

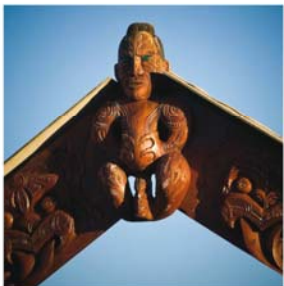
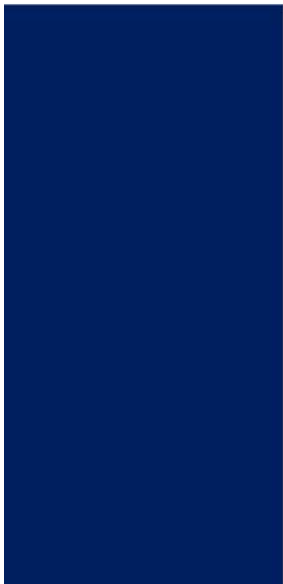


DISTRICT PLAN REVIEW

DISCUSSION PAPER 2B – POLICY DIRECTION

ENERGY EFFICIENCY AND BUILT FORMS

APRIL 2009



**DISCUSASION PAPER 2B – POLICY DIRECTION
ENERGY EFFICIENCY AND BUILT FORMS**

CONTENTS

1	INTRODUCTION	1
2	STATUTORY FRAMEWORK	2
3	EXISTING DISTRICT PLAN ADEQUACY (RAID ASSESSMENT)	5
4	ISSUE IDENTIFICATION	6
5	STRATEGIES FOR RESPONSE – POLICY OPTIONS	7
6	RECOMMENDATIONS	10
7	POLICY DISCUSSION	11
8	POLICY DIRECTION	14

Doc.No: RDC-126897, Web version
File No: 65-17-036

This document has been produced for discussion purposes to assist with the review of the Operative Rotorua District plan.

The views expressed in this paper do not represent a policy decision of Council, nor do they represent the views of Planning Services.

None of the recommendation and resulting decisions hold any statutory weight.

This document remains a discussion paper only.

1 INTRODUCTION

The purpose of this paper is to make recommendations on the role the proposed District plan should play in guiding the design and location of energy efficient buildings. Members may be familiar with other terms such as 'green' or sustainable building design.

Green or sustainable building is quite topical and was an issue raised by most sectors of the community that were consulted for the Fresh Ideas project. These terms cover a range of measures that can be used to construct and/or locate a building so that it:

- Costs less to heat
- Provides a healthier living environment
- Manages the effects of urban living more effectively (eg storm water management and disposal).
- Uses fewer resources in the construction and life of the building.

This paper focuses on the first of these four points. The third point will be addressed in the forthcoming "Land Suitability" and Engineering Code workshops. The second and fourth points are considered to be matters more for the Building Act and the review that is happening in tandem with the reform of the RMA.

The principle of energy efficient building is covered by several statutes and strategies. Consequently, one of the main issues for Members to consider is whether the proposed District plan has a role to play at all, for example because green building issues are sufficiently addressed by the Building Act. That is one reason why the subject has been classed as a 'To Be Advised' section of the proposed District plan.

Green building design and 'urban design' are sometimes used interchangeably. This paper is not the policy team response on urban design, a topic for a workshop later in the year. It is acknowledged that urban design is an important background issue and overlaps with the issues discussed here.

The paper is structured so that the issues are approached through an understanding of the legislative context and how this has been interpreted at the national, regional, and local level. An analysis of the existing District plan and review of issues that arose during consultation follow, and a discussion of key issues is provided.

The paper concludes with a number of options for consideration that will influence the way in which energy efficient building design criteria may be integrated into the proposed District plan.

2 STATUTORY FRAMEWORK

The following table overviews the key national, regional, and local government statutory framework that provides guidance for key issues raised.

