

**Form 5**

Submission on notified proposal for policy statement or plan, change or variation Clause 6 of Schedule 1, Resource Management Act 1991

To **Selwyn District Council**

Name of submitter: **Robert Brian Wynn-Williams**

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the proposal):

**Plan change request 75: rezone approximately 24.7 hectares of Rural Inner Plains zoned land to Living Z, Rolleston**

I could not gain an advantage in trade competition through this submission.

I am not directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that my submission relates to are:

**If approved the subdivision design be conditional on meeting best environmental and energy practices**

My submission is:

**Subdivision planning and orientation**

**The orientation of houses relative to the sun has a significant impact on their thermal efficiency. With the climate change crisis any further subdivisions must be carefully oriented.**

**Most recent subdivisions have had their orientation determined simply by the existing road and street layout. If Plan Change 75 is approved SDC must put caveats on subdivision orientation such that the long access of sections must run east west (+/- say 5 degrees)**

**Correct orientation of houses with the main ridge line running near East West has two major environmental and energy benefits:**

**1 It maximises the availability of roof surfaces for photovoltaics and solar water heating systems**

**2 It makes the most of the sun for warmth and natural light by having the house's main living areas (or any rooms used a lot) facing north. The main glazing in the house, such as windows and glass doors, would also face north enhancing solar gain and natural lighting. Rooms used less often and utility rooms would be on the cold south face, have less glazing and subsequent heat loss.**

**In addition to section orientation in the interests of climate change mitigation consideration should also be given to building covenants to modify:**

- 1 temperatures: use of reflective surfaces and lighter roof colours**
- 2 water use and waste water disposal: through rainwater storage and gutter configuration**

I seek the following decision from the local authority:

**Accept the plan change request conditional on the subdivision plan meeting best environmental and energy practices**

Signature of submitter

A handwritten signature in blue ink, appearing to be 'R B Wynn-Williams', written on a light-colored background.

Date 18/05/21

Electronic address for service of submitter: [sga@farmside.co.nz](mailto:sga@farmside.co.nz)

Telephone: 021 2568804

Postal address

914 Shands Rd

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Contact person: R B Wynn-Williams

**From:** [sga@farmside.co.nz](mailto:sga@farmside.co.nz)  
**To:** [Tina Van Der Velde](#)  
**Subject:** RE: PC75-0003 Robert Wynn-Williams  
**Date:** Thursday, 20 May 2021 10:16:46 p.m.

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**From:** Tina Van Der Velde  
**Sent:** Thursday, 20 May 2021 3:14 PM  
**To:** 'sga@farmside.co.nz'  
**Subject:** RE: PC75-0003 Robert Wynn-Williams

Hi Robert,

Your submission on Plan Change 75 has been assessed for completeness under the First Schedule of the Resource Management Act 1991. Your submission was missing the following information:

· **Hearing questions**

In order for the Selwyn District Council to accept your submission please respond to this email answering the following questions:

Do you wish to be heard in support of your submission? (If you choose yes, you can choose not to speak when the hearing date is advertised):

No

If others are making a similar submission would you consider presenting a joint case with them at the hearing? (You can change your mind once the hearing has been advertised):

No

Nga mihi,

Tina.

**Tina Van Der Velde**  
DISTRICT PLAN ADMINISTRATOR

**DDI:** (03) 347 1814  
**Web:** [www.selwyn.govt.nz](http://www.selwyn.govt.nz)



**From:** [sga@farmside.co.nz](mailto:sga@farmside.co.nz) [<mailto:sga@farmside.co.nz>]

**Sent:** Monday, 17 May 2021 4:20 p.m.

**To:** Submissions <[submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)>

**Subject:** PC75-0003 Robert Wynn-Williams

Robert Wynn-Williams

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