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**Project title: Sustainable Building Guidelines**  
**Strategy area: Environment**

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## 1. The Proposal

That Council:

- develop a set of guidelines and tools for private developers, architects and residents to facilitate the incorporation of sustainable building features and practices in new building developments and urban intensification projects. This includes investigating how regulatory tools can be applied and advocating to Government regarding sustainable features in the Building Code to achieve desired outcomes.
- develop in-house standards to promote the incorporation of sustainable building practices into new Council building facilities and building retrofits.

## 2. Strategic Fit

The development tools and guidelines would contribute to priority #1 from the Urban Development Strategy:

*The Council will improve the way infill development in residential areas is managed.*

The in-house sustainable building standard for new Council buildings and the development tools private building developments would contribute to priority # 6 from the Environment Strategy:

*The Council will increase its promotion of water and energy efficiency and conservation, energy security, and the use of renewable energy sources, and it will take a more active leadership role in these areas.*

## 3. Relationship to Existing Activities

Developing guidelines to help developers and residents assess and plan new buildings/houses against sustainability indices and developing a standard for incorporating sustainable building features into new Council buildings/facilities would achieve the following outcomes:

- **Outcome 8: More sustainable (Environment)** - Wellington will reduce its environmental impact by making efficient use of energy, water, land and other resources; shifting towards renewable energy resources; conserving resources; and minimising waste.
- **Outcome 8: More Sustainable (Urban Design)** – Wellington’s urban form will support the efficient and sustainable use of our natural resources and promote prosperity and social wellbeing over the long term.

Council requires new buildings, additions and renovations to meet building regulations from the Building Act 2004 and the Building Code. Developers must also comply with the District Plan in order to obtain resource consent and Council has design guidelines and a Code of Practice for Land Development that assists developers with meeting the criteria for development. The Council does not currently have an active role in promoting or facilitating the inclusion of sustainable building features in private buildings/housing developments or renovations/additions.

Council currently considers including sustainable development features into new Council owned buildings on an ad-hoc basis and these features are sometimes built into older buildings as well. However, Council does not have any building facilities where sustainable building features are incorporated throughout.

#### 4. Proposal Costs

<i>Outline project costs per year</i>										
Project Component	Operating expenses \$000									
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
<i>Develop a sustainable building standard (Council buildings)</i>										
<i>Investigate options for sustainable development tools</i>	10									
<i>Total</i>	10									

#### 5. Project Outline

##### *5.1 Guideline Tools for Urban Sustainability*

Council is currently undertaking a combined review of its District Plan, Design Guidelines, Code of Practice for Land Development and Developer Guidelines for new urban developments. It is proposed that Council develop flexible guidelines for a broad range of user groups and interested parties to use for new buildings, housing developments and renovations. The guidelines would promote the sustainable features like those mentioned above and help relevant stakeholders to identify sustainable building features that could affordably and practically be incorporated into their building design.

In developing guidelines, Council could look at using the internet-based Tools for Urban Sustainability (TUSC) programme currently being trialled in Waitakere City. TUSC provides a flexible building Code of Practice that adapts to make use of latest sustainable development analysis techniques, technologies and design practices. It is designed to fit within local planning contexts and aid implementation of local community goals and objectives.

The analysis associated with developing the guidelines would include identifying where regulatory tools could be used to achieve Council's desired strategic outcomes in terms of incorporating sustainable use of land, water and energy in new buildings. Council could also advocate for the Government to include more stringent sustainable development features in the Building Code where appropriate. The \$10,000 in funding would be used for expert advice developing the sustainable building guidelines and development tools.

### *5.2 Sustainable Building Guidelines for New Council Buildings*

Council would develop a sustainable building standard to be used when planning the development of new Council buildings and building retrofits. The standard would assist business units and architects to incorporate sustainable building features into Council buildings. The standard would identify sustainability features that should be considered and features that are mandatory requirements.

Financial benefits, environmental benefits and health benefits can all be achieved in the design of new Council buildings by applying sustainability features already in existence. These features include:

- using vegetation for shading and natural cooling
- aligning the windows to maximise the advantages of natural light and natural heating
- using renewable energy applications to power buildings
- using environmentally friendly building material
- capturing rainwater for use in toilets and gardening.

### *5.3 Three Year Deliverables*

The three-year deliverables for the sustainable building guidelines are outlined below:

#### **2006/07**

- Develop flexible sustainable development guidelines for broad range of user groups and interested parties to use for new buildings, housing developments and renovations. Includes a review of Waitakere's TUSC programme and identifying how it could be adapted for Wellington City

#### **2007/08**

- Develop a sustainable building standard and guidelines to be used when planning the development of new Council buildings and building retrofits.
- Provide assistance to the public using sustainable development guidelines.

#### **2008/09**

- Identify potential new Council developments or retrofits where sustainable building features can be incorporated.
- Provide assistance to public using sustainable development guidelines.

## **6. Conclusion**

It is proposed that Council develop guidelines to assist relevant stakeholders in incorporating sustainable building features in new buildings, housing developments and renovations. Part of this analysis would include identification of regulatory tools that can be used and advocacy to Government regarding the Building Code to achieve Council's strategic priorities and outcomes.

In addition, it is proposed that Council develop a standard for incorporating sustainable building features into new Council buildings and building retrofits. The Council building standards would be developed using existing budgets.