Table 2.1 Statutory Framework

STATUTE/ DOCUMENT	RELEVANT SECTION	COMMENTARY
NATIONAL LEVEL		
Resource Management Act 1991. (RMA)	<p>S. 5. Purpose</p> <p>(1) to promote the sustainable management of natural and physical resources.</p> <p>(2) Sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety, while –</p> <p>(a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and</p> <p>(b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and</p> <p>(c) Avoiding, remedying or mitigating any adverse effects of activities on the environment.</p> <p>S.7. ...all persons ...shall have particular regard to –</p> <p>(ba) the efficiency of the end uses of energy</p>	<p>The proposed National Policy Statement for Renewable Electricity Generation creates incentives to encourage use of renewable electricity sources, including geothermal.</p>
Building Act 2004	<p>S.3. Purpose</p> <p>The purpose of this Act is to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards for buildings, to ensure that—</p> <ul style="list-style-type: none"> ▪ (d) buildings are designed, constructed, and able to be used in ways that promote sustainable development. 	<p>The Building Act is under review, with progressive introduction of new building standards to ensure that buildings are designed to be sustainable, where sustainable means improved energy management, reduced threats to health of occupiers, and reduced carbon footprint for the whole-of-life of the building (including procurement of building materials).</p>
Local Government Act 2002	<p>S14 Principles relating to local authorities</p> <p>(1) In performing its role, a local authority must act in accordance with the following principles:</p> <ul style="list-style-type: none"> ▪ (g) a local authority should ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region; and ▪ (h) in taking a sustainable development approach, a local authority should take into account— <ul style="list-style-type: none"> (i) the social, economic, and cultural well-being of people and communities; and (ii) the need to maintain and enhance 	<p>Promotes a balanced approach to development that maintains resource quality, protects resource availability for the future, ensures that the environment is not degraded, and considers community wellbeing.</p>

STATUTE/ DOCUMENT	RELEVANT SECTION	COMMENTARY
	<p>the quality of the environment; and (iii) the reasonably foreseeable needs of future generations.</p>	
The Energy Efficiency and Conservation Act 2000	<p>S.5. Purpose</p> <ul style="list-style-type: none"> ▪ The purpose of this Act is to promote, in New Zealand, energy efficiency, energy conservation, and the use of renewable sources of energy. 	Overlaps with the sustainability objectives of the revised building code and the RMA
REGIONAL LEVEL		
EBOP RPS and Regional plans	<p>A typical statement (p.166): <i>It is essential that the built environment is managed in a sustainable way for current and future generations.</i></p> <p>P.173. District Councils are encouraged to: 14.3.1(c)(viii) Promote....building and urban designs which minimize energy requirements.</p>	Reflecting requirements of RMA, broad theme of sustainable management
EW RPS and Regional plans	<p>Throughout. A typical statement (p.171): <i>Advocate energy efficiency in the design, location and operation of buildings and other structures, through community information, regional plans, and resource consents.</i></p>	Reflecting requirements of RMA, broad theme of sustainable management
LOCAL LEVEL, INCLUDING RDC CORPORATE DOCUMENTS		
LTCCP	<p>Identifies sustainability or sustainable actions as core elements of all the wellbeing areas: environmental, economic, cultural and social. One of the specific outcomes is the development of the Corporate Sustainability Policy and Action Plan (step 3 of the Communities for Climate Protection process). It establishes an operational framework for implementation of sustainability initiatives within Council, including giving actions, timelines, and objectives. Provides an initial analysis of the process of implementing an action plan for community sustainability.</p>	
Operative Rotorua District plan	<p>The Operative Rotorua District plan broadly applies the principle of sustainable management, as defined in the RMA but there are no specific provisions that address energy efficient building design.</p>	
Other district councils	<p>Several councils have now introduced policies and rules into District plans that encourage or require features to improve subdivision and housing efficiency. A summary of those features is in Table 2.2.</p>	

Table 2.2 Summary of District plan Provisions that encourage or require sustainability features

