

Sustainable Renovations



Barriers to sustainable renovations and the incentives that Local Government can provide.

Introduction

- ❑ Research carried out in fulfilment of a Masters of Planning
- ❑ Partnership between North Shore City Council and Waitakere City Council
- ❑ Research carried out between 2006-2007

Research Aims

- ❑ To identify the existing barriers to sustainable renovations
- ❑ To identify possible incentives for sustainable renovations
- ❑ To provide recommendations for Local Councils

Survey methodology

- Survey topics covered:
 - Concerns
 - Information sources
 - Reasons for not using sustainable products in renovation
 - Possible Local Council incentives that could be provided

Survey methodology

- ❑ 857 surveys sent out in March 2007
- ❑ 605 to North Shore City Residents and 252 to Waitakere City Residents
- ❑ Surveys sent to residents who had been granted a Building Consent for 'additions and alterations' in 2006
- ❑ Respondents given until the end of April 2007 to return surveys

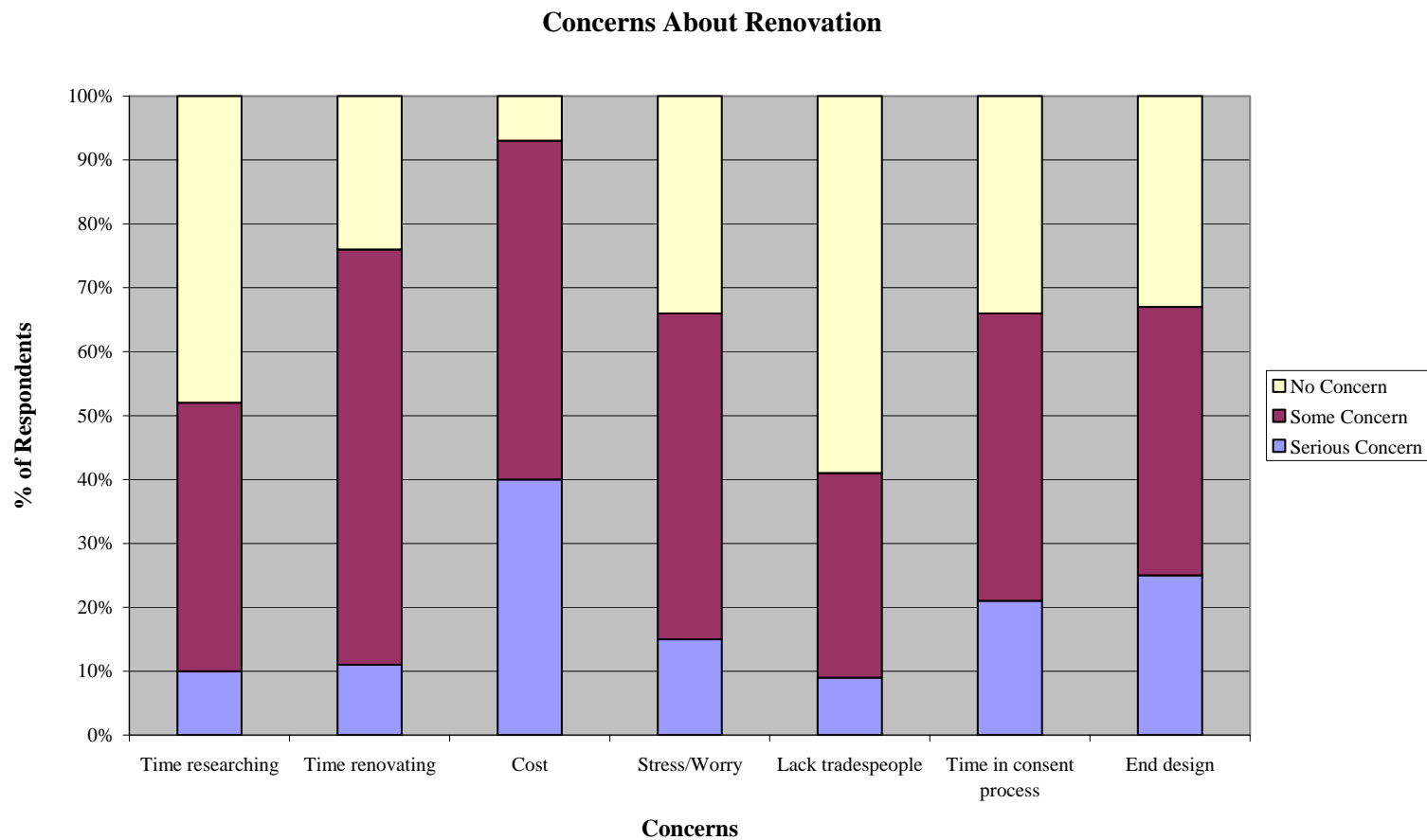
Results

- 196 surveys returned
- 23% of the total surveys sent out
- 25% of North Shore Residents responded
- 17% of Waitakere Residents responded

