



PR250

**SUBMISSIONS TO LOCAL
GOVERNMENT LONG TERM
PLANS**

FINAL REPORT

**A REPORT PREPARED
FOR BEACON PATHWAY LIMITED**

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PR250 SUBMISSIONS TO LOCAL GOVERNMENT LONG TERM COUNCIL COMMUNITY PLANS

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ABSTRACT

Submissions to eleven local and regional council Long Term Council Community Plans (10 year plans) were made on behalf of Beacon Pathway Limited. A summary of the initiatives in relation to the sustainability of the residential built environment by the councils whose plans were reviewed was also developed.

REFERENCE

Easton, L. 2006 Submissions to Local Government Long Term Plans
Report PR250 for Beacon Pathway Limited

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EXECUTIVE SUMMARY

There are 12 regional councils and 72 local councils which make up New Zealand local government. These play a significant role in terms of the sustainability of the residential built environment.

The councils produce Long Term Council Community Plans (LTCCPs) as part of their requirements under the Local Government Act 2002. These plans, which are reviewed 3 yearly, outline the 10 year programme of works, funding and key financial policies for the territorial or regional area. As part of the statutory process of their preparation, submissions are able to be made to the plans.

In order to provide both an opportunity to raise awareness within local government, and to commence the advocacy engagement with local and regional councils, submissions were made on behalf of Beacon to three regional and eight local councils on the content and funding of their LTCCPs. In addition a further three plans were reviewed as part of this process.

The submissions focused, in particular, on the areas of water, energy and waste, as these are the areas where local authorities have a high level of involvement. Three council hearings were attended, and the Auckland Regional Council (ARC) invited the General Manager of Beacon to present to their senior management as a result of the submission made. Two councils have indicated, as a result of the submissions, an interest in engaging further with Beacon around sustainable building initiatives in their local area. The ARC have referred two issues raised by Beacon's submission to their Regional Strategy and Planning Committee for further consideration and have indicated a strong interest in ongoing dialogue with Beacon. This work has reinforced the importance of Beacon engaging with local government and been used to inform the development of Beacon's pathways of portfolio management.

A summary of the key initiatives underway around the sustainability of the residential built environment in the councils whose plans were reviewed has also been developed. The councils who appear to be most progressive, and therefore more likely to engage with Beacon, have been identified for different areas of interest for Beacon.

1 INTRODUCTION

Beacon has two key aspirational goals in relation to the residential built environment:

1. Achieve a high standard of sustainability in 90% of New Zealand homes by 2012
2. Ensure neighbourhoods are developed with reference to a national sustainability framework by 2008

Interventions at all levels of government - both regulatory and non regulatory - are likely to be required in order to achieve Beacon's goals. Local government in particular has a significant influence on the water, waste and neighbourhood aspects of sustainability and therefore, if homes and neighbourhoods are to be developed sustainably in relation to these factors, then Beacon needs to work with, and advocate to, local government.

1.1 Strategic Plan

In terms of Beacon's strategic focus, the Strategic Plan identifies the following priorities to 2008:

Energy – work with current initiatives (eg. those funded by EECA and the Electricity Commission) to promote an energy efficient bundle; develop new initiatives to drive uptake of insulation and solar hot water in new homes and renovations; and leverage the learnings from these to untouched homes.

Water – initially focus on Auckland and drive uptake of rainwater tanks and greywater re-use in new homes; leverage the learnings from this to untouched homes; and then apply these principles to Wellington and Christchurch.

Indoor Environment Quality – scope the issues to develop a work programme.

Neighbourhoods – develop the neighbourhood sustainability framework and pilot this in several locations across the country.

In terms of key performance measures, the following measures strongly point towards an active involvement in local government advocacy and policy development:

- Beacon's focus on energy efficiency, water conservation and indoor environment quality delivers 40% of New Zealand's housing stock to high standard of sustainability by 2012. *Subsequent learning and remaining opportunities will achieve the 90% goal.*
- A high standard of sustainability is incorporated in key national and local policy and regulation (e.g., New Zealand Building Code, Tenancy Act, Unit Titles Act, and District Plans of major councils). Target: Public IP in 6 value cases
- Councils provide incentives for sustainable building based on Beacon toolkits (e.g. Rebating development levies and differential rating systems). Target: Public IP in 10 toolkits.
- The quality of neighbourhood development is measurably improved.



- Beacon has demonstrated the potential of sustainable homes and neighbourhoods through value cases, toolkits and practical projects. Target: Public IP in 6 value cases, 10 toolkits, 6 practical projects.

- Beacon has influenced a wide range of public sector agencies, industry and consumers to make more sustainable choices in the RBE and participated in their policy development process. Targets: 20 submissions made to relevant government legislation, discussion documents and plans; direct involvement and advocacy in 4 government policy development projects.

2 BACKGROUND

2.1 Roles and functions of local government

Currently in New Zealand local government is made up of:

- 12 regional councils
- 15 city councils
- 57 district councils (including the Chatham Islands and four unitary councils which have regional functions).

The core functions of regional councils are:

- management of the effects of use of freshwater, coastal waters, air and land
- biosecurity control of regional plant and animal pests
- river management, flood control and mitigation of erosion
- regional land transport planning and contracting of passenger services
- harbour navigation and safety, marine pollution and oil spills
- regional civil defence preparedness.

The core functions of territorial councils (district and city councils) are:

- community well-being and development
- environmental health and safety (including building control, civil defence, and environmental health matters)
- infrastructure (roading and transport, sewerage, water/stormwater)
- recreation and culture
- resource management including land use planning and development control.

In addition to this, the Local Government Act 2002 introduced new provisions which effectively give territorial and regional councils a “power of general competence” – that is, should the council and their community believe that an issue warrants the involvement of the council, then the council can address it.

2.2 Long Term Council Community Plans

Long Term Council Community Plans (LTCCPs) are the main strategic funding document produced by local government. The Plans are required under the Local Government Act 2002, to be produced 3 yearly starting from 2006, and include the following information:

- a statement of the community’s long term goals and priorities (community outcomes)

- information about the activities provided by the council including the level of service the community can expect and their contribution towards each of the community outcomes
- a long term financial strategy explaining what the council's programme will cost over the next 10 years and how it will be paid for
- key performance targets so that citizens will know whether or not the plan has been achieved.

The LTCCPs describe the activities of the councils and provide a long term focus for their decision making, within a detailed 3 year context.