Sustainability Feature	District plan Provision
Various Councils	<ul style="list-style-type: none"> ▪ Permitted earthworks within the building platform encouraging slab-on-ground (thermal mass) ▪ Orientation of living courts to north ▪ Policy framework recognising energy efficiency ▪ Recognition of non network utility operators providing services (e.g. from micro generators or solar collectors) ▪ Eaves allowance within bulk and location controls assisting with solar gain ▪ Rules allowing solar panels to infringe height restrictions (particularly important for retrofits) ▪ Clustering rooms that use hot water around the hot water tank ▪ The transition town concept began in the UK, but several NZ councils have now registered transition towns (Opotiki, Kapiti, Waiheke, Orewa) and 31 more are working their way through the registration process. Sustainable house design is a key feature of the transition town concept, as it reduces operational dependency on external energy supply
Wellington City Council.	<ul style="list-style-type: none"> ▪ Sustainable house design promoted through the District plan as a result of a plan change. ▪ Policies promoting sustainable subdivision design ▪ Established a \$300 grant to support a range of sustainability initiatives, to be awarded through the building consents process. Eligible projects include: solar water heating systems, wood-pellet stoves or low emission wood-burners with hot water wet-backs, hot water heat pump systems, solar photovoltaic systems, micro wind turbines, micro hydro systems. There is a similar scheme in Auckland.
Pataki District Council	Community consultation was initiated after submissions to the annual plan process demanded stronger attention to energy efficiency, sustainable living and sustainable development. Council staff are preparing a policy paper considering how peak oil issues can be taken account of in Council planning.
Numerous councils (Waipa, Waitakere, Kapiti, Whakatane, South Waikato, and more)	Waived the building consent fee for installation of water solar heating (waiving this fee was an election policy of the new National Government). While waiving the fee represents a cost on the Council (or community) if the proposal is still assessed as if it needed a building consent, the option of licencing installers who effectively issue their own building consents is available. Solar panel installation is now a standard process and it can be argued that the combination of installation guarantees and household insurance should cover the regulatory requirements. The licencing approach has been signalled by central government as a mechanism for reducing consent fees.
Taranua District Council	<ul style="list-style-type: none"> ▪ Policies promoting subdivision that take into account passive solar gain principles, for example by orienting the long axis of sections east/west. ▪ Normally controlled activities, subdivision proposals that meet specified environmental standards will be permitted activities, and proposals that do not meet certain standards will be discretionary activities. Thus a focus on energy conservation through passive design has become a requirement of subdivision planning, and consideration is encouraged using a carrot and stick approach through the resource consents process.
Christchurch City Council	<ul style="list-style-type: none"> ▪ Stringent requirements for wood burner design (including no coal), in order to protect air quality.

3 EXISTING DISTRICT PLAN ADEQUACY (RAID ASSESSMENT)

Although the operative District plan has a broad theme of sustainable management, there is no section in the plan that specifically addresses the notion of sustainable energy use, particularly with respect to built forms. Rather, sustainable management sits behind objectives and policies designed to protect amenity, biodiversity, open spaces, water quality, future resource availability, etc. The few issues, objectives and policies that were directly relevant to this topic are listed below.

To streamline the assessment of the existing plan, a RAID technique was applied (detail in table below).

	Recommendation	What it Means
R	REMAIN	The wording and intent of the issue, objective or policy is still relevant and should be included in the next District plan, as it appears in the existing plan
A	AMEND	The intent or purpose of the issue, objective or policy is still valid, but the wording requires amendment to align it with current best practice
I	INCLUDE	The issue, objective or policy does not currently exist in the District plan and needs to be incorporated
D	DELETE	The issue, objective or policy no longer has relevance and should not be reflected in the next District plan.

A 'RAID' of the issues, objectives and policies of the existing District plan is undertaken in the following sections.

3.1 Issues

One issue of direct relevance to energy and built form was identified in the operative District plan:

Issue	Plan part	RAID Assess	Reason
Residential activities and sustainable use of natural and physical resources	Ch 7 S2.1	Delete	The statement is too general and does not define an issue.

3.2 Objectives

There are no objectives addressing energy and built form in the operative plan.