Results – Concerns

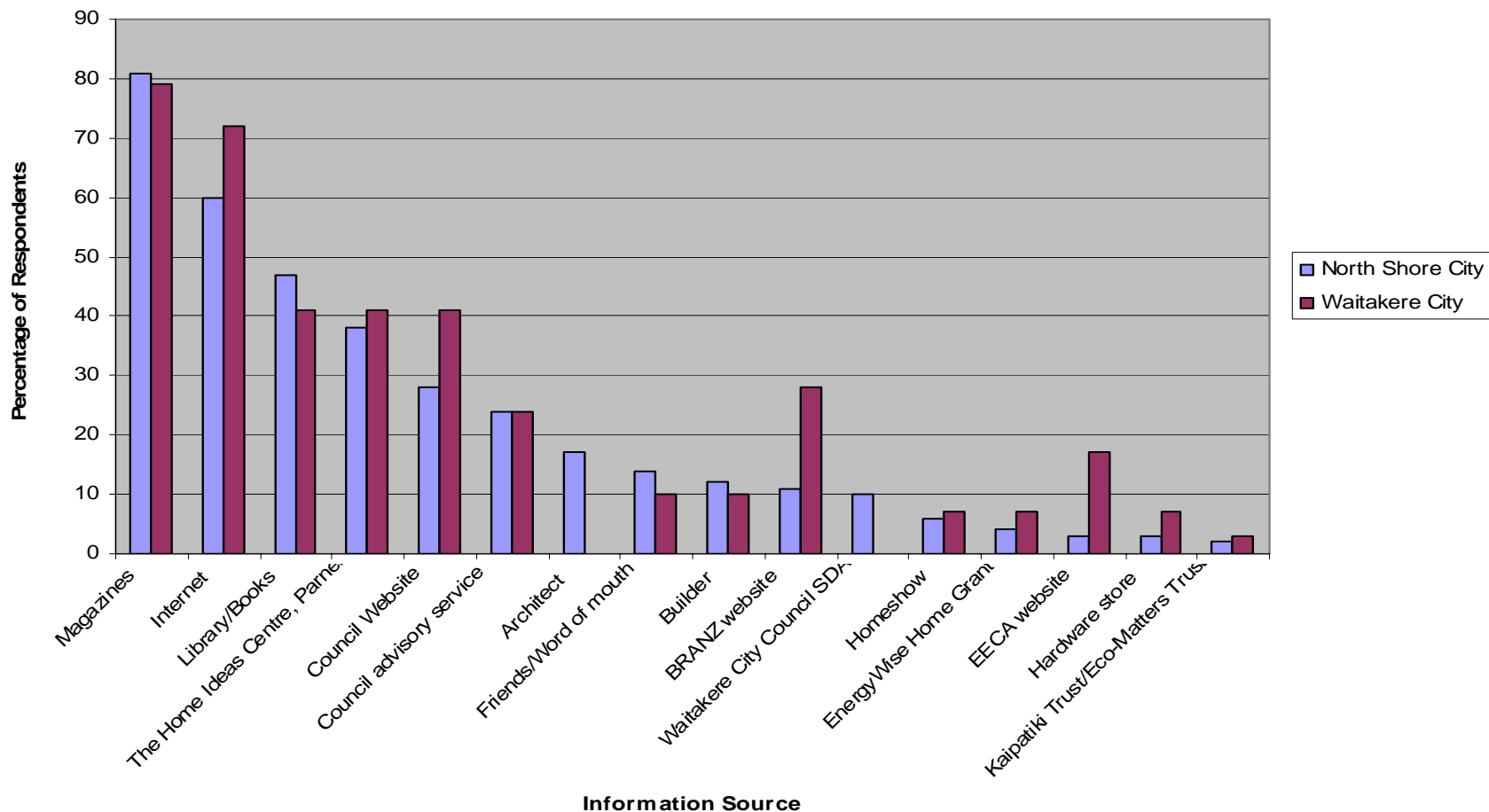
- 79% said that they worked through the design process with a professional
- 13% said that they did the designing themselves
- 8% left the entire design process up to a professional