The requirement for councils to produce a Long Term Council Community Plan is intended to focus local authorities on promoting the wellbeing of their communities, including their social, economic, environmental and cultural wellbeing.

The plans provide flexibility for councils to work cooperatively and collaboratively with other public and private organisations to advance community goals and meet the needs of their communities. Councils are required to consult widely and listen to community views.

2.3 Opportunities for Beacon to influence council LTCCPs

Because councils only produce their LTCCP three yearly, and it is mandatory for them to be produced by 30 June 2006, Beacon has limited opportunity for influence. While local and regional councils can change their work programmes, significant alterations to the LTCCP or significant changes in council policy in future years require a "special consultative procedure" which is a time consuming and costly process. Therefore major long term policy changes or additions of new programmes will largely be included as part of the 3 yearly review of the LTCCP. Beacon's next opportunity to have input to local council's LTCCPs will therefore be during the preparation of the 2009-2019 plans, largely to be undertaken in late 2008.

In addition to producing their LTCCP, local councils are required to produce a Water Services Assessment, Development Contributions Policy, Rating Policy and Statements of Proposal around any major expenditure programmes in their 10 year plans. The submissions process for LTCCPs also encapsulates these documents.

The Water Services Assessment, in particular, is of significance to Beacon and Beacon's goals, as this clearly articulates the approach a council will take in relation to water – for example, if they propose to introduce demand management, or build a new water supply dam or wastewater treatment plan.

The Development Contributions and Rating Policies likewise are of significance to Beacon, as these have the potential to be the locations of council incentives for sustainable building – development contributions for new build, and rating for existing dwellings. For example, Waitakere City Council has comprehensive remissions for water efficiency in its development contributions policy, which has started having an impact on new development within the city.

2.3.1 How effective is a submission?

Submissions processes are at the end of the policy making process, so the opportunity for influence as a result of submissions is fairly limited. However councils do make changes as a result of submissions, and where submissions are delivered verbally in particular, this can make a significant impact on individual councillors

views. Submissions also create an opportunity to formally introduce Beacon and its interest in the residential built environment, and will, in some cases, introduce some councils to the importance of their role in relation to the residential built environment. In the case of smaller councils, very few submissions are made, so in this context Beacon's submission can have more weight.

3 BEACON SUBMISSIONS TO 2006-2016 LTCCPS

3.1 Councils submitted to

Because there are 84 local authorities in New Zealand, all of whom notified their LTCCP's for a 4 week submissions period over April – May 2006, it was not viable for Beacon to submit to every LTCCP produced. Accordingly the focus was placed on areas with large stocks of residential housing where change is needed if Beacon's sustainability goals are to be met. The work was undertaken over the period 26th April - 19th May, so some high population councils did not receive submissions as their LTCCP submission period closed prior to that date (eg Tauranga City Council, Dunedin City Council). Submissions were made therefore to the following Regional, District and City Councils:

- Auckland Regional Council
- Wellington Regional Council
- Canterbury Regional Council
- Auckland City Council
- North Shore City Council
- Manukau City Council
- Wellington City Council
- Kapiti Coast District Council
- Christchurch City Council
- Nelson City Council
- Queenstown Lakes District Council

Verbal submissions in person were also made to Greater Wellington, North Shore City and Auckland City Councils. In addition the Auckland Regional Council requested a specific meeting with the General Manager to discuss the content of the Beacon's submission to their plan. A summary of the written submissions is contained in Appendix One, and meeting records of the verbal submissions are included in Appendix Two.

3.2 Content of submissions

Due to the need to quickly assimilate the content of each council's LTCCP (generally a several hundred page document) submissions were kept to a fairly basic level – introducing Beacon and its goals, outlining why local government is important to these, and focusing on each council's response to issues which make up components of Beacon's high standard of sustainability and neighbourhood sustainability.

The submissions made focused, in particular, around the areas of water, energy and waste, as these are areas where local authorities have a high level of involvement and many programmes are already underway in these areas. Table 1 summarises the submissions made.

Table 1: Summary of submissions made to local and regional councils.

Council	Submission
Auckland Regional Council	<p>Prepare an Energy Strategy</p> <p>Promote sustainable neighbourhoods</p> <p>Increase solid waste minimisation funding for RENEW and REBRI</p> <p>Support & increase funding for environmental education – Big Clean Up boosted around energy conservation</p> <p>Take a role in promoting water efficiency and conservation</p> <p>Review regulatory documents to address Beacon concerns</p>
Greater Wellington Regional Council	<p>Do not spend \$100 million on a new water supply dam –promote water conservation instead and significantly increase water conservation budget</p> <p>Develop an energy strategy</p> <p>Take a more active role in sustainable stormwater management & develop a stormwater action plan</p> <p>Take an active role in environmental education & develop programmes around water, stormwater, energy & solid waste</p> <p>Strengthen role in relation to solid waste – develop cleaner production programmes and waste reduction with the building industry</p> <p>Amend regulatory documents to address Beacon concerns.</p>
Canterbury Regional Council	<p>Support Clean Heat programme & proposed expansion to Timaru, Kaiapoi & Rangiora</p> <p>Support water charges for water resource management</p> <p>Support development of an energy strategy & proposed demonstration projects</p> <p>Strengthen role in relation to solid waste – introduce cleaner production programmes, work with the building industry to reduce waste to landfill</p> <p>Supports environmental education programmes</p> <p>Amend regulatory documents to address Beacon concerns</p>
Auckland City Council	<p>Support development contribution reductions for rainwater tank installation – but introduce subsidies for existing development</p> <p>Support proposed waste management plan – but should introduce direct charging for kerbside waste collection as an incentive for waste reduction</p> <p>Prepare an energy strategy</p> <p>Expand funding for environmental education – include energy efficiency and sustainable building</p> <p>Use council developments to demonstrate sustainable building</p> <p>Introduce controls and education around unflued gas heaters</p>
North Shore City Council	<p>Support proposals to charge for wastewater by volume</p> <p>Support subsidies for rainwater tanks – provide more funding to incentivise other water efficiency measures</p> <p>Expand funding for environmental education – include energy efficiency and sustainable building</p> <p>Use council developments to demonstrate sustainable building</p> <p>Support Waste Wise fund and waste management plan</p> <p>Support development of a water supply strategy – should have a focus on efficiency</p> <p>Amend regulatory documents to address Beacon concerns</p>