3.3 Policies

There are no policies addressing energy and built form in the operative plan.

4 ISSUE IDENTIFICATION

Consideration of the issues raised by the community and the review of the strengths and perceived weaknesses of the existing District plan, will lay the platform for the review of the issues in relation to energy and built form.

The 'Towards a New District plan Issues Paper' consolidates all of the issues from the Fresh Ideas community engagement process, including issues from technical feedback, community meetings, elected members input, and from lwi. The following section identifies those issues of particular relevance to this chapter and provides focus on key issues in contention.

Table 4.1. Issues raised during consultation.

Issues raised during consultation	Type/Origin				Summary notes from consultation
	Technical	lwi	Community	Elected Members	
Minimal policy framework in the operative District plan	X				The next District plan should reflect increasing awareness about sustainability issues within the community
Sustainable / energy efficient buildings	X		X	X	Building design has been managed through the Building Act and Building Code, and was not addressed in the operative District plan. Sustainable buildings can be promoted in the revised plan through policies promoting energy efficiency in design of subdivisions, with sustainable building design as an element (e.g. by designing the subdivision with east/west sections to maximise passive heating of houses that face north).
Locating buildings in a sustainable manner			X		Sustainable subdivision design involves elements that increase efficiency (e.g. of energy use) and decrease environmental impact (e.g. through stormwater management).
Sustainable communities	X			X	Encompasses a more resilient approach to community organisation, transition towns, reduced dependency on global supply of resources, and sustainable subdivision and housing.
Geothermal energy as a renewable resource			X	X	Current uses are inefficient and the benefits do not spread widely. More effective and efficient use should be encouraged through a review of resources and consideration of opportunities.

5 STRATEGIES FOR RESPONSE – POLICY OPTIONS

The major issues described in Sections 3 (District plan analysis) and 4 (community consultation) were consolidated into four broad topics, some containing multiple themes. The topics are summarised below, followed by a short discussion of salient points in relation to each.

Table 5.1. Topics to be addressed

Action points	DP Evaluation (Section 3)	Consultation Theme (Section 4)
Minimal policy framework in the operative plan <ul style="list-style-type: none"> Consideration should be given to raising the profile of sustainability as an objective in the District plan 	X	X
Sustainable building design <ul style="list-style-type: none"> While building design is managed primarily through the building code, local environmental management issues might require a higher standard than is supplied by the building code 		X
Sustainable building locations <ul style="list-style-type: none"> Consider implementing incentives promoting sustainable subdivision design through the District plan 		X
Renewable Energy <ul style="list-style-type: none"> The geothermal resource could be better managed, and other sources of renewable energy could be more strongly promoted 		X
Sustainable communities <ul style="list-style-type: none"> Promote awareness of sustainability in all aspects of community activity 		X

5.1 Minimal policy framework in the District plan

- Consideration should be given to raising the profile of energy efficient building design as an objective in the District plan

Reflecting the RMA, the operative District plan includes a broad theme of sustainable management. However, since the plan was written, awareness of the notion of energy efficient building as an objective has evolved and crystallised.

Policy development needs to proceed cautiously, ensuring that it does not simply replicate outcomes being achieved through review of the building code. That point is addressed in Section 5.2.

Many other Councils are already leading the way on this issue, and are providing options for consideration and methods for achieving them. Many examples are given in Table 2.2.

5.2 Sustainable building design

- While building design is managed primarily through the building code, local environmental management issues might require a higher standard than is supplied by the building code

Response

The New Zealand Building Code provides the requirements for compliance with the Building Act when constructing a new building or altering an existing one, covering aspects such as structural stability, fire safety, access, moisture control, insulation, durability, services and facilities. The revision of the code will ensure that it meets the requirements of the new Building Act (2004).

