

Whangarei District Council Briefing

Proposed Climate Change Strategy Stage 1 Corporate Sustainability Policy

RECAP:

Stage 1: Corporate Sustainability Strategy

This will outline Council's approach to driving sustainability and efficiency within our organisation.

Stage 2: A District Wide Climate Change Strategy

This will contain our approach to the opportunities and risks from the likely impacts of climate change and actions relating to making our district more resource efficient.

WHAT ARE THE OUTCOMES FOR A CORPORATE SUSTAINABILITY STRATEGY?

Drive greater efficiency.

Reduce our environmental impact.

Show leadership and innovation.

An integrated approach across the organization.

Communicate the benefits.

CELEBRATE THE ACTIONS WE ARE CURRENTLY DOING?

Electric vehicle procurement – 3 Renault Zoe's each with a 400km range.

Waste minimization strategy – currently out for consultation.

Green design in our Library building.

LED street lighting (lower energy usage)

IDEAS FOR THE CORPORATE SUSTAINABILITY STRATEGY?

Sustainable Procurement

- Cost and environmental impact of what we procure
- Full life cycle cost and benefits
- Reduce waste
- Can be applicable to relatively small and large procurements

Sustainable Procurement: Examples

Inland Revenue Department:

Saved **\$100,000** through decreasing paper usage

Saved **\$337,000** through improved energy management

Saved **\$4,510** in petrol costs through purchasing electric vehicles.

Energy and water use?

- Reduce our energy and water use
- Green building design for new buildings
- Potential savings on our fuel, electricity and water bills
- Share our learnings with the wider community
- Collaborate with partners (New Zealand Green Building Council, Energy Efficiency and Conservation Authority)

Energy and water use: Example

New Zealand Green Building Council for a commercial building:

Can be achieve **0%** increase on capital build cost compared to a building built to the Building Code

Result in:

60% saving in energy and water use

25% increase in productivity

Return on investment of **9.9%**

16% increase in sale value

Reduce our waste?

- Support our waste minimization policies
- A more effective and consistent approach across the organization
- Aligns with smarter procurement

Reduce our waste: Example

“Waste wise” school programme, Nelson

- Waitaki Girls High School reduced its rubbish from one skip per week to one per month.
- Wanganui High School saved \$14,000 through reducing its waste stream.

Promote Sustainability?

- Use our libraries and customer services to promote sustainability
- Our website and social media could contain or link to relevant information
- Greater support for community driven sustainability initiatives

Promote Sustainability: Example

Auckland Council – Sustainable Living.

- Wide range of initiatives with a focus on supporting existing organisations:
 - Eco Matters Trust
 - Sustainable Living Education Trust
- Events and promotions at libraries, community facilities
- Impartial eco design advice

HOW WILL WE CREATE THE CORPORATE SUSTAINABILITY STRATEGY?

Integration across departments to provide ideas about their area of Council.

Work with external expertise:

- Northland District Health Board

- Eco Solutions

- New Zealand Green Building Council

- Energy Efficiency and Conservation Authority

Questions

NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT CAPACITY

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What is the National Policy Statement on Urban Development Capacity?

- Sets out a process for assessing and providing capacity for housing and business development
- The National Policy Statement on Urban Development Capacity (NPS-UDC) recognizes:

the national significance of urban environments and

providing sufficient development capacity to meet the needs of existing and future communities.

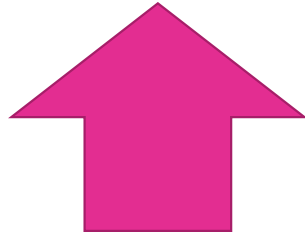
- It has objectives and policies that local authorities must give effect to.

What is the National Policy Statement on Urban Development Capacity?

- A response to housing issues in Auckland and other major centers
- Address failures of the RMA in managing urban growth?
- But will it lead to more affordable houses and cheaper business land?

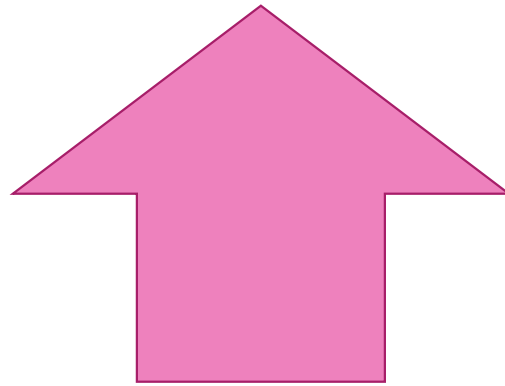
A QUESTION OF GROWTH?

