

Chairperson and Committee Members

ENVIRONMENT AND COMMUNITY DEVELOPMENT COMMITTEE

19 JULY 2012

Meeting Status: **Public**

Purpose of Report: For Decision

SUPPORT FOR ENERGY EFFICIENT HOUSING**PURPOSE OF REPORT**

- 1 To report on and seek approval for funding associated with the development of an energy efficient housing initiative on the Kāpiti Coast.

SIGNIFICANCE OF DECISION

- 2 This report does not trigger the Council's significance policy.

BACKGROUND

- 3 As a result of the Council's stated interest in sustainable (clean) technology as part of its economic development strategy and arising out of links developed via the Clean Technology Centre, the Council has been approached by the Hikurangi Foundation to partner with it in an energy efficient housing initiative. This is the development of an education, potential training package and display home, associated with a new housing design known as the 'Little Greenie'.
- 4 Little Greenie Design & Build is a building services company focused on sustainable cost effective building design to provide comfort and energy performance. Lawrence McIntyre, the owner, established the first Little Greenie House in Golden Bay. The house is acknowledged by EECA as having the highest energy efficient house in the country (9/10 stars) with heating bills of less than \$70 per year for a one bedroom house. It is let out as holiday accommodation and as a living example of the comfort levels that can cost effectively be achieved through simple considered design.
- 5 The key features of the Little Greenie House are:
 - simple studio style house of 104m² including garage and covered area. (i.e. sleeping for up to two people with living in the same space);
 - polyester and concrete floor design where no concrete has contact with the earth. Thermostatically controlled and solar powered under floor heating;
 - triple insulated external walls on a traditional kiwi house frame clad with vertical colour steel. Internal adobe walls as heat sinks;
 - double insulated roof cavity;
 - airtight construction with double glazing and controlled passive ventilation;
 - composting toilet;
 - renewable electricity and solar water heating.

The Hikurangi Foundation has been working with Lawrence McIntyre on opportunities for building more Little Greenies with the ultimate aim of promoting healthier, more energy efficient and sustainable housing stock in New Zealand. As part of this, they have developed a relationship with the Clean Tech Centre and will shortly become a member of the Centre.

Proposed project

The Hikurangi Foundation would like to partner with Council and others, particularly the Clean Tech Centre, to establish an education and engagement centre using 'Little Greenie' design and build principles.

The initial proposal is to build a 2-3 bedroom Little Greenie in Ōtaki which can be used as a holiday let and to provide space for corporate events, meetings, accommodation for visitors to the Clean Tech Centre and so forth. This would be managed over a 5 year period and then sold hopefully providing a full return on investment. The estimated costs are in the order of \$450,000 - \$500,000. A copy of the business proposal is attached.

The purpose of initially building a Little Greenie in Ōtaki is to provide people with physical access to a Little Greenie so they can experience what it is like and understand the advantages of this type of building design.

In addition to this, there is potential for a range of associated programmes including:

- up-skilling established trades professionals in Little Greenie design and build principles and practice - leading to Little Greenie certification;
- training in the specification and installation of renewable energy and energy efficient technology;
- training and education in water, waste, and energy management.
- open homes;
- mixed community-use;
- research site for thermal dynamics and building performance;
- experience advocacy (senior decision makers in the private, public and community sector);
- Council meetings;
- providing accommodation for visitors at the Clean Technology Centre.

Further Greenie related activities in the Wellington region could include:

- the implementation of a Little Greenie curriculum in the Weltec Building Apprenticeship at the Ōtaki campus from 2013;
- a design competition with VUW School of Architecture and Design;
- close cooperation with CTC on technology testing and commercialization;
- close cooperation with the development of the Community Energy Network / Sustainability Trust.

The Hikurangi Foundation will manage the development and implementation of this Project. This includes finding finance, identifying potential sites, (a beach-front site is considered the best for a holiday let and give a better prospect of return on investment when the property is sold at the end of the programme term) and project management.

What the Foundation would like from Council is a commitment in principle to:

1. some grant funding over the 4 or 5 term of the project up to \$250,000; and
2. undertake the management of the rental property via the i-SITE .
3. involvement in the programme design and management of the wider education and engagement programmes.

Issues

CONSIDERATIONS

- 6 This section should provide Councillors with issues and options they will need to consider in coming to a decision, including as appropriate:
 - Long Term Plan or Annual Plan contexts;
 - options with advantages and disadvantages spelled out for both.
- 7 Your arguments and discussion need to be:
 - thorough and logical; and
 - factually accurate.
- 8 If Council officers have a preferred option state that and why.

Financial Considerations

- 9 Is there sufficient funding for what is proposed? Detail with reference to the Long Term Plan/Annual Plan and lay out any costings by financial year. If additional funding is required where is it being sourced?

Legal Considerations

- 10 Details any statutory requirements, referencing the appropriate clause/s of legislation and any internal legal advice sought (as appropriate).

Delegation

- 11 This section is critically important as it sources the delegation for the decision needed to be made. Please quote the relevant clause from the current version of the Governance Structure (copy available from the Democratic Services Team).
- 12 If the decision-making body to whom the report is addressed does not have the delegation to make the decision, the recommendations should reflect that as a recommendation by the Committee/Subcommittee/Community Board to Council.

Consultation

- 13 Explain if the Community Boards/community/other agencies have been consulted in this matter.

Policy Implications

- 14 It's important in this section to reference:
- any relevant prior or existing Council policies; and
 - any impacts on future Council policies.

Tāngata Whenua Considerations

- 15 Are there issues for consideration relating to iwi? Are there Treaty of Waitangi issues?

Publicity Considerations

- 16 Should a communications plan/strategy/media release be developed in respect of the issue? Is this a good news story?

Other Considerations

- 17 Are there other issues which need to be mentioned such as social impacts? If not, delete this section.

CONCLUSION

- 18 Only include this section if your report is 5+ pages in length. Otherwise, delete this section.

RECOMMENDATIONS

19 The recommendations section is critically important, as once they are voted on by Council they become legally binding – consider their wording carefully!:

- Recommendations should stand alone as self-explanatory;

(Example: That the Council adopts the Kapiti Coast District Council’s Winemaking Strategy 2011 and revokes all previous policies.)

- If appropriate include a reference to the report number and any relevant Appendices.

(Example: That Council approve the terms of the contract for XYZ, as detailed in Appendix 1 of report Corp-11-456)

Report prepared by:

Approved for submission by:

Gael Ferguson

N/A

Title

Title

ATTACHMENTS:

Number and describe your appendices here. Make sure they have been referenced in the body of the report.

REMINDERS

- 1 Proofread your report for:
 - Correct, sequential formatting of paragraphs
 - Spelling, grammar, punctuation
 - Use of macrons
 - Logic, plain English
- 2 Make sure the report is peer reviewed and signed off by another Council officer AND your Group Manager before submitting it to Democratic Services for SLT Review.