Sustainable building design is about minimizing carbon footprint and ensuring efficient whole-of-life operation in order to minimize resource use (and costs). Until the current review, the code was silent on an array of key sustainability issues such as passive solar design (heating and cooling), and it established minimum standards that could be inadequate for some building situations (e.g. in cold gullies, south facing slopes, areas subject to cold or hot winds). The revision is motivated by the principle that the code was inadequate in many respects, given the broad policy of sustainability and government motivation to service Kyoto

requirements. Perhaps more relevant is that the code did not use sustainable design as a theme – it was concerned with other issues.

The revised code may promote the following features:

- A major thrust of sustainability, including requirements to minimize waste, energy and water use.
- Performance based; specifies outcomes rather than methods – thus allows for alternative solutions if they can be shown to achieve the performance standards (previous versions of the code discouraged alternative solutions).
- Measured CO2 emissions as a performance criterion.
- The carbon footprint of the building should be considered for whole-of-life.
- Construction waste to be minimized.
- Use of solar energy to be maximized (including passive design features).
- Thermal insulation to be optimized.
- Collection of rainwater for non-potable supply (e.g. toilets, laundry, garden, hot water system?). [Note that health regulations are particularly concerned about any connection between locally collected water (even if designated potable) and community supply because of the possibility of backflow.]
- Separation and re-use of grey water.

It is sensible to assume that most new houses will be built at or near to the minimum compliance standards in the building code of the time, as will most renovations. However, the minimum standards may not be enough in at least some circumstances, or may not address issues that are specific to the situation in Rotorua. E.g., the geothermal resource is used for heating a small proportion of houses, but a different approach to use of this resource (such as using in-ground heat exchangers) could allow for heating all housing in Rotorua using the resource.

5.3 Sustainable building locations

- *Consider implementing incentives promoting sustainable subdivision design through the District plan*

Response

While subdivision is managed through the District plan, the notion of sustainable subdivision design was not an element of the operative District plan. Principles to be considered include:

- *layout of sections (orientation – e.g. east/west is preferred in order to present the long axis of the house to the sun),*
- *water harvesting (such as for non-potable use),*
- *local or on-site disposal of stormwater and grey water,*
- *connectivity: provision of non-car links (such as cycle lanes, bus turning points, park and ride opportunities and pedestrian options),*
- *landscaping that does not result in heavily shaded houses (e.g. tall trees on boundaries),*
- *local recreational opportunities, especially for higher density housing,*
- *community gardens for high density residential developments,*
- *procurement issues, and*
- *designs that minimize security risks (apply CPTED principles).*

Some councils have introduced incentives to encourage developers to include sustainable principles in their designs (examples in Table 2, Section 2) and it may be worth considering such incentives for Rotorua.

5.4 Renewable energy

- *The geothermal resource could be better managed, and other sources of renewable energy could be more strongly promoted*

Response

- A large number of old geothermal bores are scattered through Rotorua, many of which have been capped (with variable success) and some of which are still used for home heating, tourism or commercial operations. Due to the haphazard nature of these developments over many years, it is unlikely that the resource is being used as efficiently as it could be.
- In-ground heat exchangers (rather than fluid extraction and re-injection, which has bigger environmental costs) have been used locally in the past for home heating and small-scale tourism/commercial operations. RDC could consider promoting the use of in-ground heat

exchangers in preference to geothermal fluid extraction in the revised District plan, as in principle, every house sitting over the geothermal field could be heated in this way. The above-ground version (heat pumps) are not desirable in the area due to corrosion issues with external units.

- *The National Policy Statement for Renewable Electricity Generation (currently in draft form) states that renewable electricity generation on any scale is a matter of national significance. Thus a solar panel on a house, or a micro generation plant supplying electricity to a papakainga housing development, are both of national significance. Policy 5 of the NPS requires councils to implement policies in plans that enable activities associated with the development and operation of small and community-scale distributed renewable electricity generation. Although the NPS is still in draft form, it may be appropriate to draft policies for the revised District plan that are consistent with the NPS.*
- *The cost of solar panels for water heating is coming down. With the price of electricity going up, solar panels are becoming increasingly affordable for water heating, especially on new builds. The revised building code will promote installation of solar panels and the new government may further reduce installation costs by removing the building consent requirement. Council could consider making solar panels a requirement for all new buildings and major renovations, and promoting them for retrofitting to older buildings (except, e.g. if geothermal heating was to be used).*

5.5 Sustainable communities

- ***Promote awareness of sustainability in all aspects of community activity***

Response

- In principle, council will promote sustainable communities through the sustainability policies that will be implemented in the revised plan. A broader approach to community sustainability is more appropriately dealt with in the LTCCP.

