'evoke feeling' (like or dislike) and must 'stands out as memorable'

Active Perception Technique

- Capture the memorable features of urban window-views
- Determine preferences for those features and their influence on overall preferences of the views

F1. Drawing (Office)

1. **By using your memory**, could you please sketch or quickly draw the most significant elements of **your office window view**? What are the most significant features that jump to mind should i.e. a friend ask you about your window-view? (**Don't look out of your window!)**

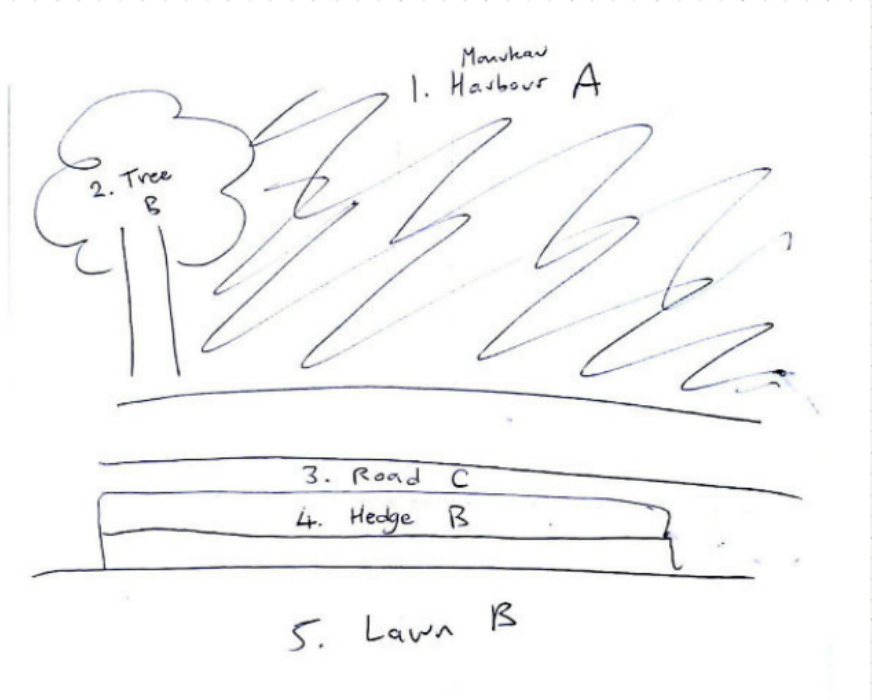
2. Please **rate** your emotional reaction to each feature in the view. ("Strongly Like", "Like", "Not Sure", "Dislike" and "Strongly Dislike")

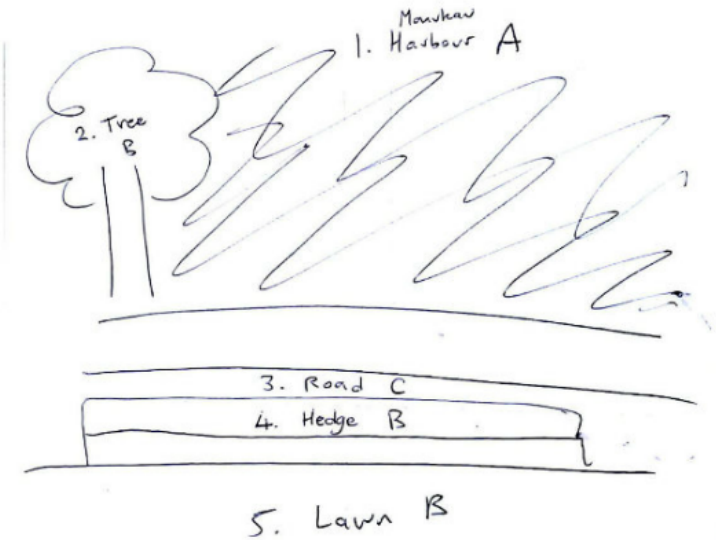
A	B	C	D	E
Strongly Like	Like	Not Sure	Dislike	Strongly Dislike