The level of growth will determine what policies apply



Medium Growth

- Urban area with over 30,000 people
- Projected growth of 5% - 10% between 2013 to 2023



High Growth

- Urban area over 30,000 people
- Projected growth of more than 10% between 2013 to 2023

Latest Stats NZ Population Projects have indicated a **10.5%** growth in population between 2013 – 2023 in the **Whangarei Urban Area**.

Under the NPS-UDC we now classified as a **High Growth Area**

Key drivers for population projections

	Current immigration projections (NZ)	New immigration projections (NZ)
2014 - 2018	149,000	276,700
2019 - 2023	60,000	129,000
2024 - 2028	60,000	75,000

Stats NZ also:

- refining the urban area boundaries to reflect changing population density

What does this mean for Whangarei

Being classified as a High Growth Area triggers the following requirements from the NPS-UDC:









1. Quarterly monitoring reports
2. Monitoring of market functionality
3. Housing and Business Land Development Capacity Assessments
4. Introduce minimum targets for housing supply
5. Create a Future Development Strategy

MONITORING THE MARKET

High Growth Area Requirements for Whangarei District Council

	Requirement	Timeframes
PB6	Quarterly monitoring reports which include: <ul style="list-style-type: none">• Prices and rents for houses and business land• Resource and building consents relative to population growth• Indicators of housing affordability	1 June 2017 Report every quarter to Council
PB7	Monitor price efficiency of our market, including: <ul style="list-style-type: none">• Price differential between zones• market functionality indicators• Indicators of development capacity constraints	31 December 2017

Market Indicators

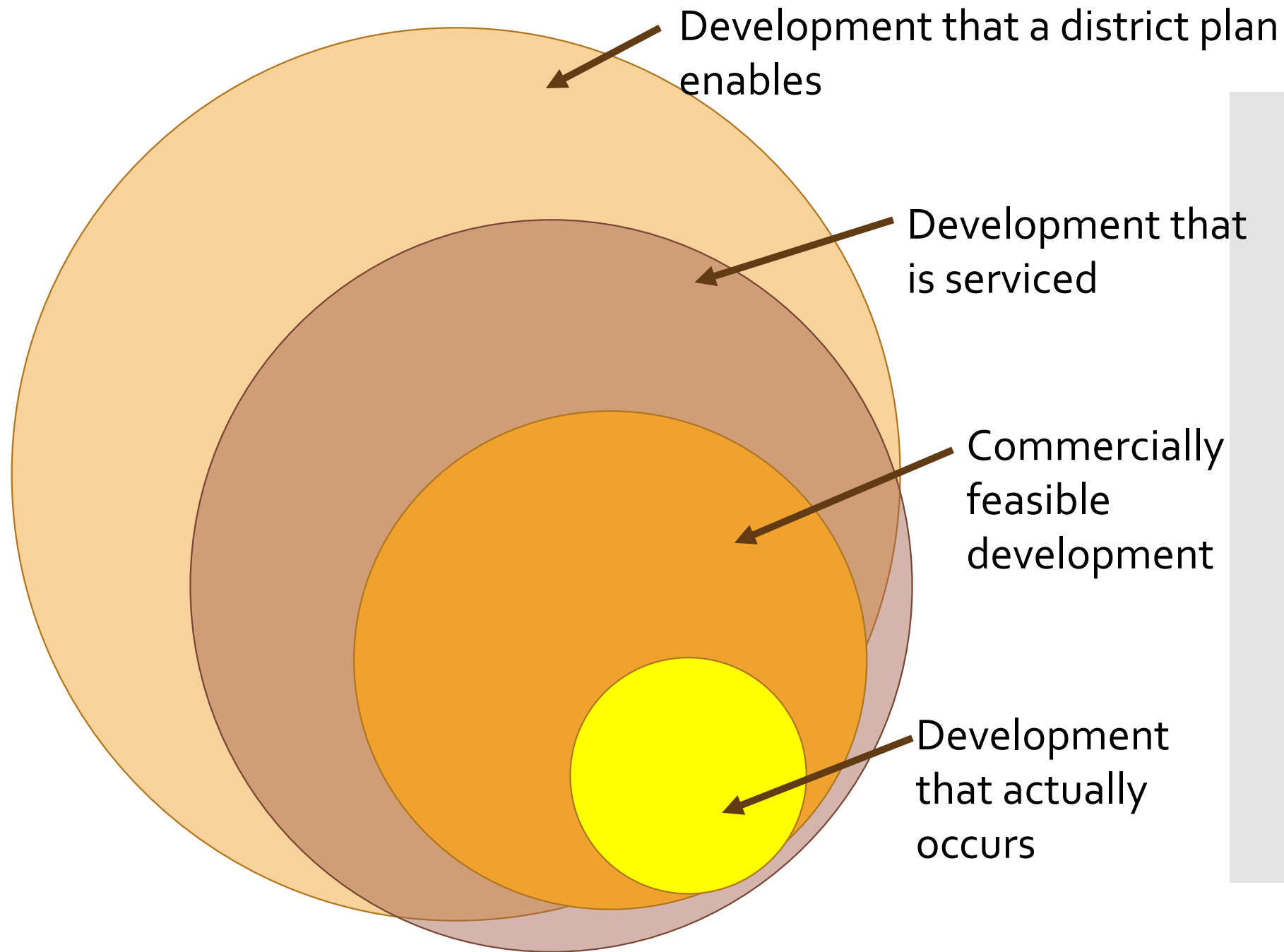
Price Trend	Consents Trend	Market Function
		Rising demand and supply reflects a well functioning market.
		Rising demand but a market constraint limiting supply
		Falling demand and falling supply
		Over supply of development more than demand so price trends fall.