Results - Concerns



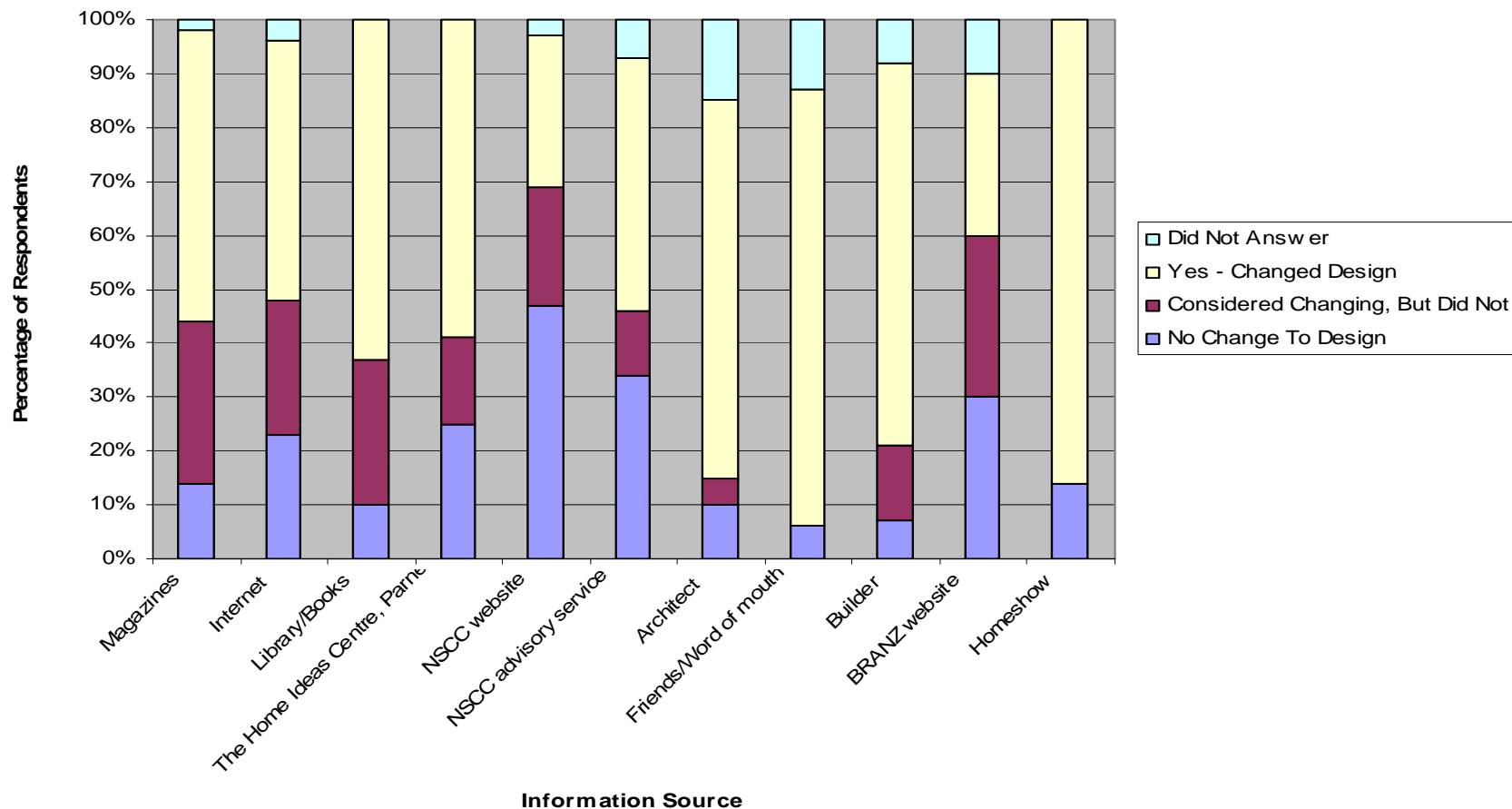
Results – Information Sources

Use of Information Sources Across Both Cities



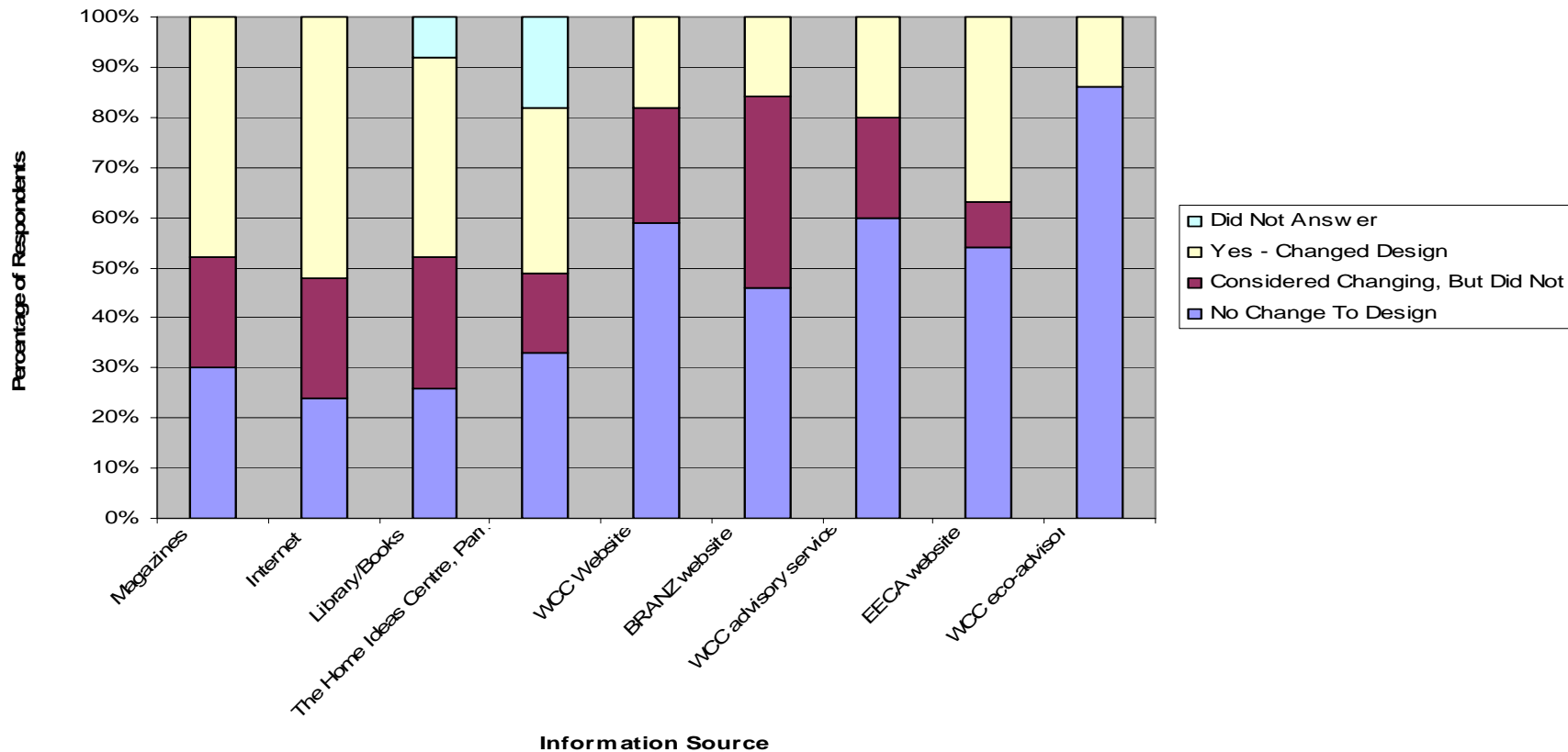
Results – Information Sources

Influence of Information Source on Initial Design For North Shore City Respondents