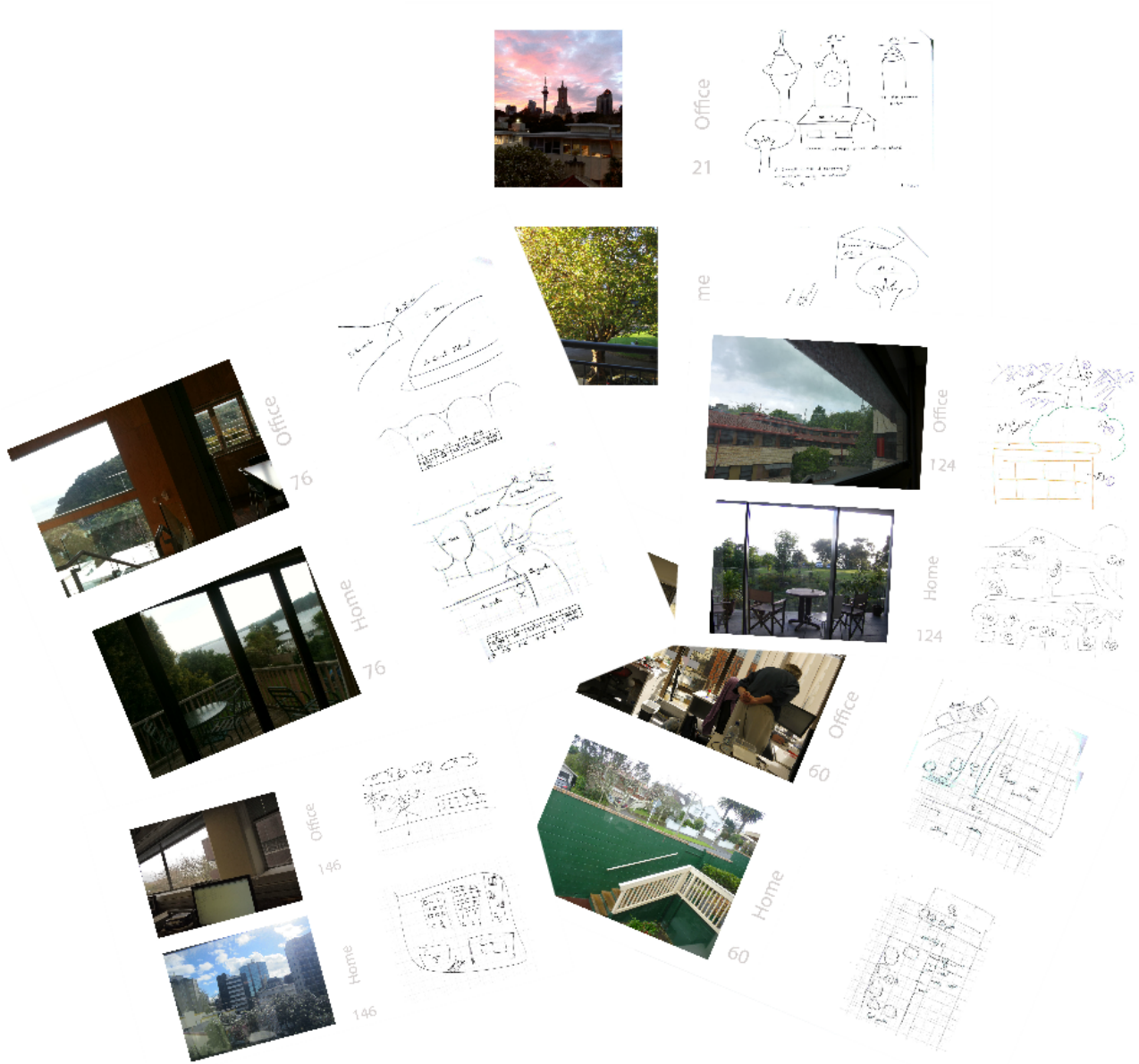
3. Please describe your overall feeling about **your Office window view** and **your workplace in general**.

