



Addendum to Right of Reply's Hearing 2 and 3 – Special Purpose Zones

1. This addendum has been jointly prepared by the reporting officers (Kenton Baxter, Jerome Wyeth) for Hearing 2 and 3 of the Proposed Far North District Plan (PDP) held on 18 June 2024. It responds to an additional question that has arisen following the preparation of the right of reply reports for Hearings 2 and 3.

1 Provisions for energy efficiency and renewable electricity generation

1.1 Summary of submission

2. Kapiro Residents Association have made a number of submission points (S428.009, S428.012-026) requesting that the PDP is amended to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts. These submission points are currently scheduled to be considered at Hearings 12 (Renewable Energy) and Hearing 17 (Subdivision).
3. However, during Hearing 2 and 3 (Special Purpose Zones), the submitter has sought that policies are added to special purpose zones and other zones as follows:

Promote energy efficient design and the use of renewable electricity generation in construction of [name of zone] development.

1.2 Analysis

4. We have discussed these submissions and the evidence presented at Hearings 2 and 3 with the Far North District Plan Team. Reporting officers collectively consider that the requested new policy is not appropriate to include across all of the zone chapters, for the following key reasons:
 - a. Policies enabling renewable electricity generation are already contained within the Renewable Electricity Generation chapter of the PDP. Adding an equivalent policy to all zones would be inefficient, resulting in unnecessary duplication.
 - b. Policies to promote energy efficient design, are most appropriately located in the subdivision chapter (as appropriate) where there is greater opportunity to implement energy efficient design into new (greenfield) development areas (as opposed to retrospectively considering energy efficient design for existing buildings).



- c. There is limited ability to practically implement energy efficient design through the District Plan rules and standards in the zone chapters, especially when considering existing buildings. Therefore, the potential costs of inserting this policy across the zone chapters could be high. Alternatively, it may provide limited practicable benefits due to lack of supporting rules and standards.
 - d. There are existing requirements in the Building Code relating to energy efficiency in buildings which have recently been strengthened.
5. We are aware that a similar policy sought by the submitters is included in the General Residential Zone (GRZ-P6) and Mixed-Use Zone (MUZ-P6), which may be appropriate give the scale of new development anticipated in those zones. Submissions on those policies will be considered by the relevant reporting officer in Hearing 8 and 10 respectively.

1.3 Recommendation

6. For the above reasons we recommend that the submission points S428.009, S428.012-026 as they relate to the Airport, Hospital, Quail Ridge, Orongo Bay, Ngawha Innovation & Enterprise Park and Moturoa Island Special Purpose Zones are rejected, and the new requested policy is not inserted to these zone chapter.