Results – Information Sources

Influence of Information Sources on Waitakere City Respondents

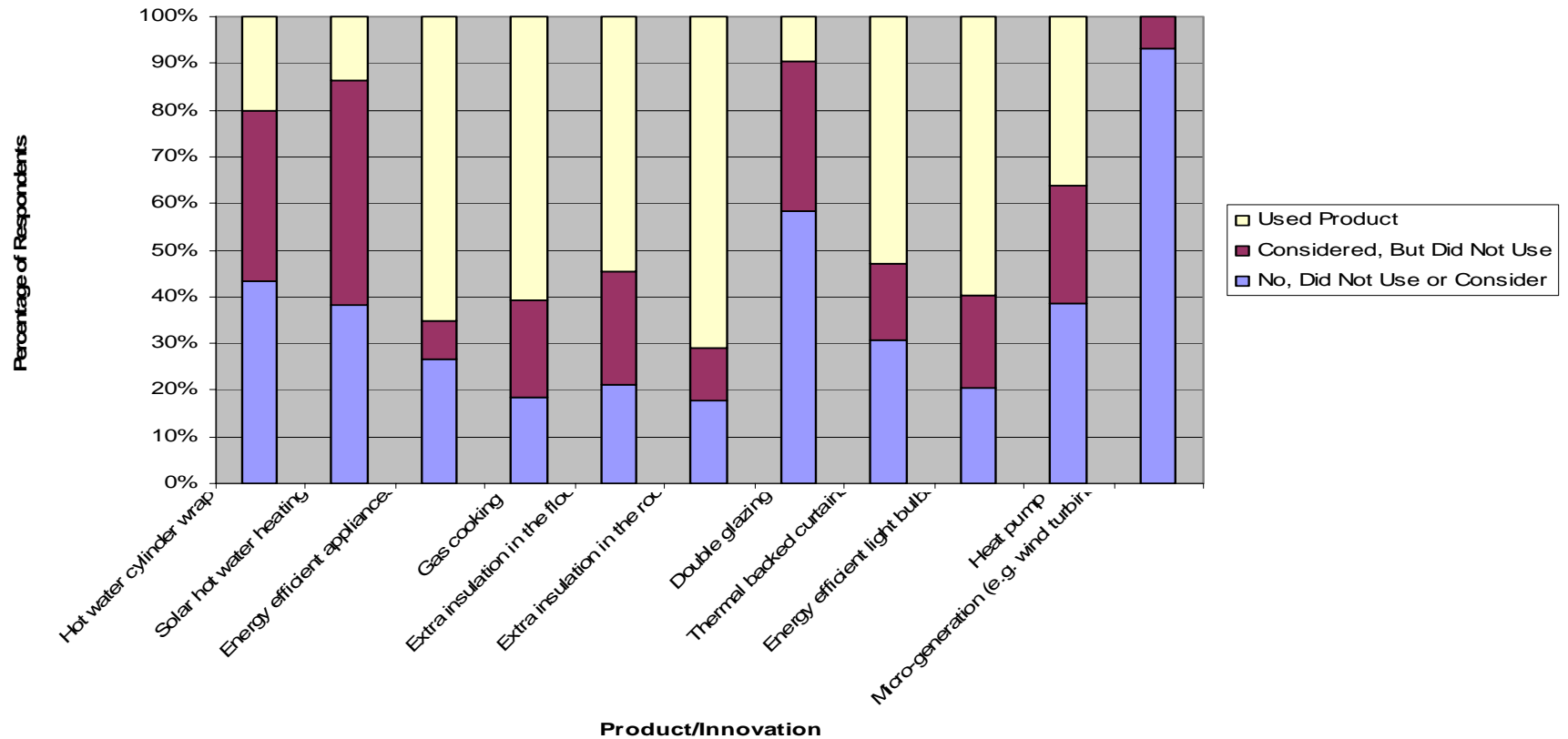


Results – Renovations Using Sustainable Ideas & Techniques

- Four product categories:
 - Energy Efficiency
 - Home Design
 - Water Management
 - Rubbish
- Results gathered for use of product, reason for not using and income bracket comparison.

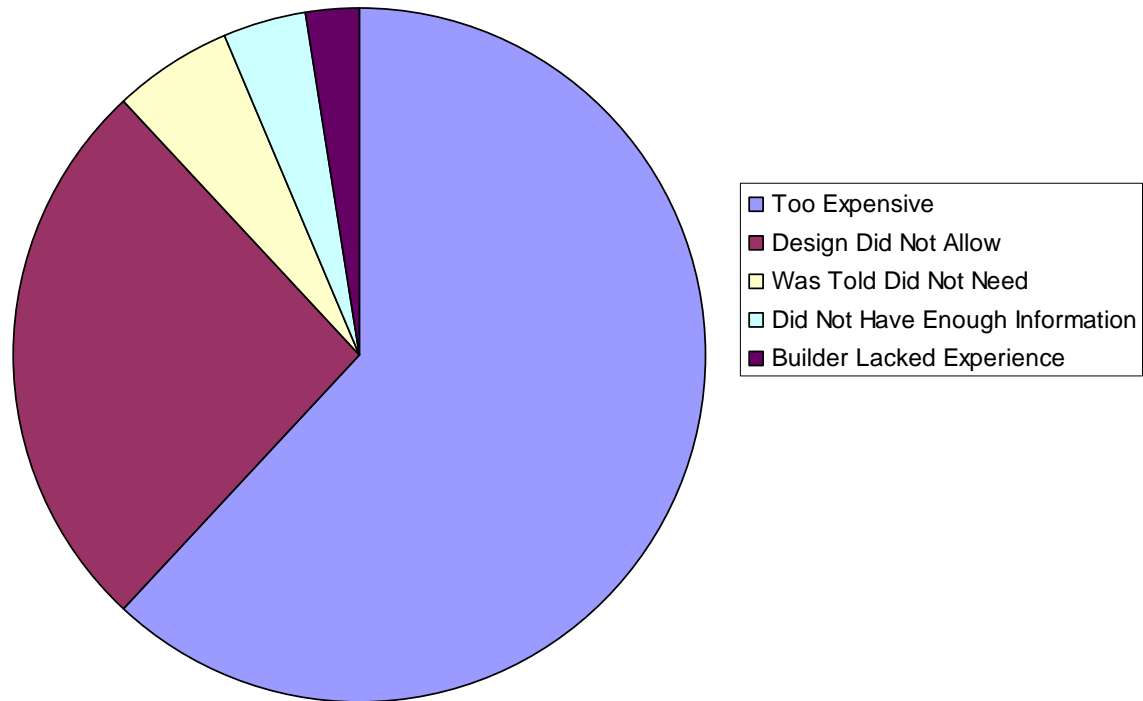
Results – Renovations Using Sustainable Ideas & Techniques