	Strongly Like	Like	Not Sure	Dislike	Strongly Dislike
Window view					
Workplace					

Please **NUMBER** and **LABEL** each element as you draw!




Mawkaw
1. Harbour A
2. Tree B
3. Road C
4. Hedge B
5. Lawn B



310 Sketches

304 Photographs


building
trees
road
harbour
distance
domain
garden
neighbour
grass
sky
path
fence
cars
people
parkinglot
bushes
church
bench
driveway
rangitoto
bridge
roof
window
auckland
motorway
deck
plants
skytower
engineering
apartment
park
fruit
hotel
boat
blue
stairs
carpark
wall
office
table
balcony
flower
flowery
hedge
island
light
traffic
hospital

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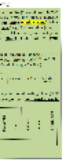
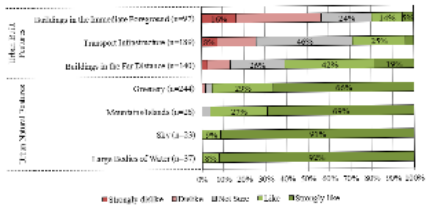


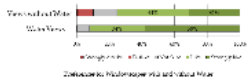
Results

Assessment of Visual Quality of Landscape Features



Feelings attached to the most common features of the view

Preferences for Views with Large Bodies of Water

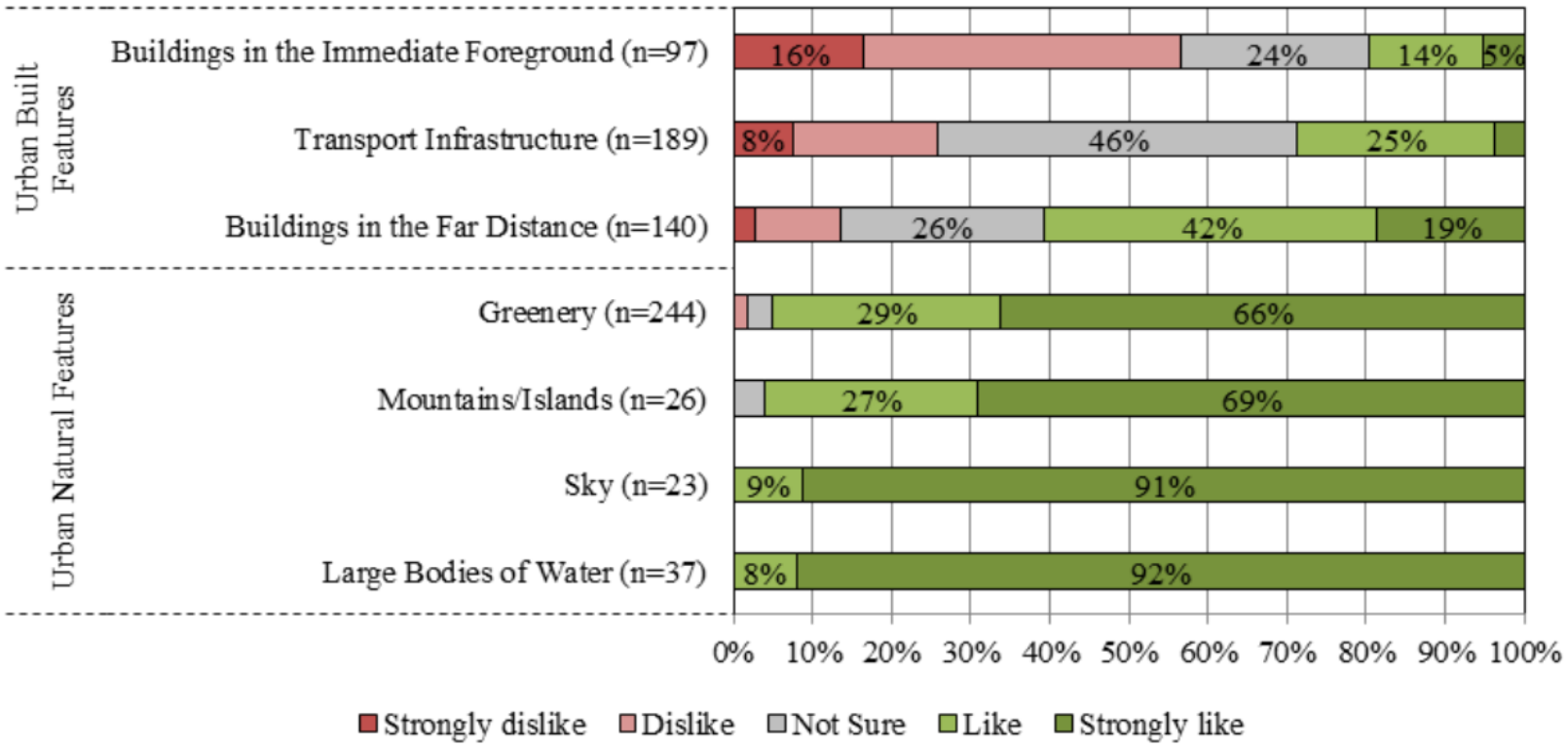


Conclusion

iew to large bodies of water can provide the same, or
ior, benefits as the provision of green spaces.

