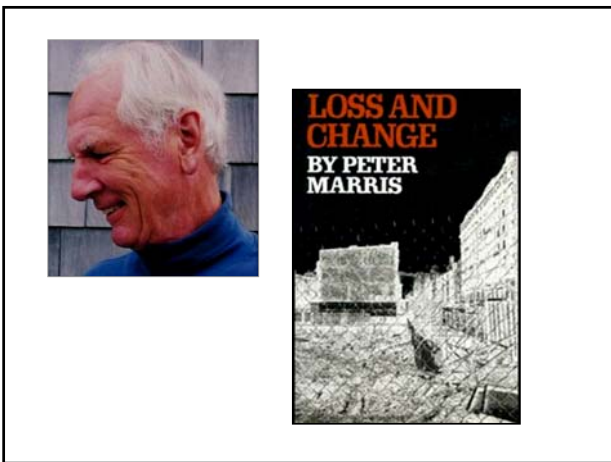
 JOINT CENTER FOR HOUSING STUDIES OF HARVARD UNIVERSITY

**WHAT'S PSYCHOLOGY GOT TO DO WITH NIMBY?**

**EXPLORING THE DEEPER MEANINGS  
OF COMMUNITY RESISTANCE  
TO PROPOSED HOUSING DENSITY INCREASES**

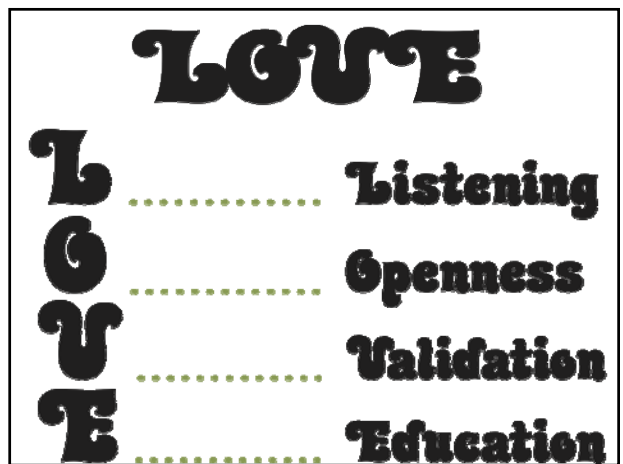
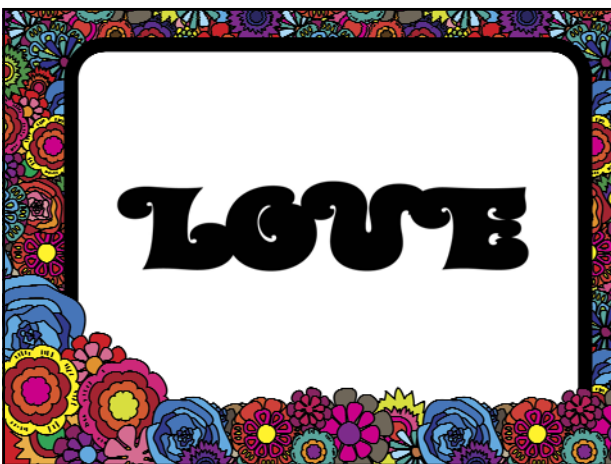
**Wendy Sarkissian PhD LFPIA  
Australia**



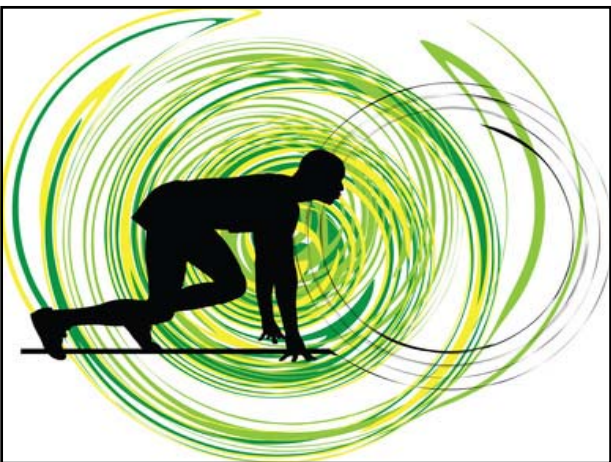
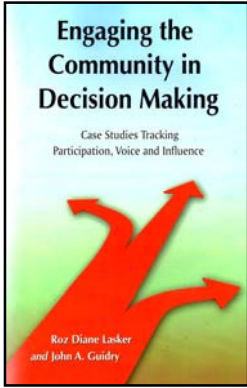