Council	Submission
<p>Manukau City Council</p>	<p>Support housing insulation project Suggest direct volume charging for wastewater Investigate options for collection & composting of household organic waste Expand funding for environmental education – include energy efficiency and sustainable building Use council developments to demonstrate sustainable building Introduce controls and education around unflued gas heaters Amend regulatory documents to address Beacon concerns</p>
<p>Wellington City Council</p>	<p>Promote water conservation, provide incentives for water saving & introduce consumption based water charging. Promote greywater recycling Support proposed energy efficiency programmes – develop an energy strategy Take an active regulatory & non regulatory role in relation to stormwater management Expand funding for environmental education – include stormwater, energy efficiency and sustainable building Strengthen role in relation to solid waste – develop cleaner production programmes and waste reduction with the building industry Introduce controls and education around unflued gas heaters Amend regulatory documents to address Beacon concerns</p>
<p>Kapiti Coast District Council</p>	<p>Support introduction of consumption based water charges Support proposed incentives for water efficiency and subsidies for low income homes – include rainwater tank incentives in these, consider development contribution reductions for water efficient development Expand funding for environmental education – include energy efficiency and sustainable building Use council developments to demonstrate sustainable building Investigate options to promote solar hot water Investigate household organic waste collection and direct charges for domestic waste collection Introduce controls and education around unflued gas heaters Amend regulatory documents to address Beacon concerns</p>
<p>Christchurch City Council</p>	<p>Expand funding for water conservation – include subsidies & free water audits Introduce metering and direct charging for water Support development of a water supply strategy – should include water efficiency as a priority Expand funding for environmental education – include energy efficiency and sustainable building Support proposals for kerbside recycling and direct charges for domestic waste collection Support waste management plan measures, in particular Waste Exchange & Supershed Use council developments to demonstrate sustainable building Introduce controls and education around unflued gas heaters Amend regulatory documents to address Beacon concerns</p>

Council	Submission
Nelson City Council	<p>Expand funding for water conservation – include subsidies and incentives including development contribution reductions for water efficiency</p> <p>Charge separately for wastewater</p> <p>Expand funding for environmental education – include energy efficiency and sustainable building</p> <p>Support waste management plan – consider direct charges for domestic refuse collection & investigation of household organic waste collection</p> <p>Support Clean Heat Warm Homes programme and seek expansion of this</p> <p>Support development of an energy strategy and action plans</p> <p>Introduce controls and education around unflued gas heaters</p> <p>Amend regulatory documents to address Beacon concerns</p>
Queenstown Lakes District Council	<p>Promote water efficiency including subsidies and incentives such as development contribution reductions for water efficiency</p> <p>Support full implementation of waste management plan</p> <p>Provide funding to participate in Warm Homes programme. Prepare an energy strategy.</p> <p>Provide environmental education programmes – particularly around water and waste.</p> <p>Introduce controls and education around unflued gas heaters</p>

3.3 Submission responses

Following receipt of the submissions, and in some instances, attendance at hearings, the written responses to the submissions from the councils have been received. In summary these were as follows:

Table 2: Responses to Beacon submissions

Council	Submission Response
Auckland Regional Council	<p>Will not expand funding for waste initiatives</p> <p>Is involving itself more in a sustainable urban environment through submissions on the Building Code & Unit Titles Act, and in advocating for urban design</p> <p>Is not planning to change the Regional Policy Statement to address Beacons concerns</p> <p>Is willing to consider and discuss relevant Beacon research and look at ways in which the council can promote sustainable building.</p> <p>Has referred the issue of the possibility of preparing an energy strategy to the Regional Strategy and Planning Committee for further consideration.</p> <p>Has referred the issue of playing a greater role in the promotion of water conservation and efficiency to the Regional Strategy and Planning Committee for further consideration.</p> <p>Will include energy conservation messages as part of the Big Clean Up and Sustainable Neighbourhoods programmes.</p>
Greater Wellington Regional Council	<p>Is supporting Envirosmart – a national cleaner production programme.</p> <p>Is running the Get Sustainable Challenge in partnership with the Sustainable Business Network.</p> <p>Will continue to have no role in building industry wastes.</p> <p>Generally sees that the local councils have a greater role in relation to</p>

Council	Submission Response
	<p>waste reduction but does assist office based firms to establish waste reduction and recycling systems.</p> <p>Are developing a Stormwater Action Plan and hope Beacon research can input to this.</p> <p>Will not be developing an energy strategy.</p> <p>Is preparing a Wellington Water Management Plan in conjunction with the four city councils [to address issues of water supply expansion versus metering & efficiency]. It does intend to include a water savings target.</p>
<p>Canterbury Regional Council</p>	<p>No response received. In relation to the Beacon submission, the following decisions have been made:</p> <p>Clean Heat programme – this has not been expanded to Kaiapoi, Timaru and Rangiora – instead education programmes will be run.</p> <p>Water charges – further consultation process proposed for introduction in 2007/2008</p> <p>Solid waste – focus on hazardous waste only</p>
<p>Auckland City Council</p>	<p>Development contribution reductions in place for rainwater tank installation in new development – no measures for existing development.</p> <p>Waste management plan – 3 new waste minimisation initiatives are proposed as well as expansion of recycling services (details still being worked on.</p> <p>Energy – have signed up to EECA supported programme for low income households- Snug Homes. Are undertaking energy audit of own buildings. Have commenced an EcoWise energy efficiency programme (subsidized audits) for 400 homes</p> <p>Environmental education – has allocated funding for production of guidelines for sustainable housing including energy and water conservation. Reviewing guidelines for source control of stormwater</p> <p>Council developments to demonstrate sustainable building –Auckland City Art Gallery upgrade & expansion brief requires sustainable building</p> <p>Unflued gas heaters – no action is being taken in this area</p> <p>Regulatory changes – is reviewing the CBD District Plan & Hauraki Gulf Islands District Plan. Is reviewing stormwater regulation to emphasise control at source.</p> <p>Effect of PR200 – the PR200 report was presented to Auckland City after decisions were made on their LTCCP. The report has been forwarded to the Mayoral Taskforce on Sustainability for consideration, for consideration in the development of a Climate Change Action Plan under the CCP Programme and also for consideration as part of the Isthmus District Plan review.</p>
<p>North Shore City Council</p>	<p>The council has decided not to charge separately for wastewater services.</p> <p>Would welcome the opportunity to liaise with Beacon to consider further opportunities for working together and to look at ways to promote sustainable building in North Shore City.</p> <p>Waste education & minimisation programmes are reviewed annually and expansion may be considered in the future.</p> <p>A water demand strategy is being prepared. The council would welcome a discussion with Beacon on how this can be improved.</p>