6 RECOMMENDATIONS

The following are recommendation and options that will provide the basis for discussion, and subsequent direction from Members. The recommendations draw together information presented in the paper and propose a way forward for the District plan.

In some instances there may only be one option, but most will have a number of options. Members may wish some of the options to be reported on in more detail, and this will be done once initial reaction and direction has been gauged.

Item 6.1 addresses Items 5.1, 5.2 and 5.3

6.1 Minimal policy framework

- *Consideration should be given to raising the profile of sustainability as an objective in the District plan*

Options

- Retain the current situation, where sustainable management is a background theme in the District plan but there is little other direct policy development on energy and built form
- Promote a sustainable approach to energy and built form, using non-regulatory methods.
- Develop a policy framework for promoting a sustainable approach to energy and built form for new development initiatives (including subdivision and new buildings)
- Develop a policy framework requiring a sustainable approach to energy and built form for new development initiatives (including subdivision and new buildings)
- Develop a policy framework promoting a sustainable approach to energy and built form for all relevant activities, including landscaping, renovation, retrofitting, infrastructure and new developments
- Develop a policy framework requiring a sustainable approach to energy and built form for all relevant activities, including landscaping, renovation, retrofitting, infrastructure and new developments

6.2 Renewable Energy

- *The geothermal resource could be better managed, and other sources of renewable energy could be more strongly promoted*

Options

- Issues to do with renewable energy are primarily the responsibility of the regional councils (e.g. geothermal) or the building code (e.g. solar), and no policy development is required
- Build a policy framework that promotes use of renewable energy in general terms, using non-regulatory mechanisms
- Build a policy framework that promotes use of renewable energy, and implement the anticipated regulatory structure flowing from the National Policy Statement on Renewable Electricity
- Build a policy framework that promotes use of renewable energy in all appropriate applications, and requires use under some circumstances.
- Promote the cost savings and Kyoto benefits that arise from undertaking carbon accounting for all elements of the community.

6.3 Sustainable communities

- *Promote awareness of sustainability in all aspects of community activity*

- Assume that sustainable communities will be promoted by the general approach to sustainability in the District plan; no separate policy framework is needed.
- Identify any significant areas where sustainable communities are not being promoted through other sections of the plan, and build policy to address those areas.

7 POLICY DISCUSSION

This section of the paper records Members feedback for Workshop A and includes discussions points from the Workshop. The discussion points from the internal working group (staff members were provided with the Version A document at the same time as Elected Members) are also referenced where relevant.

In Section 6, the first three issues in Section 5 were combined into one overarching issue for simplicity of presentation. The same approach is taken in the sections that follow.

7.1 Minimal policy framework, sustainable building design, sustainable building location

Issue

- *Consideration should be given to raising the profile of sustainability as an objective in the District plan.*
- *While building design is managed primarily through the building code, local environmental management issues might require a higher standard than is supplied by the building code.*
- *Consider implementing incentives promoting sustainable subdivision design through the District plan.*

Recommended policy direction:

Modified Option C

- C. Develop a policy framework for promoting a sustainable approach to energy and built form for new development initiatives (including subdivision and new buildings), landscaping, renovation, retrofitting, infrastructure and new developments.**

Key discussion points:

