

## Land Use Recovery Plan Review - Canterbury Sustainable Homes Working Party Submission

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### Comments

#### Position Statements on Sections 3.2

No comment

Draft Recommendation 1: The LURP Review should principally identify any areas for further consideration through more traditional statutory mechanisms rather than attempt to resolve them directly by recommending changes to the LURP.

The Canterbury Sustainable Homes Working party supports comprehensive spatial and infrastructure planning using more traditional methods, for example, by updating the Greater Christchurch Urban Development Strategy. These approaches would enable the widest mix of considerations and interventions to be explored with communities, rather than perhaps, reactively making amendments to the LURP that would have long-term impacts.

The Canterbury Sustainable Homes Working Party holds the view that the LURP should retain and reinforce non-regulatory aspects of the Plan. Non-regulatory mechanisms enable the widest mix of interventions to be employed to achieve the objectives. Focusing solely on statutory approaches unnecessarily limits the effectiveness of the Plan and may have limited success in fostering best practice (rules tend to set minimum benchmarks rather than enable best practice approaches). Inclusion within the LURP can help provide useful momentum for non-regulatory approaches.

An example of a non-regulatory approach within the LURP is the Canterbury Sustainable Homes Working Party (Action Number 49). This 17-strong group of government, industry and non-government organisations meet regularly to share information, explore synergies and collaborate on the delivery of actions to advance the quality of the built environment. Working Party projects include:

- a) Build Back Smarter - providing free, in-home, expert advice to homeowners about ways to make homes warmer, drier, healthier and cheaper to run;
- b) Housing Matters - promoting industry capacity building and collaboration through a series of interactive workshops, site visits and case studies that aim to inspire and enable best practice approaches; and
- c) review and advice for LURP exemplar proposals.

Draft Recommendation 2: Any consideration of significant change is best undertaken through a more comprehensive future spatial planning process or in the review of the Regional Policy Statement including:

- any consideration of additional greenfield land
- any consideration of further intensification initiatives
- any consideration of further significant investment in strategic infrastructure.

Agreed, and the Canterbury Sustainable Homes Working Party is willing to assist in providing specific advice with respect to homes / neighbourhoods into future LURP / Urban Development Strategy.

In addition the Canterbury Homes Sustainable Working Party supports the development of, learning from and showcasing of best practice exemplars. The LURP proposed the creation of exemplar residential developments. The Canterbury Sustainable Homes Working Party supports exemplars where they demonstrate best practice and enable industry and community learning.

We understand that some of the exemplar developments are still under development; however, important learning can be captured from the planning and development process and from the occupation of the new neighbourhoods. The Canterbury Sustainable Homes Working Party would like to assist in learning processes.

#### Any other comments

#### **The Canterbury Sustainable Homes Working Party support well-located and designed areas of intensification.**

We support intensification around key areas of amenity within existing urban boundaries. This will enable the regeneration of existing communities to support a high quality of life for residents, while using resources and infrastructure more efficiently. Intensification should be focused not only on town centres, but also parks and green spaces to offer a diversity of housing choice and lifestyle.

#### **The Canterbury Sustainable Homes Working Party support a voluntary targeted rate for home improvements to improve public health, air quality and affordability. The future LURP / UDS needs to utilise programmes which incentivise and enable home owners to improve the performance of their homes.**

Voluntary targeted rates are being offered (at minimal cost to Councils) to almost 60% of the NZ population to improve public health, air quality and housing affordability. While Canterbury is undergoing a significant housing repair programme a voluntary targeted rate established through Environment Canterbury would reduce the significant initial

capital cost barrier experienced when upgrading home insulation and heating during repairs. Canterbury once led the way through its Clean Heat programme that became a role model for the rest of the country.

The Canterbury Sustainable Homes Working Party asks that a similar financing initiative be established to respond to the current opportunity and ongoing public concern about the health and affordability of homes in the region. This approach would complement the Build Back Smarter service and the new Central Government requirement to insulate all rental properties by 2019. EECA are willing to assist in the establishment of this mechanism as outlined in the attached publication.