Council	Submission Response
Manukau City Council	<p>See sustainable building as a Building Code issue.</p> <p>Is interested in Beacon research findings into how local government can promote sustainable buildings.</p> <p>Is currently considering whether to join CCP programme.</p> <p>Prefer to promote links to EECA, BRANZ and other organizations than develop sustainable building information for own area.</p> <p>Has established Manukau Water Ltd which will have direct charging for wastewater but as a fixed charge (not related to use).</p>
Wellington City Council	<p>Will be working with Greater Wellington Council on a Stormwater Action Plan.</p> <p>Is proposing to develop Sustainable Building Guidelines.</p> <p>Is developing an Energy Management Plan (in house energy use)</p> <p>Is preparing a District Plan Subdivision Design Guide which will consider environmental friendly stormwater options. Is reviewing its Code of Practice for Land Development so may include on site stormwater treatment,</p> <p>Is investigating projects to support waste minimisation such as a food waste collection services and facilitating more recycling take up by business.</p>
Kapiti Coast District Council	<p>No response received. In relation to the Beacon submission, the following decisions have been made:</p> <p>Consumption based water charges – will be introduced with metering over the 2008-2010 period. Metering is currently being progressively installed throughout the District.</p> <p>Incentives & subsidies for water efficiency –the package of incentives and subsidies will be reviewed annually against water reduction targets in each water management area and additional tools will be added if required to meet water reduction targets. Information is the greatest focus of the next 12 months, but expansion of incentives and subsidies is likely over time.</p> <p>Funding for environmental education – focus on water and energy efficiency and waste minimisation. Are providing some information on sustainable building.</p> <p>Demonstration of sustainable building – new aquatic centre will be designed as an energy efficient building</p> <p>Promotion of solar hot water – information on solar hot water is provided by the council.</p> <p>Domestic waste – are undertaking further investigations into waste minimisation options, but are not pursuing direct charging. Are proposing to build a waste recovery centre.</p> <p>Unflued gas heaters – no proposals in relation to this area.</p> <p>Regulatory reviews – none proposed to address Beacon concerns.</p>
Christchurch City Council	<p>No response received. In relation to the Beacon submission, the following decisions have been made:</p> <p>Water conservation – no proposals for development contributions remissions or other incentives</p> <p>Water metering & charging –no proposals to introduce this</p> <p>Environmental education – some energy efficiency & sustainable building information now included</p> <p>Waste management – has introduced direct charges for domestic</p>

Council	Submission Response
	<p>rubbish collection beyond allocation of 26 bags per year per household</p> <p>Sustainable building demonstration – are proposing to include some sustainable building features in new Council Administration building.</p> <p>Unflued gas heaters – provide some information on disadvantages and alternatives. No proposal for regulatory action.</p> <p>Regulatory reviews – None proposed to address Beacon concerns</p>
Nelson City Council	<p>No response received. In relation to the Beacon submission, the following decisions have been made:</p> <p>Water conservation – will continue to promote water conservation and charging for water but no subsidies/incentives offered.</p> <p>Wastewater charges – will continue to be included in general rates</p> <p>Environmental education – programmes around energy, waste and water conservation</p> <p>Waste management plan – continuing to charge for refuse collection as part of general rates, are expanding recycling programmes and providing a subsidy for home composting/worm farm setup</p> <p>Clean Heat Warm Homes – will be continuing current programme at level proposed in draft plan</p> <p>Energy strategy and action plans – are continuing to implement these, including Clean Heat –Warm Homes programme, Council energy efficiency, regional policy around energy, and promotion of energy efficiency.</p> <p>Unflued gas heaters – Provide information about negative effects and promote use of flued gas heaters as part of Clean Heat-Warm Homes programme. No proposals for regulatory action.</p> <p>Regulatory reviews – have delayed the adoption of a development contributions policy for 6 months in order to undertake further consultation.</p>
Queenstown Lakes District Council	<p>No response received. In relation to the Beacon submission, the following decisions have been made:</p> <p>Water efficiency – continues to propose to expand water supply infrastructure to support very high (700 litres/pp/day) domestic usage.</p> <p>Waste management –have introduced kerbside recycling for Wanaka, are developing a resource recovery centre</p> <p>Energy –are considering issues of energy efficiency in relation to affordable housing provision.</p> <p>Environmental education –no environmental education programmes are proposed, although waste minimisation awards are now held</p> <p>Unflued gas heaters – no action is proposed in this area</p>

3.4 How effective was the submission process?

As can be seen above, in terms of direct influence on council thinking, with the exception of the Auckland Regional Council and possibly the Greater Wellington Regional Council, the submissions cannot claim to have had a significant impact. They have introduced Beacon to a range of councils, many of whom will not have been aware of its existence prior, and in the case of Manukau City Council and North Shore City Council, the councils have indicated an interest in further communication and involvement with Beacon.

In the case of the Auckland Regional Council submission, this was very positively received, and a meeting between the General Manager and range of senior ARC staff resulted. The issues of the Council role in the promotion of energy efficiency and preparation of an energy strategy, as well as its role in the promotion of water efficiency have been referred to the Regional Strategy and Planning Committee for further consideration. Continued engagement with the ARC may well be useful in terms of Beacon's ability to influence the council opinion and policy decisions in this area.

In the case of the Greater Wellington Regional Council, there was significant political interest in the arguments that Beacon put to the council around prioritising water efficiency over development of a new water source. In response to submissions, the council has decided to develop a Wellington Water Plan, and this represents an opportunity for further engagement and reinforcement of Beacon's messages in this area.

4 LOCAL GOVERNMENT INITIATIVES

As a result of the work undertaken looking at the LTCCPs of the 11 councils, as well as some others which were not submitted on, a summary of the initiatives currently underway in the various councils has been developed. This provides a useful source of information for Beacon, as well as identifying opportunities for research and advocacy. The full summary of initiatives is attached in Appendix Three. A discussion of the topic areas follows.

4.1 Energy initiatives

The main councils involved in significant sustainable energy initiatives are:

Environment Canterbury and Nelson City Council – have extensive Clean Heat–Warm Homes retrofit subsidy programmes for insulation and heating source, are preparing an energy strategy, have identified a major role in this area in the future.

4.2 Water initiatives

The main councils involved in significant sustainable water initiatives are:

Waitakere City Council, North Shore City Council and Kapiti Coast District Council – provide a range of incentives and subsidies for water efficiency. Waitakere and North Shore have consumption based charges for water and this is being introduced at Kapiti Coast. Waitakere and North Shore have significant sustainable stormwater programmes also.