Usage of Energy Efficiency Products/Innovations



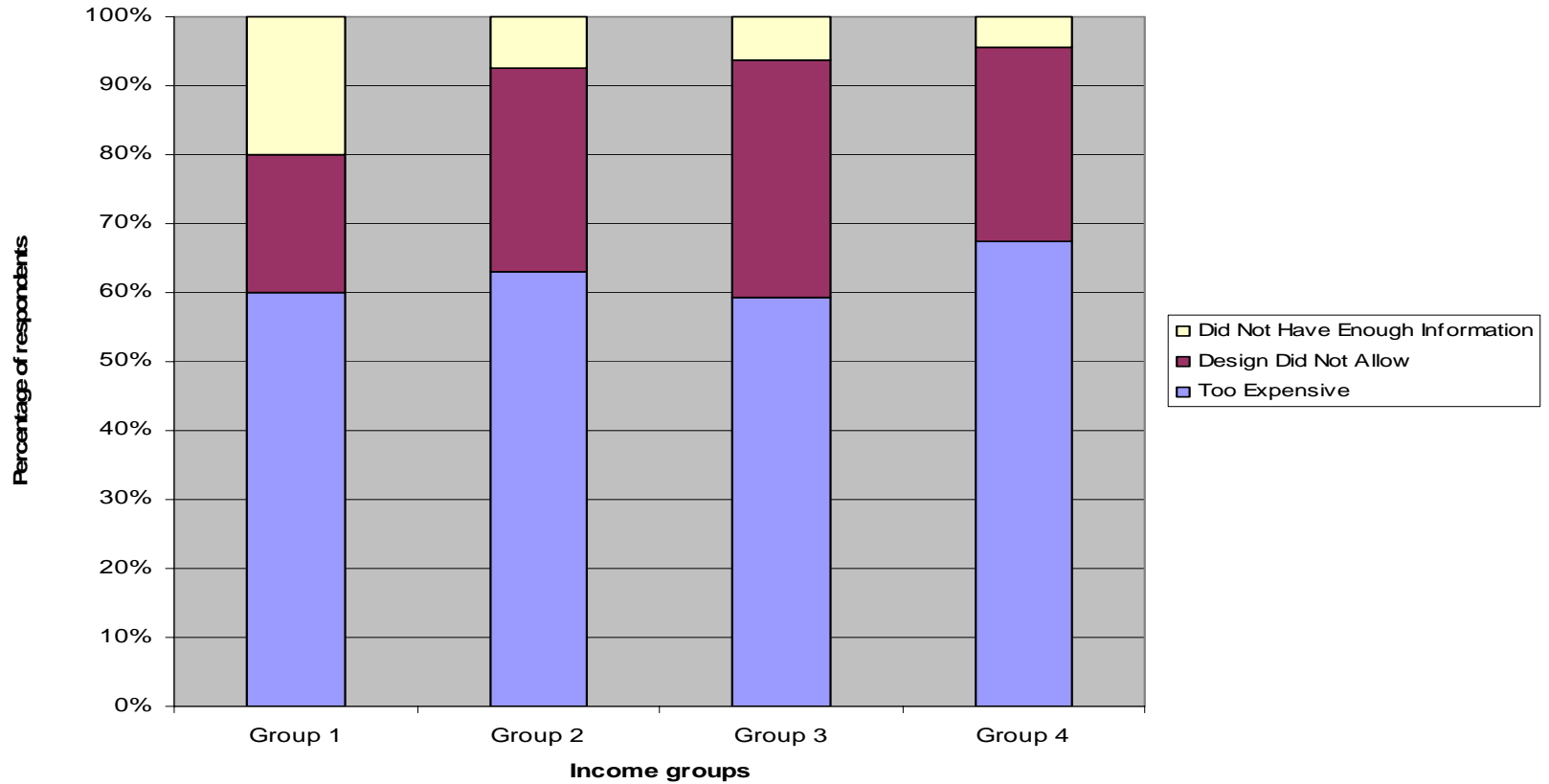
Results – Renovations Using Sustainable Ideas & Techniques

Reason For Considering But Not Using Energy Efficiency Product



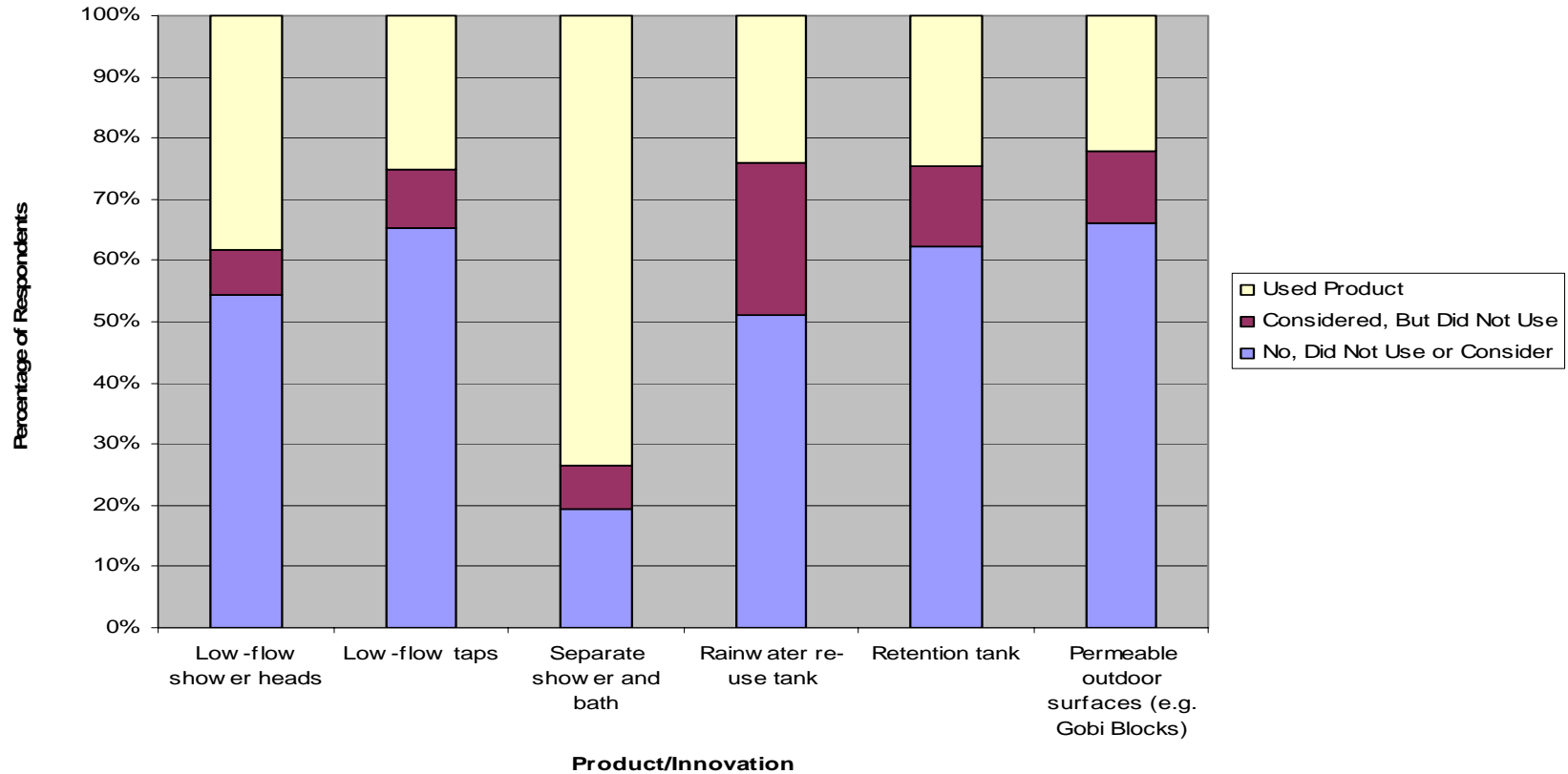
Results – Renovations Using Sustainable Ideas & Techniques