Aftab Erfan



**Validation**  
*Influence*





Transferring your local ideas & knowledge



**Big Barrier:**

Gatekeepers' Frames of Reference



**KITCHEN TABLE SUSTAINABILITY**  
PRACTICAL RECIPES FOR  
COMMUNITY ENGAGEMENT  
WITH SUSTAINABILITY



WENDY SARKISSIAN  
NANCY HOFFER, YOLLANA SHORE,  
STEPH VAJDA AND CATHY WILKINSON



**LOVE**

**L** ..... **Listening**  
**O** ..... **Openness**  
**V** ..... **Validation**  
**E** ..... **Education**

**Halifax Street  
Adelaide**



**Courtyard, Halifax Street**



Halifax Street, 2003



Image & entries





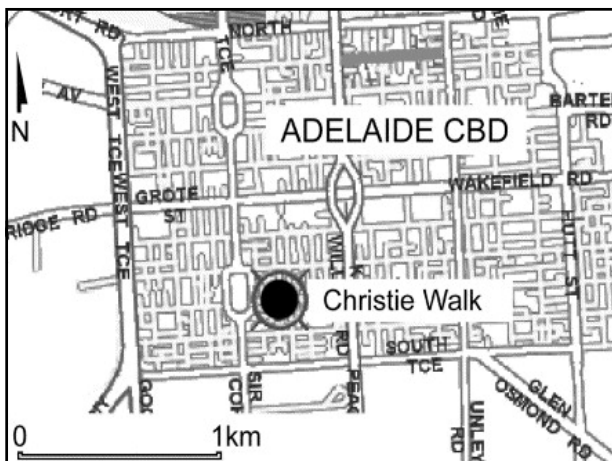
Dr Paul Downton  
Ecopolis Architects

## Christie Walk, Adelaide

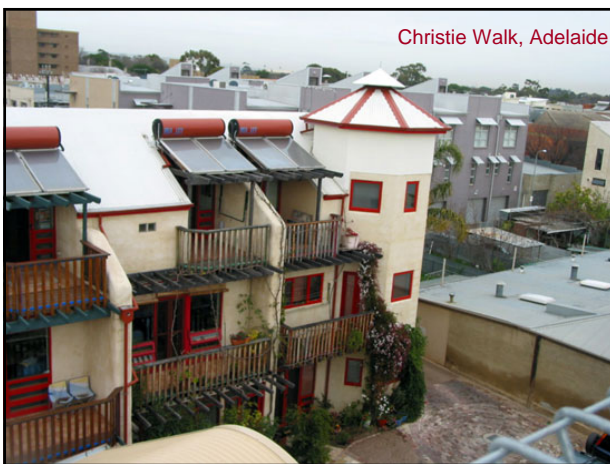


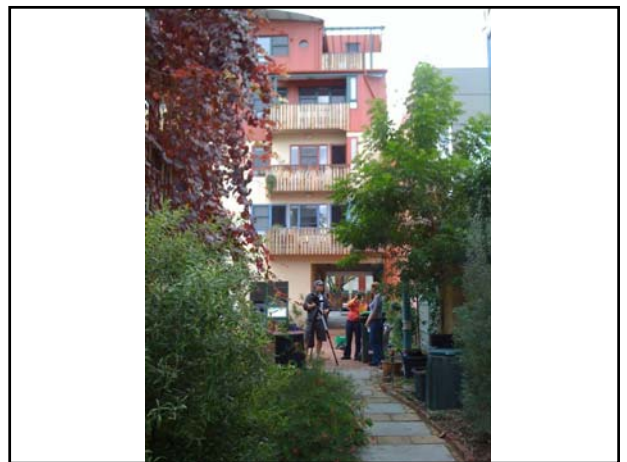
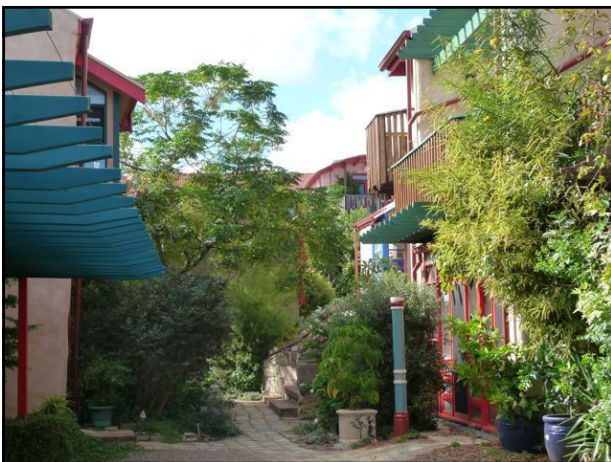
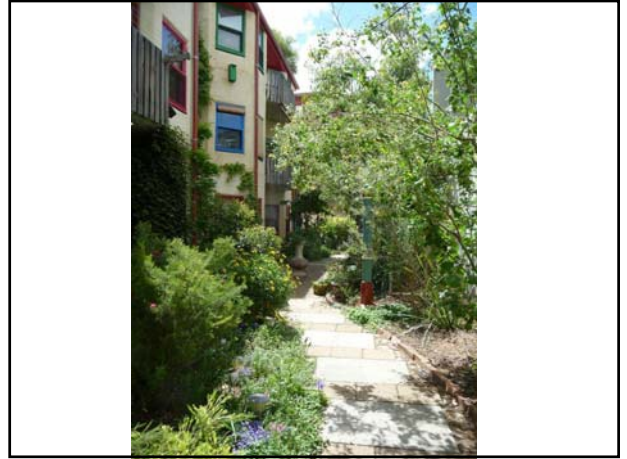
## Key Components

- 1999 - 2006
- 2,000m<sup>2</sup> urban infill site
- 27 housing units & communal areas.
- highly efficient buildings
- solar passive design
- innovative construction techniques
- solar hot water
- communal solar PV system
- stormwater retention & reuse
- on-site food production: communal garden
- promotion of sustainable transport modes
- sustainable materials













[www.urbanecology.org.au/  
eco-cities/christie-walk/](http://www.urbanecology.org.au/eco-cities/christie-walk/)

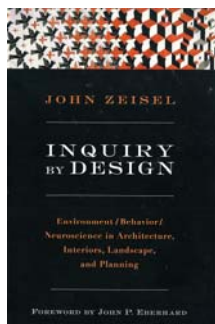




Environmental Psychology  