Greater Wellington and Wellington City Council are starting to become aware of water and stormwater issues; however their current approach is not a best practice sustainable one. A significant opportunity exists if Beacon is able to provide persuasive research and advocacy around the work programmed in this area to get a more sustainable outcome from the proposed Wellington Stormwater Action Plan and Wellington Water Supply Plan.

Environment Canterbury and Christchurch City Council are starting to become aware of water supply issues with ECan introducing charges for the management of water allocation and Christchurch City Council developing a Water Supply Strategy. On the face of it, there is likely to be a better environment here than in Wellington for Beacon to use its research findings and advocacy to promote a more sustainable approach to water management.

Nelson City Council appears to be moving down the “more sustainable” track, with some incentives in place for water efficiency, and consumption based charges for water supply. Direct engagement with Nelson City Council may result in moves towards a more sustainable approach to water management.

4.3 Waste initiatives

In Auckland, North Shore City Council is a leader in this area with a comprehensive waste management plan. They have shared services agreement with Waitakere City which is pulling them along in the same direction.

Christchurch City Council has developed a comprehensive approach to waste management with a focus on supporting reuse and recycling.

Wellington City Council, Auckland City Council and Queenstown Lakes District Council are all moving in a positive direction in relation to reducing waste and developing a range of good options through their waste management plans.

4.4 Indoor Environment Quality initiatives

No councils have programmes directly addressing issues around indoor environment quality. Those councils who have home retrofit programmes in conjunction with EECA or MFE (Nelson City, ECan, Waitakere City, Manukau City, Auckland City), as a side benefit, are improving the indoor environment quality (temperature) of low income homes benefiting from the programmes.

4.5 Materials initiatives

Waste minimisation initiatives in some areas (eg Christchurch) have positive impacts in terms of focusing on the construction waste chain, but no targeted programmes exist.

4.6 Neighbourhood Initiatives

A number of councils are addressing sustainable neighbourhoods issues, although this is generally dealt with in their District Plans. The Greater Wellington Regional Council and the local councils within the region (Kapiti Coast, Porirua, Wellington, Hutt City etc) have been participating in this process which addresses a wide range of neighbourhood sustainability issues.

The Auckland Regional Council Sustaining the Auckland Region Together (START) process is a major sustainable development initiative which should address a wide range of neighbourhood sustainability issues.

4.7 Local Government Wide Programmes

There are a number of local government-wide programmes around sustainability, and several of the councils looked at during the course of this work are participants in these programmes. Participation in several of these programmes does indicate an intention around sustainable development which offers an opportunity for Beacon to leverage off. The key programmes are as follows:

Communities for Climate Protection – a local government programme aimed around reducing the contribution of local communities and managing local effects of climate change.



Energy Wise Councils – an EECA co-ordinated programme around energy efficiency promotion and activity within local government.

Zero Waste Councils – a Zero Waste Trust initiative around local government.

5 CONCLUSION AND RECOMMENDATIONS

The LTCCP process, while one which Beacon has had to quickly respond to, has offered an opportunity to gain both a better understanding of the roles of local government with regard to the sustainability of the residential built environment, and to raise the profile and understanding of the role of Beacon and the need for sustainable building.

As a result of the investigation into proposed and current initiatives underway by large local authorities it can be seen that there are key opportunities for Beacon to be involved with local government. Specific opportunities are identified below:

- **Undertake research into local government policy options (regulatory and non regulatory) to promote water efficiency.** Given the number of councils currently wrestling with the need to address water supply issues within their municipality, this will produce valuable public good IP. Given the number of Auckland councils currently subsidising the use of rainwater tanks, this also links strongly to identified priorities in relation to water within the Beacon Strategic Plan.
- **Undertake research into local government policy options (regulatory and non regulatory) to promote energy efficiency.** To date the local government role in energy has been relatively limited with Nelson City and Canterbury Region showing particular innovation and leadership in this area. A detail analysis of these two councils as case studies could be a useful project as this would address both regional and territorial local authority roles in relation to this issue.
- **Utilise information from technology workstream to feed back into local government policy making process.** Research currently underway in the technology workstream scoping indoor environment quality and waste minimisation issues could provide useful information to feed back into the local government policy making process. While most councils looked at in this project consider waste reduction initiatives a core part of their function, this is not the case in all instances, particularly at a regional council level. With regard to indoor environment quality, this is an area where the councils have not, to date, seen a significant role for themselves.
- **Cultivate interested councils as key stakeholders for future Beacon projects.** Greater Wellington, Auckland City Council, Auckland Regional Council and North Shore City Council in particular all expressed a significant interest in Beacon and the desire to incorporate greater sustainability within the built environment of their municipality. Should this level of interest be sustained, it represents an opportunity for Beacon to influence a significant proportion of the residential built environment – particularly as these councils represent a significant proportion of the total homes in New Zealand. One way of managing this interest could be develop a local government stakeholder group, with regular meetings and/or information flow on ways to improve the sustainability of the residential built environment. Closer liaison with these interested councils could also result in Beacon obtaining research funding to undertake research into ways to increase the sustainability of the

residential built environment within a specific municipality, as has already occurred with Auckland City Council.

- **Follow up specific initiatives.**
 - Engagement with Nelson City Council on Development Contributions Policy – suggest could provide incentives for sustainable 3 waters management through this policy.
 - Engagement with Environment Canterbury on water charges policy – to include domestic as well as agricultural consumption in resource management charges.
 - Engagement with the Auckland Regional Council over energy and water efficiency issues as well as promotion of sustainable building within the region.
 - Engagement with Greater Wellington Council over their Wellington Water Management Plan.
 - Engagement with Auckland City Council over their review of the stormwater regulation and review of Isthmus District Plan.
 - Engagement with North Shore City Council over their water demand strategy.

6 REFERENCES

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- Manukau City Council (2006) Long Term Council Community Plan
- Nelson City Council (2006) Long Term Council Community Plan
- North Shore City Council (2006) Long Term Council Community Plan
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- Queenstown Lakes District Council (2006) Long Term Council Community Plan
- Rodney District Council (2006) Long Term Plan 2006-2016
- Tauranga City Council (2006) Ten Year Plan
- Waitakere City Council (2006) Long Term Council Community Plan



Wellington City Council (2006) Long Term Council Community Plan

APPENDIX ONE

Summary of Submissions Made to Regional and Local Council LTCCPs

1. Consumption-based water charging

Beacon submits that, in order to reduce water consumption, councils should:

- promote water conservation,
- provide incentives for installation of water saving mechanisms such as low flow devices and rainwater tanks
- introduce water metering and linked user charges for water, rather than including these costs in general rates
- promote greywater recycling for toilets and garden use.