Reasons For Considering But Not Using Energy Efficiency Product Within Income Groups



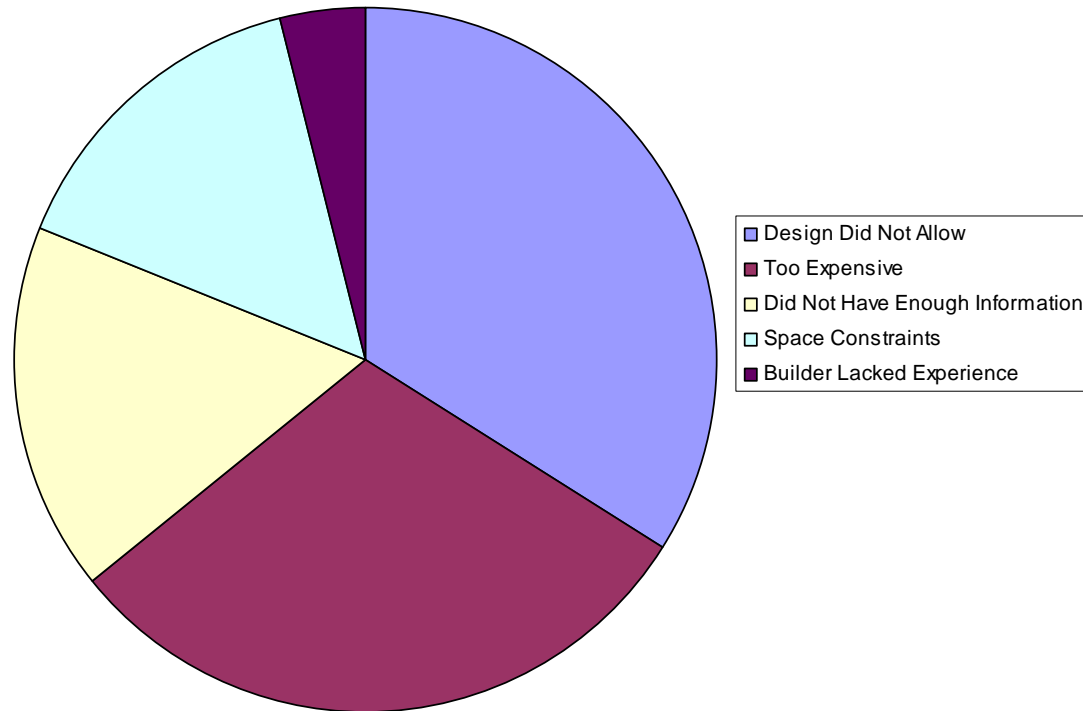
Results – Renovations Using Sustainable Ideas & Techniques

Usage of Water Efficiency Product/Innovations



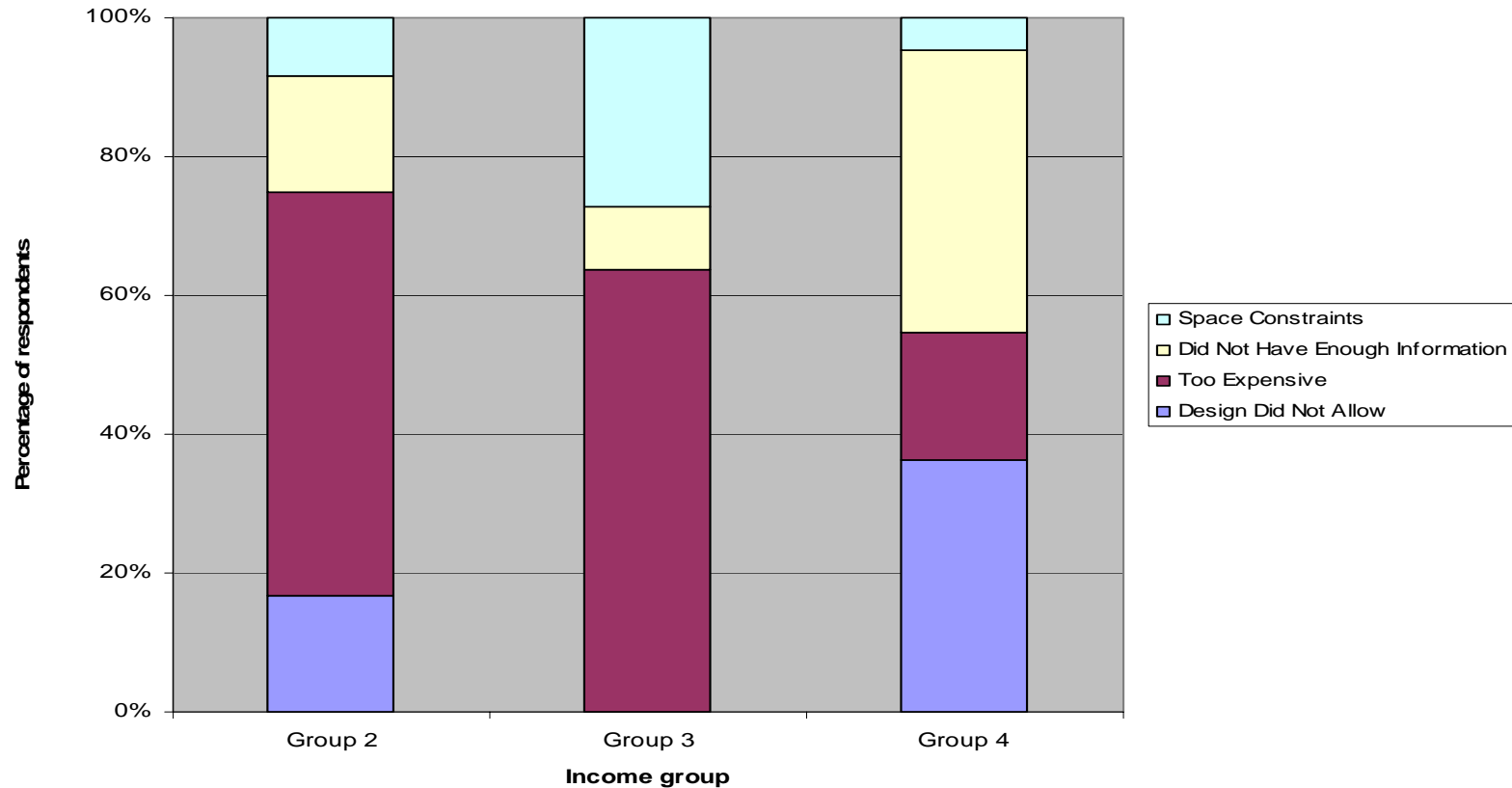
Results – Renovations Using Sustainable Ideas & Techniques