Community Psychology  
Humanistic Psychology  
Environment-Behavior Studies



## John Zeisel

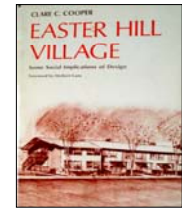


## Four Environment-Behavior/Neuroscience Concepts

1. *Place*
2. *Personalization*
3. *Territory*
4. *Wayfinding*



Home and territory are hard-wired.



Amos Rapoport  
**House Form and Culture**



A  
Humanistic  
Design  
Manifesto

A HUMANISTIC DESIGN MANIFESTO

In the 1960s the call clearly rang out for a more socially responsible and humanistic approach to environmental design. Twenty years later, despite pockets of change, much of our physical environment has become more sterile, less responsive, less healthy, less public, in a word... less human. Though ordinary people everywhere are demanding a say in the design of their environments, they remain excluded from the conception, design, and construction of the places in which they live and work.

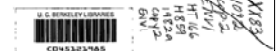
Designers have withdrawn from social commitment. The rhetoric of social responsibility is still mouthed, but experiments in activist forms of manipulation have become the norm: victory architecture, obscure theory, and the beguiling economics are just some of the techniques which effectively distance designers from the everyday world of people. The role of design and criticism has swung strongly back toward the narrow experience of "looking at" buildings and places, rather than "living in" them.