Beacon's research identifies that council promotion of water conservation could lead to at least a 25% reduction in water use. Examples of possible promotion are through subsidising "gizmos" to reduce water use in toilets, partly subsidising rainwater tanks in existing developments, and providing free water audits for households.

Beacon encourages councils to consider a development contributions levy reduction for new developments which provide water efficiency devices (eg low flow shower and tap fittings, dual flush toilets, no waste disposal units). This would incentivise the development of water efficient development and reduce the impacts of growth on the water supply network.

Beacon supports water metering to enable better identification of leaks in the system and to make water users aware of the direct financial cost of water provision. Water metering makes water efficiency an important consideration for users. Beacon strongly supports reducing charges for water users who undertake water efficiency actions.

If the water conservation message was combined with metering, the environmental and direct financial costs to the community of developing new water sources could be deferred or avoided.

Beacon recognises the adverse effects of removing water on aquatic resources. Promotion of water conservation would enable greater allocation of water resources to ecosystems.

2. Waste water

Beacon submits that councils should recognise that water conservation has significant benefits in terms of reducing the need for, or deferring waste water upgrading works such as increased pipe sizes and wastewater treatment plant expansions. Beacon submits that councils who currently meter for water should examine the potential for charging for wastewater directly rather than including these costs in general rates.

The identification of the costs of wastewater services would make the payback period for many water conservation measures more viable and attractive for the consumer.

3. The Clean Heat Warm Homes Programme

Beacon strongly supports the continuation and expansion of the Nelson City Council's, Manukau City Council's and Canterbury Regional Council's Clean Heat/Warm Homes Programmes and the associated subsidies and interest free loans for residents and landowners retrofitting their homes with more appropriate heating technology and insulation.

4. Energy efficiency

Beacon supports council efforts to increase energy efficiency in their areas by providing information and guidelines and leading by example. Beacon notes that some councils have made significant savings in their own operations by undertaking energy audits of their facilities (libraries, community centres etc) and introducing energy efficiency measures. For example, Waitakere City Council has saved \$520,000 over five years with its energy efficiency programme.

Beacon submits that councils should develop an Energy Strategy and consider providing subsidised energy efficiency programmes. A number of councils, eg Nelson City, Manukau City, Environment Canterbury and Waitakere City, offer subsidised or free installation of energy efficiency measures such as insulation into low income homes.

5. Solar hot water heating

Beacon has identified that significant energy efficiency can be obtained through the use of solar hot water systems, either as a full system or as a pre-heating system. Beacon submits that councils should investigate options to promote solar hot water heating, including the possibility of providing direct assistance (eg building consent fee waivers) for its installation.

6. Stormwater management

Beacon submits that councils should take a more active regulatory and non-regulatory role in promoting sustainable stormwater management. Councils should promote stormwater treatment through regulation and education. Beacon supports the development of a Stormwater Action Plans. Some water conservation measures undertaken (such as use of rainwater tanks) will also reduce the demand placed on the stormwater management system.

7. Urban environment

Beacon suggests that councils should take a stronger role in promoting sustainable neighbourhoods, and recommends using Beacon's sustainable neighbourhood assessment methodology.

8. Environmental education

Beacon supports councils taking an active role in environmental education and seeks that such programmes be expanded to cover wider sustainable building education including:

- water efficiency,
- stormwater reduction,
- solid waste,
- energy efficiency,
- passive solar design,
- use of sustainable building materials, and
- the creation of healthy indoor air environments.

Beacon supports the Auckland Regional Council's Big Clean Up campaign and Canterbury Regional Council's Education for Sustainability programme.

9. Demonstration of sustainable building

Beacon submits that council facility developments provide an opportunity to showcase best practice sustainable building, in particular energy and water efficiency, but also use of sustainable materials, waste minimisation from construction and demolition and inclusion of measures to ensure a high quality indoor environment.

Using council facility developments as a demonstration will both assist in promoting sustainable building within the area and deliver tangible benefits to the Council in terms of operational cost savings and improved employee wellbeing.

10. Measures to reduce solid waste and local implementation of the New Zealand Waste Strategy.

Beacon submits that councils should strengthen their role in relation to solid waste and local implementation of the New Zealand Waste Strategy. This could include further development of cleaner production programmes and work with major sectors such as the building industry to reduce the amount of waste to landfill.

Beacon supports cleaner production initiatives, the RENEW waste exchange and the REBRI construction and demolition waste programme. Funding should be increased to allow wider penetration of these initiatives.

Beacon submits that waste programmes should be expanded to consider the life cycle of materials in the building industry, as this has a significant impact on the amount, recyclability and degree of hazardous nature of construction and demolition waste.

Beacon also notes that several councils (eg Waitakere, North Shore, and Christchurch) are investigating collection of household organic waste for composting and suggests that other councils also consider this issue for their community.

11. Unflued gas heaters

Beacon submits that councils should introduce controls prohibiting the use of unflued gas heaters, given the adverse effects on indoor air quality (high moisture, high CO₂) of their use. Councils should also introduce education programmes about their negative effects on health and safety within the home.

12. Using Beacon's research

Beacon is planning to undertake research into how local government can promote sustainable building and looks forward to sharing this information in the future with councils. Beacon submits that council staff time should be allocated to liaise with Beacon over the results of this research and look how the council can better promote sustainable building within its community.

These measures could include amendments to the City Plan and other regulatory documents to incorporate the following considerations:

- Orientation and design of all buildings to suit both passive and active solar (e.g. solar hot water heating);
- Design to suit natural ventilation;
- Design of all buildings for energy efficiency;
- Provision for wind turbines and other means of renewable energy generation in Plan rules and in the design of all buildings and infrastructure;
- Use of innovative stormwater treatment systems;
- Requirement for stormwater reduction mechanisms such as landscaping design, pervious surface requirements, green roofs, rainwater tanks;
- Provisions in relation to trees in carparks, in order to provide shade, reduce the effect of large heat islands, and absorb runoff from impermeable surfaces;
- Provision for avenue trees to occupy a small portion of the space devoted to kerbside parking lanes;
- Provision or requirement for greywater recycling systems;
- Requirement for interconnected street patterns;
- Requirement for safe, convenient, and high-quality facilities for pedestrians, cyclists and users of public transport.

