

# **BARRIERS AND INCENTIVES TO SUSTAINABLE RESIDENTIAL DEVELOPMENT**

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Sustainable building is gaining increasing importance within New Zealand, with energy, water efficiency, on-site management of stormwater and similar issues becoming increasingly significant for local government, particularly their contribution towards managing climate change.

This is a workshop to share and discuss the findings of case studies undertaken by Hill Young Cooper for Beacon Pathways on the potential barriers and incentives created by District Plan provisions to implementing sustainable residential buildings. Case studies review the residential provisions of four territorial authorities (Auckland Hamilton City, Christchurch City, Kapiti-Coast District).

This work has identified a range of barriers which are likely to be applicable to most District Plans. Often these barriers are an unintended consequence of the way that Plans have been drafted. As sustainable development becomes a more important outcome at a local and national-level, District Plans will need to be modified so that they take a more positive approach to the promotion of sustainable development practices. The workshop will provide an opportunity to identify ways in which District Plans can be more proactive in achieving sustainable residential development.