- General agreement that do nothing/retain existing (Option A) was not reflective of the community on this topic.
- While Members appreciated that there was merit in looking at non-regulatory options like star ratings on sections (Option B), the focus of discussion was around the extent and type of policy framework required that could deliver the best outcomes without being a financial burden on the community. The comment was made on several occasions that there is need to be careful, its good as long as its not overkill; there is a cost involved in moving to energy; there needs to be balance and realism.
- With regard to extent there was general agreement that the framework should not be limited to new developments (Option C), but extend, where practical, to all relevant activities such as landscaping, renovation, retrofitting etc (ie Option E)
- With regard to type, the distinction and implications of “requiring” (Options D and F) versus “promoting” (Options B, C and E) was discussed at length. There was concern about the risk of being over-prescriptive, with this related to issues of cost-burden. An incentive-based approach (promoting) was favoured as a consequence. The Internal Working Group concurred.
- Briefly discussed was the relationship and potential for overlap between the Building Act and RMA. The Building Act will always supply the baseline with respect to new builds and major renovations, ensuring that minimum standards are adhered to. However, management of local issues might support a value-adding approach. While some options could be too generic for this approach to be used (e.g. “energy management”), other options do lend themselves to value-adding (e.g. energy capture, water harvesting, air quality).

The modified Option C is a combination of the front-end of Option C as stated in section 6, and the last section of Option E as stated in section 6. It is being treated as the policy direction for items 5.1 through to 5.3 of the issues from consultation.

7.2 Renewable Energy

- *The geothermal resource could be better managed, and other sources of renewable energy could be more strongly promoted.*

Recommended policy direction:

Option C

- C. Build a policy framework that promotes use of renewable energy, and implement the anticipated regulatory structure flowing from the National Policy Statement on Renewable Electricity.**

Key discussion points

- Members consider Option C to be the baseline/starting point and may be prepared to adopt Option D if the policy team can provide more information/examples at the next workshop on what is meant by “appropriate applications” and “requires use” in that option. The full text of Option D reads: *build a policy framework that promotes use of renewable energy in all appropriate applications, and requires use under some circumstances.*
- The comment was made that it is not renewable energy that is the issue; new energy and new technologies are the issue (eg wind turbines on houses and their effects from a reverse sensitivity perspective). Want to be enabling to new technologies including geothermal. On what scale renewable energy should be promoted (e.g. large-scale industrial or individual property) is an issue that Members were keen to revisit as the District plan review progressed and greater clarity on the final form of the NPS was known.

7.3 Sustainable communities

- *Promote awareness of sustainability in all aspects of community activity.*

Recommended policy direction:

Modified Option A

A. Ensure ~~Assume~~ that sustainable communities will be promoted by the general approach to sustainability taken in the District plan; no separate policy framework is needed.

Key discussion points

- The notion of a sustainable community overlaps with the objectives of the ten year plan process, and it might be more appropriate to address it there.
- Generally agreed that sustainable communities is one of the major aims of the review and we would be remiss as a Council if we cannot deliver a District plan that reflects this objective. The governance in place through the workshops, committees and project plan will ensure achievement. It is a matter that will be audited before the proposed District plan is notified.

8 POLICY DIRECTION

The policy directions provided by Members at the Workshop at which Policy Options were discussed are summarised below, and will provide the platform for development of the issues, objectives and policies in relation to energy and built form in the District plan.

ISSUE	POLICY DIRECTION FROM WORKSHOP A
<p>8.1 Minimal policy framework in the operative plan</p> <p>8.2 Sustainable building design</p> <p>8.3 Sustainable building locations</p>	<p>Develop a policy framework for promoting a sustainable approach to energy and built form for new development initiatives (including subdivision and new buildings), landscaping, renovation, retrofitting, infrastructure and new developments.</p>
<p>8.4 Renewable Energy</p>	<p>Build a policy framework that promotes use of renewable energy, and implement the anticipated regulatory structure flowing from the National Policy Statement on Renewable Electricity.</p>
<p>8.5 Sustainable communities</p>	<p>Ensure that sustainable communities will be promoted by the general approach to sustainability taken in the District plan; no separate policy framework is needed.</p>