APPENDIX TWO

Beacon Meeting Records for Verbal Submissions

BEACON MEETING RECORD

MEETING TITLE	Submissions Hearing Auckland City Council
MEETING DATE	June 2006
WRITTEN BY	Lois Easton, Policy and Regulatory Research Team Leader

Meeting called by: Auckland City Council LTCCP Hearings Committee
Attendees: Lois Easton, Nick Collins, Councillors Auckland City Council
Purpose of meeting: To hear Beacon's submission on the Auckland City Council LTCCP
<p>Relevance to Beacon:</p> <p><i>Beacon made a submission in support of a number of provisions and proposals in the Auckland City Council LTCCP which would contribute to achieving Beacon's goals, in particular around the water aspects of the high standard of sustainability. Beacon also sought that the Council address other issues which would help with progress towards the 2008 neighbourhood and 2012 homes goals.</i></p>
<p>Brief outline of content:</p> <p><i>After hearing the submission Auckland City Councillors asked questions and discussed the submission. The Councillors are mixed in support of Beacon's goals, with some very supportive, some very opposed, and most sitting on the fence. .</i></p>
<p>Action points arising:</p> <p><i>Auckland City Council will provide a written response to Beacon's submission.</i></p>

BEACON MEETING RECORD

MEETING TITLE	Submissions Hearing North Shore City Council
MEETING DATE	May 2006
WRITTEN BY	Lois Easton, Policy and Regulatory Research Team Leader

Meeting called by: North Shore City Council LTCCP Hearings Committee
Attendees: Lois Easton, Mayor and Councillors North Shore City Council
Purpose of meeting: To hear Beacon's submission on the North Shore City Council LTCCP
<p>Relevance to Beacon:</p> <p><i>Beacon made a submission in support of a number of provisions and proposals in the North Shore City Council LTCCP which would contribute to achieving Beacon's goals, in particular around the water aspects of the high standard of sustainability. Beacon also sought that the Council address other issues which would help with progress towards the 2008 neighbourhood and 2012 homes goals.</i></p>
<p>Brief outline of content:</p> <p><i>After hearing the submission North Shore City Councillors asked questions and discussed the submission. They were interested in Beacon's support for their water conservation and wastewater reduction programmes and how they incentivise water efficiency, however a number of councillors are concerned about equity and efficacy issues. In particular they were interested in whether Beacon planned to do any research on what were the most effective mechanisms for promoting water efficiency and the effectiveness of wastewater charging as a way of achieving water conservation.</i></p>
<p>Action points arising:</p> <p><i>North Shore City Council will provide a written response to Beacon's submission.</i></p>

BEACON MEETING RECORD

MEETING TITLE	Greater Wellington Regional Council
MEETING DATE	16 May 2006
WRITTEN BY	Vicki Cowan, Knowledge Manager

Meeting called by: Greater Wellington Regional Council's Planning and Monitoring Subcommittee

Attendees: Vicki Cowan, Councillor representatives on the subcommittee

Purpose of meeting: Oral presentation in support of Beacon's written submission on Greater Wellington's LTCCP

Relevance to Beacon:

Beacon made a written submission in support of a number of provisions and proposals in the Greater Wellington Regional Council LTCCP which would contribute to achieving Beacon's goals, in particular around the water aspects of the high standard of sustainability. Beacon also sought that the Council address other issues which would help with progress towards the 2008 neighbourhood and 2012 homes goals.

Brief outline of content:

A brief presentation was given drawing the councillor's attention to the water and energy aspects of our written submission. The Councillors and the committee's chair expressed much appreciation of Beacon's submission, which they had found very useful. One member raised the point that our emphasis on water conservation measures was in direct contrast to advice the council had received. Did we think the council could avoid or defer development of new water supply? Reply: certainly defer and hopefully avoid. Another specifically noted it would be useful to have data on water conservation, particularly around the impact of metering. One questioned how the WRC could engage with Beacon as it was clearly of use to them, indicated that our PR research stream was developing tools for councils that we hoped to roll out through interested councils. Two more councillors approached me informally and commended our submission, noted that the council was moving into a large debate around water and that any support we could provide would be invaluable. Noted that we should copy councillors in on any correspondence to WRC.

Action points arising:

Beacon should seek a meeting with the chair of this committee and one or two other enthusiastic councillors. At the very least any water information Beacon could provide could be sent in as a further written submission.

APPENDIX THREE

Local Government Sustainable Building Initiatives Identified in Long Term Council Community Plans

Council	Energy	Water	Waste	Indoor Env Quality	Materials	Other
Auckland Regional Council	No significant initiatives. As a result of Beacon submission and legislative change (RMA) are considering role in relation to energy issues.	<p>Management of resource consents for major water supply sources (Waitakere and Hunua dams, river and groundwater abstraction) and wastewater disposal (Mangere, North Shore and various local Rodney systems)</p> <p>Good education programmes around water conservation.</p> <p>Very significant programmes and regulation around stormwater management and treatment.</p> <p>Are advocating to central government that should take over ownership of Watercare (Auckland Region bulk water and wastewater provider). Are considering an expanded role in relation to water management issues.</p>	Offer education programmes, part funder & founder of REBRI scheme which is no longer seen as a high priority by the council, some regional co-ordination of waste minimisation and cleaner production initiatives particularly around hazardous waste.	No activity – though do claim to have some data in this area	Only as relates to REBRI and cleaner production initiatives	<p>Run The Big Clean Up as a relatively comprehensive programme promoting a range of sustainability initiatives. Are proposing to expand this to a neighbourhood basis.</p> <p>Have recently started taking on a more significant role around urban design and neighbourhood type issues.</p>
Greater Wellington	No activity	<p>Provide water supply system.</p> <p>Currently proposing to develop an additional water supply dam</p> <p>Proposing to commence very small water conservation programme.</p> <p>Are preparing a water supply plan.</p> <p>Starting to become aware of stormwater issues and are preparing a stormwater action plan.</p>	Is supporting Envirosmart – a national cleaner production programme. Also assists office based firms to establish waste reduction & recycling programmes.	No activity	No activity	Has a Be The Difference Programme and website (similar to the ARC Big Clean Up but less \$\$\$) providing information on water, waste and air quality in particular