DEMAND AND SUPPLY

High Growth Area Requirements for Whangarei District Council

	Requirement	Timeframes
PB1 – 5	<p>Housing and Business Development Capacity Assessments:</p> <ul style="list-style-type: none">• Estimates of housing and business land demand• Assessment of the interactions between housing and business activities• Estimate of development capacity which includes:<ul style="list-style-type: none">○ Cumulative impact of all RMA regulation (zones, overlays, rules etc)○ Actual and likely availability of infrastructure○ Feasible capacity	1 June 2018

Feasible
Capacity



Feasible Capacity

- Identifying feasible capacity means that we need to understand
 - Housing demand and supply
 - Business land demand and supply
 - Costs of development and the potential profits
- We will need to work with developers to identify issues and opportunities

CAPACITY FOR GROWTH

High Growth Area Requirements for Whangarei District Council

	Requirement	Timeframes
PC5 - 11	<p>Minimum Targets for Housing</p> <ul style="list-style-type: none"> • For the Regional Policy Statement and the District Plan to include targets for housing. • Targets can be included without going through Schedule 1 of RMA 	31 December 2018
PC12 - 14	<p>Future Development Strategy</p> <ul style="list-style-type: none"> • The strategy shall identify the location and timing of future development capacity and provide direction for subsequent District Plan changes • The strategy must go through a consultation process that meets the requirements of either a Schedule 1 of RMA or Part 6 of LGA 	31 December 2018

Housing targets and development strategy.

- 20% feasible capacity for Short / Medium Term
 - In district plan
 - Infrastructure provided or funding confirmed in LTP
- 15% feasible capacity for Long Term
 - In development strategy
 - Infrastructure funding identified
- Changes to RPS and District Plan to deliver capacity.

Feasible capacity

Opportunities and development profits

Constraints and development costs



Development that is feasible

- A 20% profit is needed to make a development feasible?
- Not all land identified for growth can be serviced and developed at the same time
- Think about growth areas and staging the servicing and development over LTP cycles
- Don't focus infrastructure on greenfield development at the expense of urban areas that can enable intensification
- Whole of council approach. Not just pipes and roads – think about parks and community facilities

Sustainable Futures 30/50?

- We currently have a growth strategy which addresses many of the requirements of the NPS.
 - Where growth will occur
 - When growth will occur
 - Needs for servicing
- But, it will need to be reviewed and updated using up to date information from the government and from the monitoring reports.

Next steps

- Establish project team with WDC and NRC and continue to work with government agencies
- First quarterly report will be presented to Council in August
- Scoping and project plan for the Housing and Business Land Capacity Assessments
- Scoping and project planning for the update of Sustainable Futures/Development Strategy



Community Environment Hub

CONCEPT PROPOSAL

What is an environment hub?

- ▶ A space for the community to come together to work on achieving environmental goals.
- ▶ This can include nursery, planting, pest and weed control, education, waste minimisation and sustainability projects.
- ▶ There are a number of environment hubs around the country.
<http://www.environmenthubs.nz/members>





Is there support from the community?

- ▶ A survey identified the following:
 - ▶ Meeting rooms, workspaces and storage as key physical components.
 - ▶ Education, networking, training and shared resources as key uses areas.
 - ▶ A need for a neutral, free meeting space to increase the efficiency of groups and help groups network with each other.

It could
become a great
resource for the
district

Very
forward
thinking!