Discussion

Assessment of Visual Quality of Landscape Features



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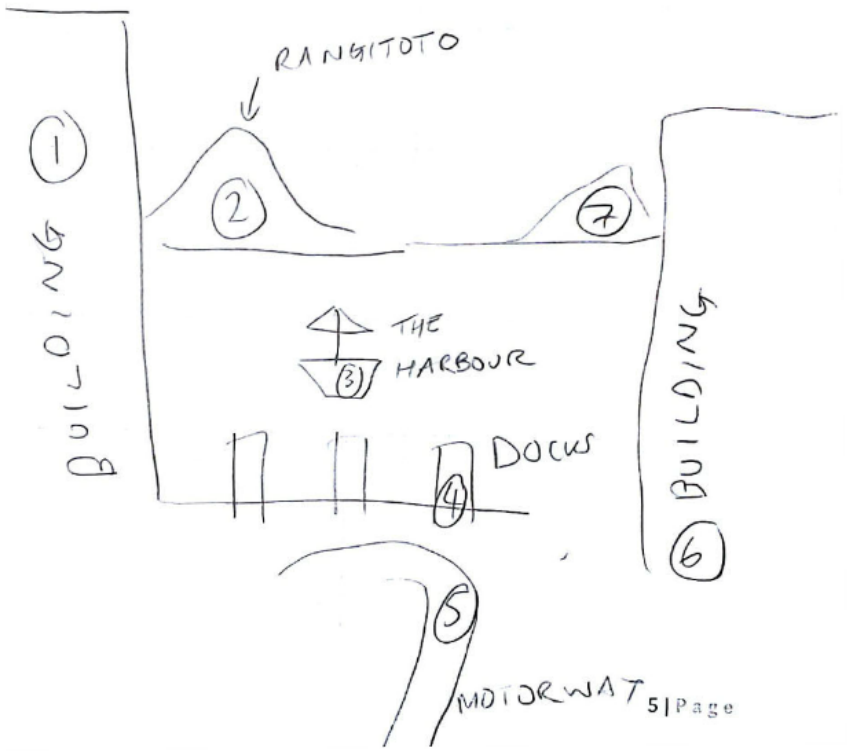
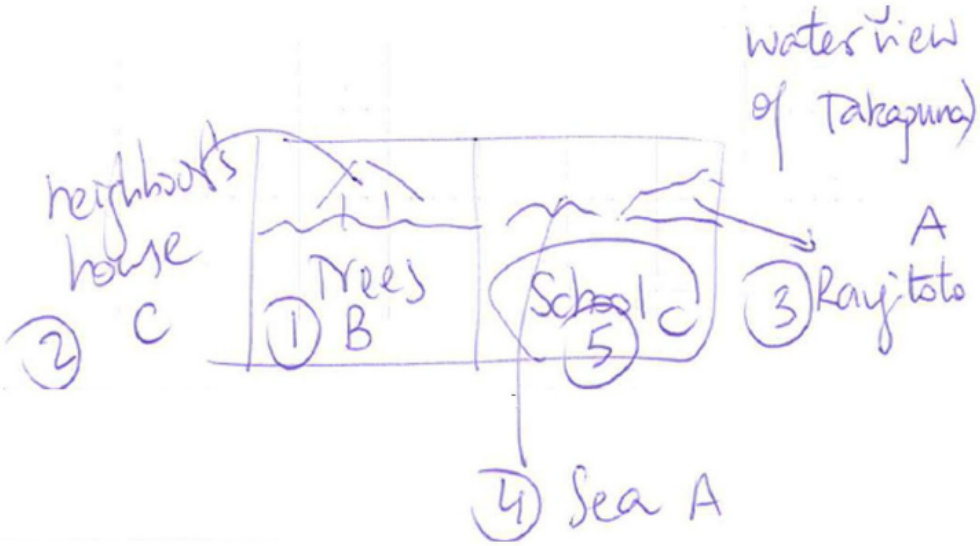
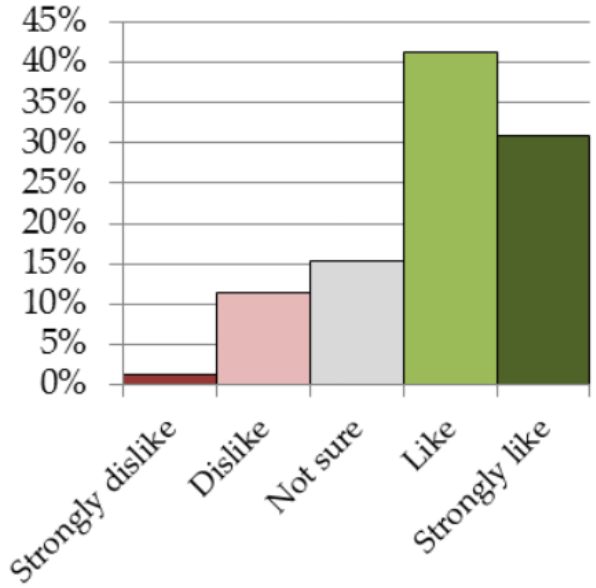
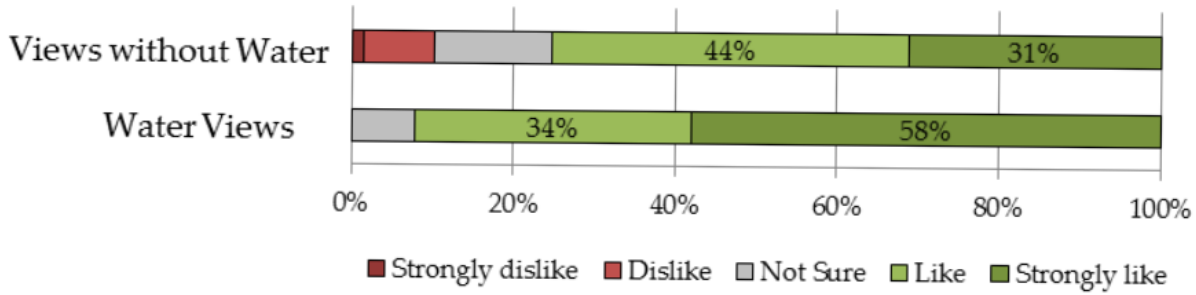

RANGITOTO
BUILDING
1
2
7
THE HARBOUR
3
DOCKS
4
BUILDING
6
5
MOTORWAT


water view of Takapuna
neighbours house
2 C
1 Trees B
School C
5
3 Rangitoto A
4 Sea A



Preferences for Window-Views

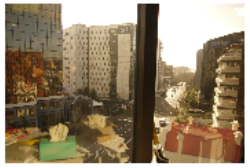
Preferences for Views with Large Bodies of Water