Reason For Considering But Not Using Water Efficiency Product



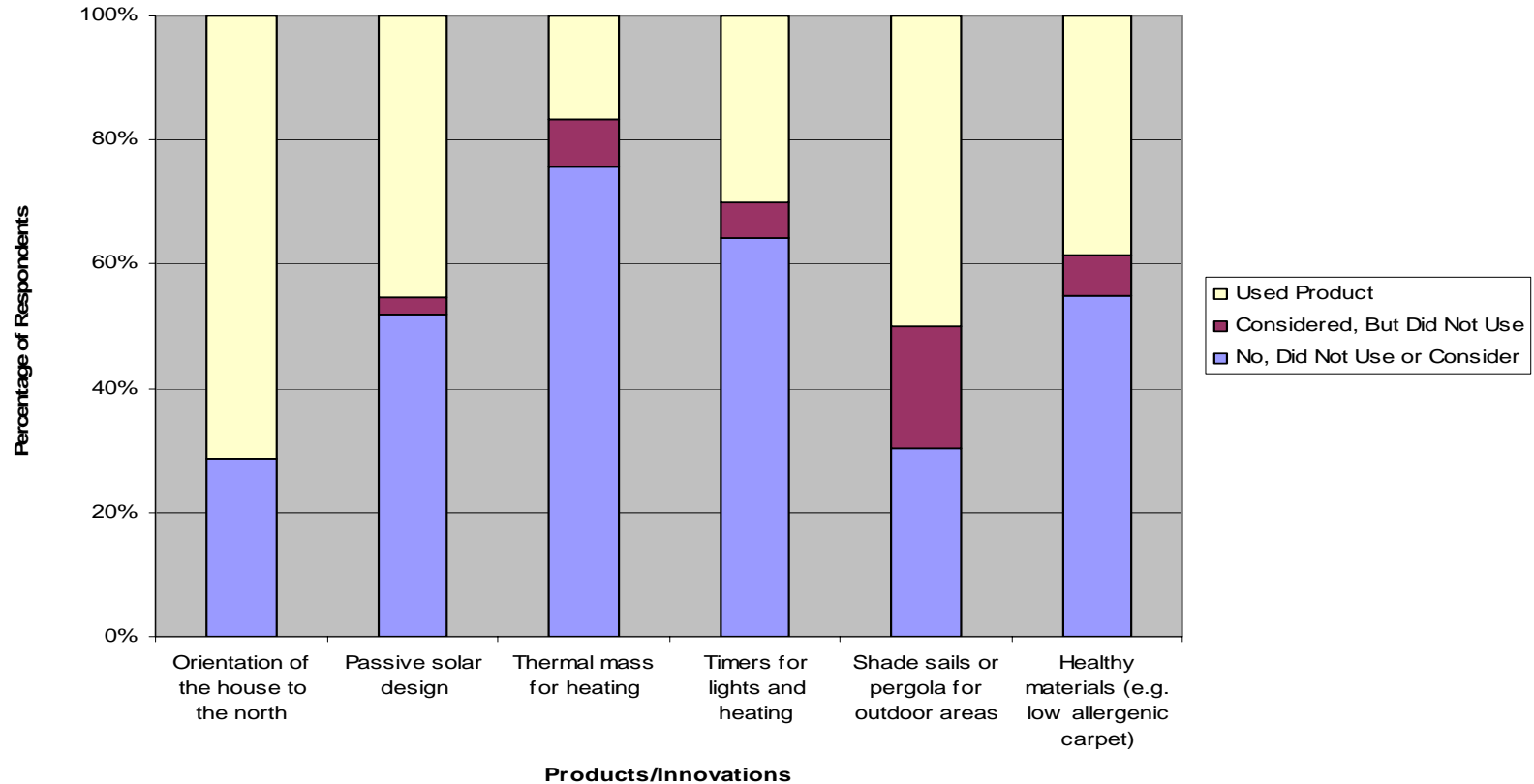
Results – Renovations Using Sustainable Ideas & Techniques

Reasons For Considering But Not Using Water Efficiency Products Within Income Groups