Good
initiative

Whangarei
needs this
facility

Brilliant
Idea

Support from over 20 organisations

- ▶ Backyard Kiwi
- ▶ Bream Head Conservation Trust
- ▶ Eco-Solutions
- ▶ Kiwi Coast
- ▶ Kiwi Recovery Group
- ▶ Mackesy Landcare Group
- ▶ Ministry of Education
- ▶ Mountains to Sea Conservation Trust
- ▶ Nga Kaitiaki o Nga Wai Maori
- ▶ Northland DHB
- ▶ Northland Fish and Game
- ▶ Northland Regional Council
- ▶ NorthTec
- ▶ NZ Landcare Trust
- ▶ Otuihau Working Group
- ▶ Patuharakeke Te Iwi Trust Board
- ▶ Pukenui Western Hills Forest Trust
- ▶ Reconnecting Northland
- ▶ Transition Towns Whangarei
- ▶ Tutukaka Landcare Coalition Trust
- ▶ Whangarei Harbour Catchment Group
- ▶ Whangarei Urban Landcare
- ▶ Whitebait Connection

Benefits for Council?

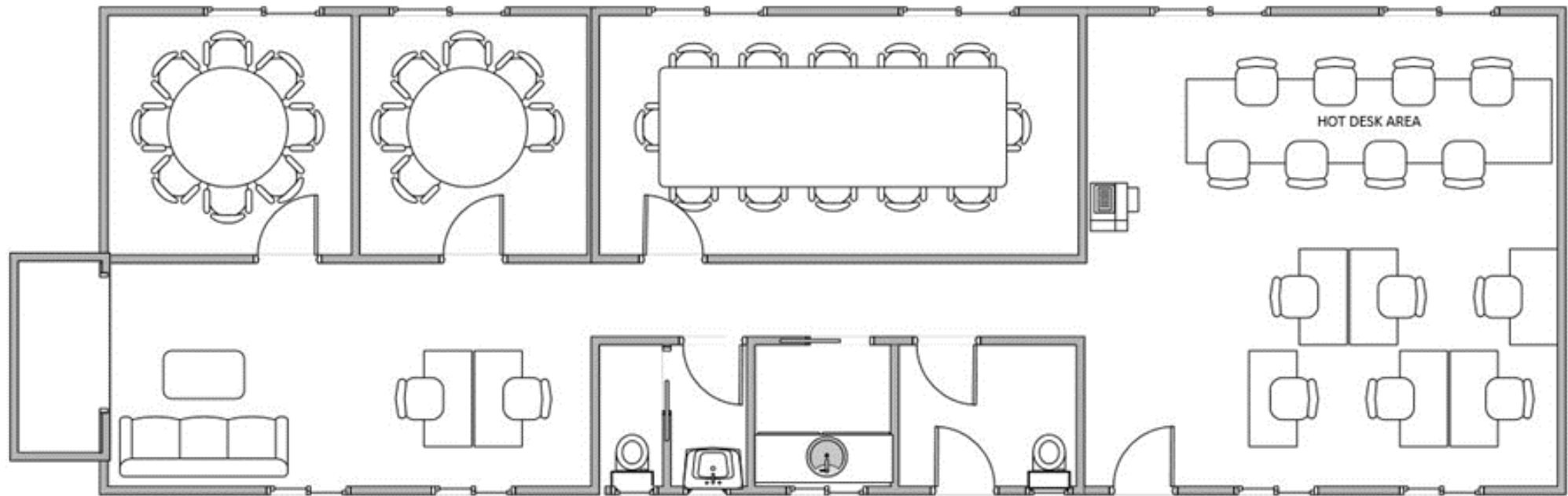
- ▶ Increased opportunity for Council-Community engagement
 - ▶ Committed to Otuihau Water Quality Improvement Project.
 - ▶ Community planting in Upper Hatea Catchment.
 - ▶ Community groups doing pest and weed control on council land.
 - ▶ Living Waters (Hikurangi).
 - ▶ Harbour Catchment groups.
- ▶ Adopted Blue/Green Network Strategy.
 - ▶ Riparian planting throughout city required.
 - ▶ Water quality improvements required.

Should Council support this?

- ▶ This is a very initial look at the idea of a Hub
 - ▶ Realising Council's strategic direction in the Blue/Green Network Strategy and 30:50 Growth Strategy relies on community volunteers with the skills, knowledge and motivation to get things done.
 - ▶ More volunteers are needed to make it all happen.
 - ▶ Our volunteers need resources and support to stay engaged and motivated.
- ▶ Will need to find a budget for it (some available this year but otherwise would need inclusion in LTP)

Where would we host this?

- ▶ 8 First Avenue is unoccupied and in a great location adjacent to the He Kakano nursery and the Fernery.
- ▶ The building has enough space to accommodate hotdesk and permanent workspaces, as well as meeting rooms, and space for shared resources.
- ▶ The adjacent garages are available for equipment storage.
- ▶ The building is currently a shell with a new roof installed in 2015. It would need a complete fit-out before it could be used.



Go to next step?

- ▶ Obtain quotes for building re-fit, equipment and furniture.
- ▶ Work through issues with site.
- ▶ Get partner organisations on board.
- ▶ Look at options for ongoing resourcing.
- ▶ Bring back options for council to make a decision.