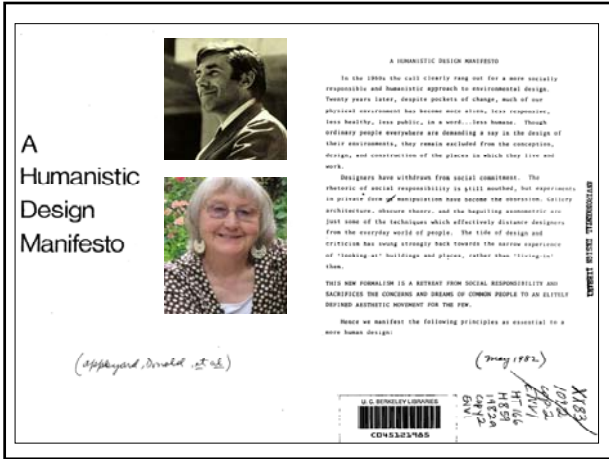
THIS NEW FOUNDATION IS A RETREAT FROM SOCIAL RESPONSIBILITY AND SACRIFICES THE CONCERN AND DREAMS OF COMMON PEOPLE TO AN ELITELY DEFENDED AESTHETIC MOVEMENT FOR THE FEW.

HENCE WE MANIFEST THE FOLLOWING PRINCIPLES AS ESSENTIAL TO A MORE HUMAN DESIGN:

(Appleyard, Donald, et al.)

(May 1982)





### A Humanistic Design Manifesto, 1982

We manifest the following principles as essential to a more human design:

1. Fight for environmental justice
2. Empower people
3. Use what we know
4. Enhance community
5. Break down bigness
6. Free pedestrians
7. Extend the public process
8. Tell the truth
9. Learn to listen
10. Abolish aesthetic monopolies

## Place Place Attachment and Placelessness

### Place and Placelessness Edward Relph

**Territory**

*The Home is the Territorial Core*





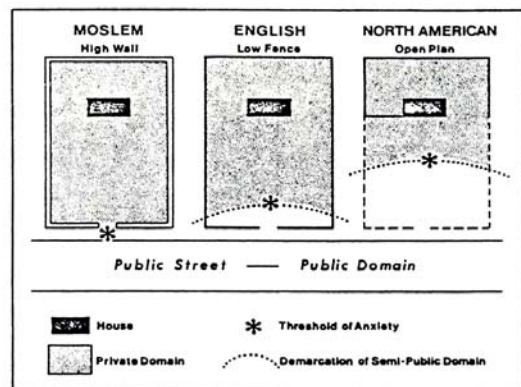


## The Threshold



The threshold is an important *transition* from the public to the private realm

The threshold is an important *transition* from the public to the private realm

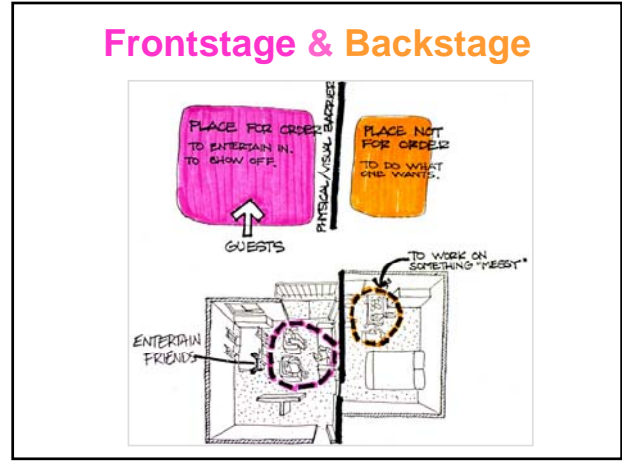
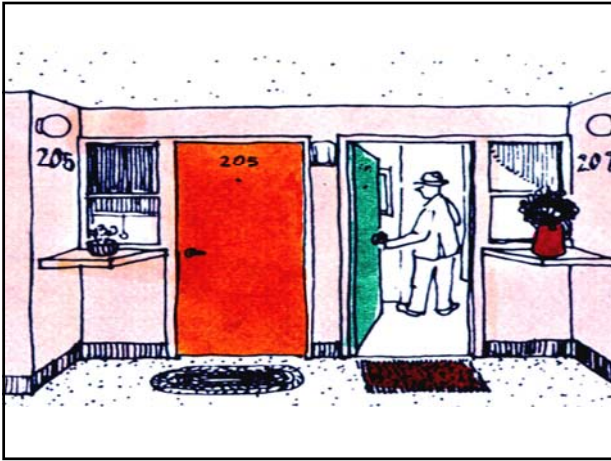