Preferences for Windowscapes with and without Water

Frequency of the Features Rated the Same as the Views							
Disliked & Strongly disliked Views		**Indifferent to the views**		**Liked views**		**Strongly liked views**	
Blocking building	9	Road networks	14	Distant buildings	17	Large bodies of water	23
Road Networks	8	Blocking building	13	Borrowed trees	13	Own (Garden) trees	19
Parking facilities	4	Distant buildings	5	Landmarks	11	Domain Park	18
Borrowed trees	1	Parking facilities	4	Own Shrubs	11	Sky	16
		Borrowed trees	4	Road networks	10	Borrowed trees	16
		Landmarks	2	University Owned trees	10	Own Shrubs	16
		Garden trees	1	Blocking building	7	Islands/Mountains	11
		University own trees	1	Islands/Mountains	6	University own trees	11
				Domain Park	5	Landmarks	9
				Garden trees	5	Own lawns	8
				Own lawns	5	Distant buildings	5
				Sky	2	Road networks	2
				Large bodies of water	1	Blocking Building	1

Discussion



Office

48

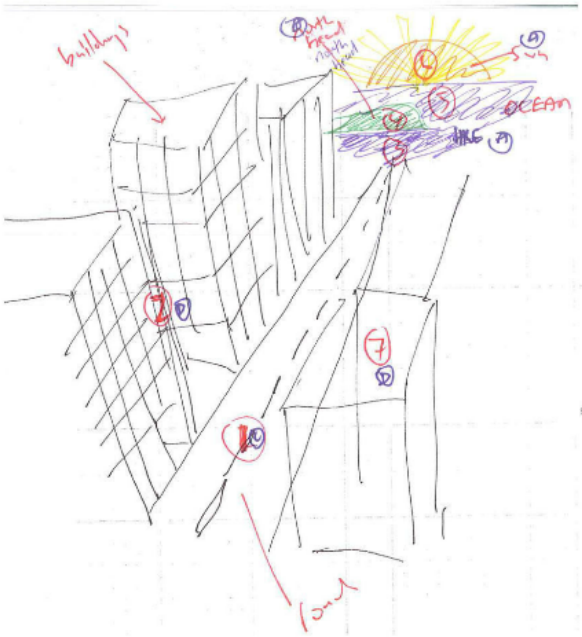
Home

142

Reference:
White, M., Smith, A., Humphryes, K., Pahl, S., Snelling, D., & Depledge, M. (2010). Blue space: The importance of water for preference, affect, and restorativeness ratings of natural and built scenes. Journal of Environmental Psychology.

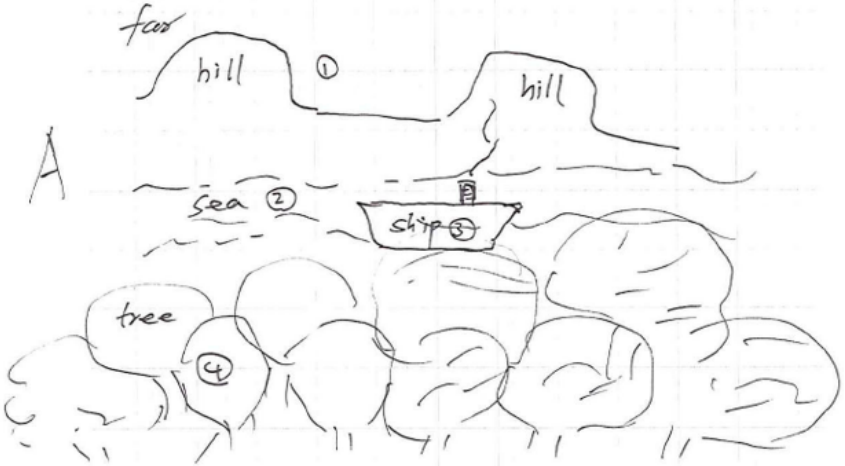
Office

48



Home

142



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Conclusion

- Providing a view to large bodies of water can provide the same, or superior, benefits as the provision of green spaces.

- Current legislation does not recognize the value of views from private domains (RMA).

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