

David Hattam

From: Sue Jarvis <sue.jarvis@orcon.net.nz>
Sent: Tuesday, 26 April 2011 9:50 a.m.
To: David Hattam
Subject: plan change 29 LET submission
Attachments: plan change 29 LET submission.docx

Hi David

Attached is a submission from the Lincoln Envirotown Trust. See you Monday.

Best wishes

Sue

Submission from Lincoln Envirotown Trust re: plan change 29

Prepared by Sue Jarvis

Overall comment: The plan change suggests some great improvements and the sooner it comes into force the better.

Words we suggest should be added are in highlight yellow, comments highlighted in turquoise

Policy B3.4.23a

- Ensuring that development supports the urban structure by providing for direct and logical pedestrian and cycle routes within and through large sites and to entranceways along pedestrian desire lines.
- Ensuring that design and layout prioritises the needs of pedestrians and cyclists over the parking of cars.

4th paragraph p.3: For these reasons a centre must have a layout which supports pedestrian and cyclist activity ... etc

Additional paragraph p.3

In general developments should be designed in a way that is environmentally sustainable including in a way that reduces the effect of the development on climate change and water quality. This might include the use of energy efficient orientation and design, porous paving for parking areas, rainwater collection tanks.

16.10.3.1 b) (p.6)

Contributes to a varied and visually appealing street scene through: the continuation or improvement (otherwise bad planning will be continued!) of existing building lines, where these are visually appealing and consistent with the overall values of the community such as wishing to have a "village" feel for the centre of Lincoln.

16.10.3.7 (p.7)

The design and location of landscaping to mitigate the visual effect of development and to define the edges of streets and other space accessible to the public

Note: the landscaping should use ecosourced natives to restore the natural character of the land. Species chosen should be suitable to the area of Canterbury of the urban development, unless there is a defined reason for them not to be used. The plantings should use long lived, varied species including some shrubs and some large native trees. Tussocks, while useful for under planting are only temporary as they have a short life span. Suggestion of species are available from the Lincoln Envirotown native planting guide www.lincolnenvirotown.org.nz or from The DOC nursery at Motukarara

16.12.2.1 (p. 9)

All roof areas shall be finished in colours with a reflectance value (RV) rating of no more than 40%

Comment: while this may be visually appealing, it may not be a sensible restriction if we want to reduce climate change. There has been research done that shows that white roofs (or light colours) reflect the sun's energy and reduces the "heat island" effect and hence reduces the effect the built environment has on local and global warming. An even better suggestion, which I see hasn't been mentioned anywhere, is the encouragement of green "living" roofs. In many places in Europe now, planted roofs are becoming mandatory. I assume the SDC has a responsibility to encourage building in such a way to reduce the effects human activity has on the climate?

16.14.1.2 (c) (p.11)

Provides a good level of glazing

Comment: what does a "good level" mean. Large windows? Small windows (to reduce heat loss)? Double or triple glazed windows?

16.14.1.3 (p12) Dwelling design, position and orientation

(g) Provides building orientation for the greatest solar gain in winter, and reduced gain in summer.

(h) Incorporates energy saving features into the design of the building, such as concrete heat sinks, double or triple glazing, efficient, solar water heating, and water collection from roofs.

Comment: This should also apply to commercial buildings

16.14.1.7 (a) (p. 13) Excellent!

17.6.1.1 (b) (p. 15)

The provision of lighting for the safety and security of the parking area users.

This should be of energy saving lighting such as LED lights, angled downwards to reduce light pollution.

17.7.1 (p15)

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