

Draft Long-Term Council Community Plan (LTCCP) 2009-19

SUBMISSION

I do NOT wish to discuss our submission at the hearing, and ask that this written submission be considered.

I am completing this submission on behalf of a community group.

There are nine (9) people within this group.

Contact Names	Brent and Jacqui George
Organisation	ARRGGH! (Anti-Reflective Roof Glare Group – Hill)
Organisation Role	Coordinators
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Signatures	

LTCCP Section	City Planning and Development <ul style="list-style-type: none"> • District Plan
Relevant Community Outcome(s)	<ul style="list-style-type: none"> • a healthy city • an attractive and well designed city
Issue	<p>The existing District (City) Plan does not have any rules regarding the use of reflective building materials (particularly roofing materials) on buildings.</p> <p>With the prevalence of modern metal products (eg: Zinalume long-run roofing iron) gaining an increasing use by architects, coupled with the trend to have large profile flat roofing designs, a significant problem results that impacts on the wellbeing of the community. The problem of large reflective surfaces that reflect and intensify any available sunlight onto neighbouring properties is currently uncontrolled.</p> <p>The problem is not limited to certain times of the day or time of the year. Sunlight at all angles is reflected by such surfaces and then scattered causing unbearable reflection to adjoining residents within 100m of the site.</p>

<p>Specific Actions Required</p>	<ol style="list-style-type: none"> 1. Immediately address the District Plan Rules by introducing guidelines with respect to the use of roofing products. (eg: similar to the Queenstown Lakes District Council guidelines); or introducing restrictions on highly reflective materials. 2. Ensure that the use reflective building materials on developments are properly assessed at building consent stage, and that their use and placement take into account a wider group of potentially affected parties - especially in the hill suburbs. Explanation: Two reflective roofs', each some 250m² in area, were placed on a site and there was no consideration as to the affect on uphill residents. 3. Also at building consent stage, take into account the building design and its potential effect on neighbouring properties – particularly in the hill suburbs. (eg: a single-pitch roof angling back against the contour will provide a surface that provides year-round reflection properties. 4. Provide for a more definite and robust system of recording and addressing “proposed planning rules”. Explanation: Our attempts at highlighting the deficiencies to Council’s Planning Department was met with “fob-offs” and woolly statements such as “we will add it to our list of issues to address next time”. At no stage can we be confident that this issue will be listed, and no timeframes or dates are offered.
<p>Why</p>	<p>We have experienced the lack of rules with regard to this issue following the construction of new townhouses on the downhill side of us. Consultation and discussion with Council representatives (planning and building departments), the developer, the owner, and the architect have resulted in no resolution to the problem.</p> <ul style="list-style-type: none"> • There are 5 properties directly affected, with 9 upset residents. • At various times of the day and throughout the year our enjoyment of our properties is severely impacted by the reflective glare emanating from these roofs'. • The Zinalume product in particular (and light Coloursteel also) is promoted as a surface that retains its shiny surface for many years. Therefore the problem will not lessen as the product ages. <p>Although it may well be too late for a satisfactory solution being identified for us, our group would like to ensure that other members of the community would be adequately protected with respect to this issue should a similar development be planned in their neighbourhood.</p>
<p>Community Outcome impact</p>	<ul style="list-style-type: none"> • A residential area that contains large, shiny roof surfaces that reflect and disperse the sun’s glare is an unhealthy environment. Residents who cannot enjoy their private outdoor spaces, and have to draw curtains in daylight hours due to blinding reflections

	<p>are mentally and physically affected.</p> <ul style="list-style-type: none"> • Large, shiny, reflective surfaces are not attractive and are detrimental in a well-designed city. Similar locations (eg: Queenstown) have specific and clear guidelines for the use of reflective building materials in hilly environments.
<p><i>District Plan Inadequacies</i></p>	<ul style="list-style-type: none"> • The glare provisions within the District Plan address reflection from artificial lighting, and are vague with respect to reflective glare from building surfaces. Subsequent rules specifically exclude glare from structures from any standards. • Current rules require only immediate neighbours consent for development proposals that are non-compliant. In some cases – particularly in the hill suburbs – the affected parties may be 1 or more properties distant. Therefore, some affected parties do not get an opportunity to be consulted with. • There is inadequate Council support in cases where a “complying” development is obviously impacting on the wellbeing of adjoining properties. There is no mechanism to address unforeseen adverse impacts of developments once they have approval.
<p><i>Other Information</i></p>	<p>A full background paper prepared by the affected residents on the specific case at 64 Dyers Pass Road can be made available on request.</p>

Appendix A - Photo Examples

These images are indicative of the glare apparent at various months from various locations uphill of the property.

With the combination of the low pitch roofline, and the profile and mosaic surface of the roofing material, the sun's glare is magnified and reflected through a wide arc at all times of the day.



August – next door



October – 2 doors uphill



July – 2-3 doors uphill



September - roadside