**Congruence or 'Fit'**



**Privacy**



**Identity, image  
and housing form**



**A dwelling  
with a home-like image  
is important  
to resident satisfaction**



**The Image of Home**



**Personalization  
Modification  
Display  
Control**



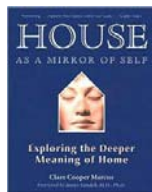


## Personalization

### *A Pattern of Cluttering*



### *The House as a Mirror of Self*



Professor Emerita Clare Cooper Marcus



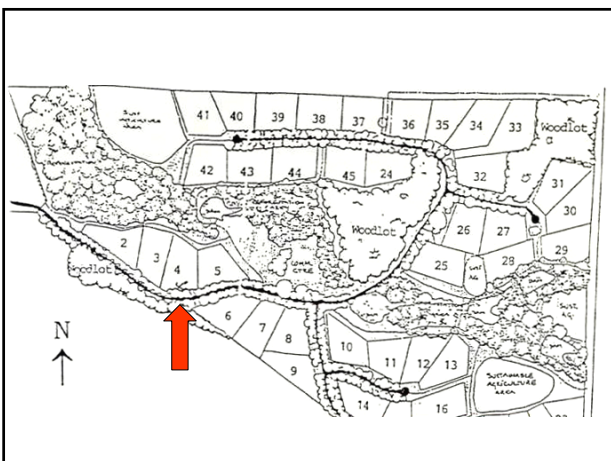
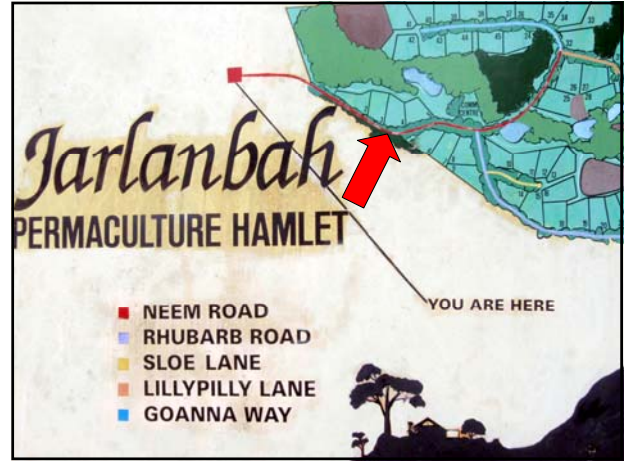
Jack's image of his home six months after the death of his partner, Stephen.



**Dual Occupancy  
in the Jarlanbah  
Permaculture Hamlet  
Nimbin, NSW, Australia**







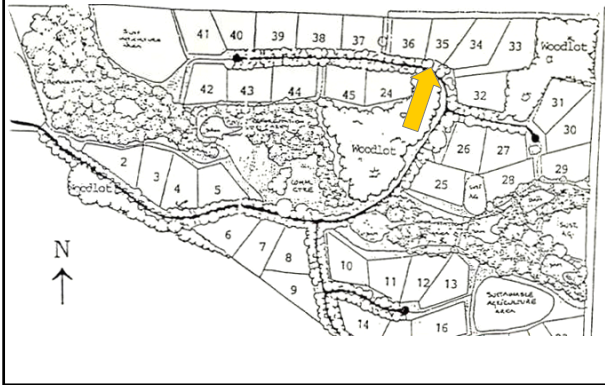




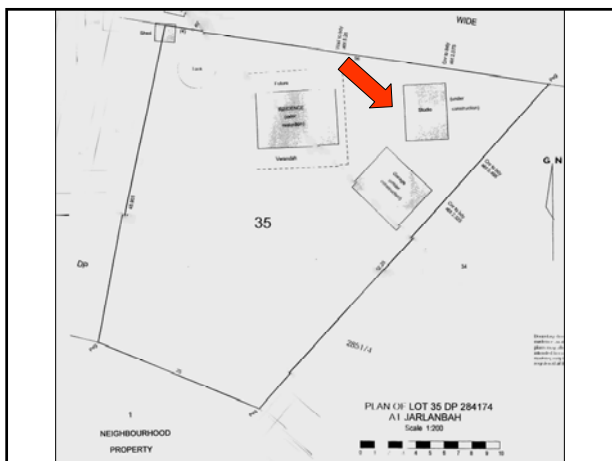
**Dual Occupancy  
in the Jarlanbah community**

Dual occupancy in Australia =  
Accessory Dwelling Units (ADUs)

The site of the dispute



The offending buildings...