Council	Energy	Water	Waste	Indoor Env Quality	Materials	Other
ECan	An area of significant engagement for the council. Offer Clean Heat Programme (incl. subsidy insulation) Developing an energy strategy. Actively promote energy efficiency.	Considering charging for water management services –further consultation proposed on this.	Resource consents for waste disposal only	No activity	No activity	
Rodney District Council	CCP Programme may drive some work in this area.	Operate a range of local water supply and wastewater disposal systems for their communities. Metering and consumption based charges are in place. Offer subsidy for rainwater tanks for new development and retrofit. Actively promote rainwater tanks, greywater reuse and provide comprehensive information on water efficiency devices and habits.	Charge for domestic refuse collection. Offer free recycling programmes. Run a number of resource recovery centres. Provide waste minimisation information and education – targeted at households.	No activity	No activity	Provide information around sustainable building.
North Shore City Council	EnergyWise Council CCP (Communities for Climate Protection) Programme may also drive some work in this area.	Water supply from Watercare Charge for water supply Offer subsidy for rainwater tanks Offer education programmes Operate own wastewater treatment plan Guidelines for sustainable stormwater Sustainable stormwater demonstration projects Are now participating in TUSC	Offer education programmes Considering household organic refuse collection. Waste minimisation and cleaner production programmes. Is a Zero Waste Council	No activity	No activity	Are producing a Good Solutions Guide for apartment development which is intended to include sustainable building issues. There is agreement that this guide will be used by other Auckland councils.

Council	Energy	Water	Waste	Indoor Env Quality	Materials	Other
Auckland City Council	<p>Joint funding of Snug project installing energy efficiency measures and insulation in low income households.</p> <p>Are commencing energy efficiency audits of council buildings.</p> <p>CCP Programme may also drive some work in this area.</p>	<p>Water supply and wastewater disposal from Watercare</p> <p>Charge for both water supply and wastewater (75% of water used)</p> <p>Offer \$1000 reduction of development contributions on new development installing rainwater tanks.</p> <p>Require in combined sewer catchments stormwater detention tanks to be installed where increase in impermeable surfaces.</p> <p>Metrowater as water utility has a focus on profitability rather than sustainability.</p>	<p>Domestic refuse collection and recycling services.</p> <p>Trialling household organic refuse collection.</p>	No activity	No activity	<p>Have allocated funding for sustainable building guidelines.</p> <p>Some council developments are proposed to include sustainable building aspects.</p> <p>Have set up a property company to undertake development which meets council objectives – one of which is sustainable building.</p>
Waitakere City Council	<p>Joint funding towards Eco Wise West project installing energy efficiency measures and insulation in low income households</p> <p>Energy Wise council – developing an Energy Strategy</p>	<p>Water supply and wastewater disposal from Watercare</p> <p>Offer subsidies for rainwater tanks and other water efficiency measures</p> <p>Offer water audits and education through WaterWise programme</p> <p>Offer financial contribution reductions for water efficient development –using TUSC and offer contribution reductions where they meet 10 - 40% reduction target</p>	<p>Domestic refuse collection and recycling services.</p> <p>Operate a transfer station and composting facility.</p> <p>Considering household organic refuse collection.</p> <p>Waste minimisation and cleaner production programmes.</p> <p>Is a Zero Waste Council.</p> <p>Have a Corporate sustainability programme which includes waste audits.</p> <p>Offer comprehensive waste education programme and education centre.</p>			

Council	Energy	Water	Waste	Indoor Env Quality	Materials	Other
Manukau City Council	Joint funding towards Manukau Housing Insulation Project for low income homes (35/year)	Water supply and wastewater disposal from Watercare. Have set up local water infrastructure services through a CCO. Water metered and consumption charges. Provide education and information on water efficiency.	Domestic refuse collection, offer recycling services. Part owners of Whitford Landfill.	No activity	No activity	
Tauranga City Council	Energy Wise Council – developing an energy strategy	Provide water supply and wastewater disposal through CCO Tauranga Water. Water metered with consumption based charges.	Operate Cleaner Production programmes and is part of Envirosmart programme.	No activity	No activity	
Kapiti Coast District Council	Are looking at energy efficiency in the context of own use. Are looking at viability of sustainable generation eg wind, solar. Are signed up to CCP programme and have reached Milestone 3. Are an Energy Wise Council and developing an energy strategy Energy efficiency education programme.	Introducing consumption based water charging 2008/2009. Target reduction of water use to 400 litres per day per person Conservation / education programmes Support a Green Plumber programme	Operate several landfills, waste collection and recycling schemes. Are a zero waste council. Undertaking major review of waste services in 06/07, investigating a range of waste reduction options.	No activity	No activity	Has sustainability section on website covering information on building (mostly referrals), Climate change, energy, water and waste
Wellington City Council	Is developing an Energy Management Plan – focus on in house energy use. CCP Programme may drive some work in this area.	Starting to address stormwater issues.	Investigating options for waste minimisation support.	No activity	No activity	

Council	Energy	Water	Waste	Indoor Env Quality	Materials	Other
Nelson City Council	Has an energy strategy and action plan. Includes energy issues in its regional plan and as a key Community Outcome in its LTCCP. Operates a Clean Heat-Warm Homes programme installing insulation and modern heating into low income households – 100% subsidy or 50% subsidy for landlords. Is undertaking energy audits and retrofits of council buildings.	Water supply is metered with consumption based charges. Conservation/ education programmes.	Operate landfill, waste collection and recycling services. Has a comprehensive waste management plan. Investigating a range of waste reduction options. Provides subsidy for worm farm/composting setup.	Benefits accruing indirectly from Clean Heat-Warm Homes programme.	No activity	
Christchurch City Council	CCP Programme may drive some work in this area. Are proposing to produce a City Wide Energy Plan.	Operate water supply and wastewater network. Water from aquifer. Operate wastewater treatment plan, new ocean outfall to be constructed. Waterwise education/information conservation programme. Developing a water supply strategy.	Kerbside recycling and user charges for waste from 2008. Resource recovery centre Focus on wood and rubble waste as well as domestic waste. Comprehensive waste management strategy supported by cleaner production and waste minimisation initiatives.	No activity	No activity	Building new civic offices. Proposed as demonstration of sustainable building. Has developed sustainable home guidelines
Queenstown Lakes District Council	Are developing significant affordable housing stock – energy efficiency is one of a long list of considerations.	Operate water supply and wastewater disposal systems. Propose to expand supply and disposal network significantly. High water use, no conservation focus.	Charge for domestic refuse collection, recycling expanding to Wanaka Waste minimisation awards Waste management strategy incl. waste minimisation initiatives	No activity	No activity	