## Report of the Review Sub-Committee Chair

February 2010

## A half an acre per house...

... just enough room:

- privacy from neighbours
- space to grow native trees & food
- onsite greywater disposal

## Several Dual Occupancies...

## Several Dual Occupancies...

If roads need to be upgraded ...

- ... is Jarlanbah community liable for upgrade costs?
- ... or do developers of dual occupancies pay?

## First Community Meeting

16 February 2010



(getting hot in the kitchen...)

## Dual occupancy...

- *will create slums and ghettos*
- *I did not move here to live in cluster housing*
- *will ruin our roads and overload our electrical and water treatment systems*
- *We won't have the money to repair the roads after all that wear and tear*



*We are not talking about the inner city of Redfern*



**What will it be like?**

## What will it be like?

- *loss of community feeling*
- *less peace and tranquility*
- *a block of flats at the bottom of Goanna Way*
- *losing our views*
- *shadows everywhere*
- *all open slather*
- *no respect for the creeks*

### What will the impacts be?

### What will the impacts be?

- *more wear and tear on the landscape*
- *twice the dogs, twice the cats, twice the cars, twice the noise and twice the sh\*t*
- *leverage to developers*
- *increased building noise*
- *clearance of landscape and trees*
- *forced extinction of wallabies, echidnas and antechinus*

### Renters...

### Renters:

- *are not going to be bothered*
- *will diminish the value of the property and property of others*
- *will have more (and noisier) visitors than any other household*
- *have the potential for getting visitors all the time*
- *more outsiders*
- *transient living*



What's *really* going on here?



**What's really going on here?**



*This is really amazing and fascinating.*

*What strikes me first is that the nay-sayers seem to be quite scared.*

*And even if what they're saying makes no sense (Redfern, ghettos, etc.), that's true only if you take them literally.*



John Forester:  
What's really going on here?

*Arguing back mistakes their words for what's really going on more deeply.*

**Special Community Meeting**

**On Dual Occupancy**

16 March 2010



## "Opening the Floodgates"



## "Opening the Floodgates"

- ... to a huge new development with potential to double the density (create another 43 houses)
- If we start this, it's sure as hell going to be ten houses or more
- developers will come in and demolish houses and build two on each block
- there will be no turning back



## The Majority View

*It is immoral,  
a matter of principle  
and against the spirit of the  
community  
to go against the majority Jarlanbah  
view on this issue*



## Response from John Forester to my initial guess



*You're responding to the rancor  
and "what they've said"  
and you're being far too literal,  
giving us what we do need  
initially, their words, their  
quotes, "what they've said"  
(comments) ...*

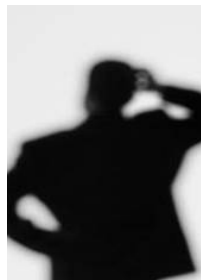


## Response from John Forester

*... instead of (what we then  
need): what they're really  
feeling and what they're  
really worried about —  
which does not come out well  
in public meetings!!!*



*What are the  
reasons for  
such strong  
emotions?*



*My initial guess: bullying, control, power & drugs*

*What  
could  
they have been thinking?*

**Deeply cherished values**  
(that I could *not* hear)

**Deeply cherished values**  
(that I could *not* hear)

- *We value being good communal citizens*
- *We're a strong and robust community*
- *We're proud of how we've transformed this place from a derelict dairy farm*
- *We love our quiet, rural lifestyle*
- *We feel embarrassed when people criticize us*
- *We expect to be fit and healthy into our old, old age, not needy or dependent*

**HOMING  
INSTINCT**



[wendy@sarkissian.com.au](mailto:wendy@sarkissian.com.au)

[www.sarkissian.com.au](http://www.sarkissian.com.au)