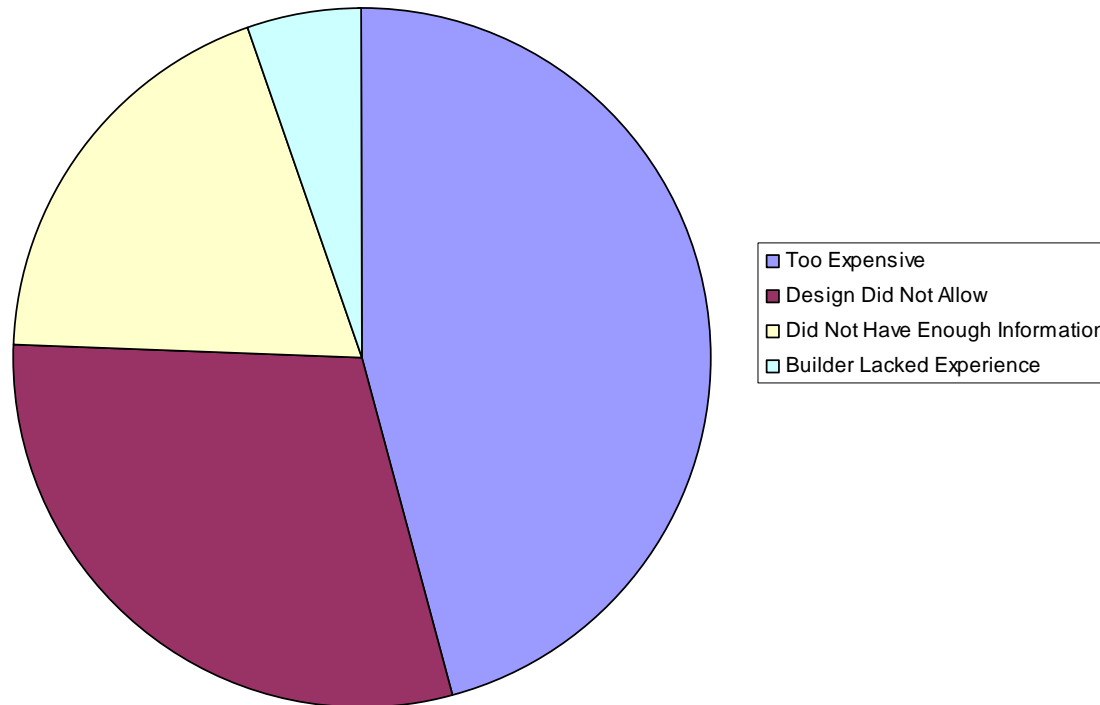
Results – Renovations Using Sustainable Ideas & Techniques

Usage of Home Design Products/Innovations



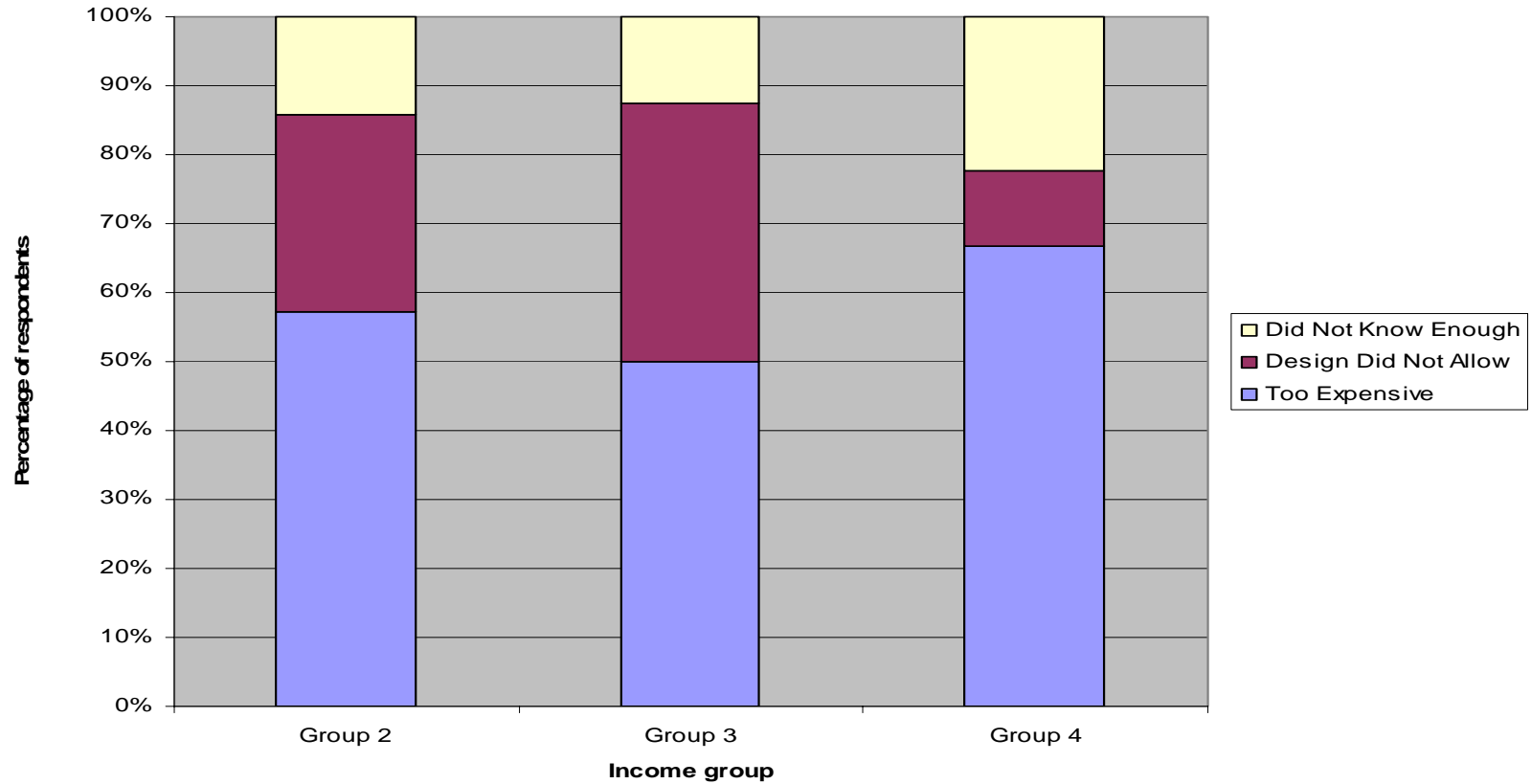
Results – Renovations Using Sustainable Ideas & Techniques

Reasons For Considering But Not Using Home Design Product



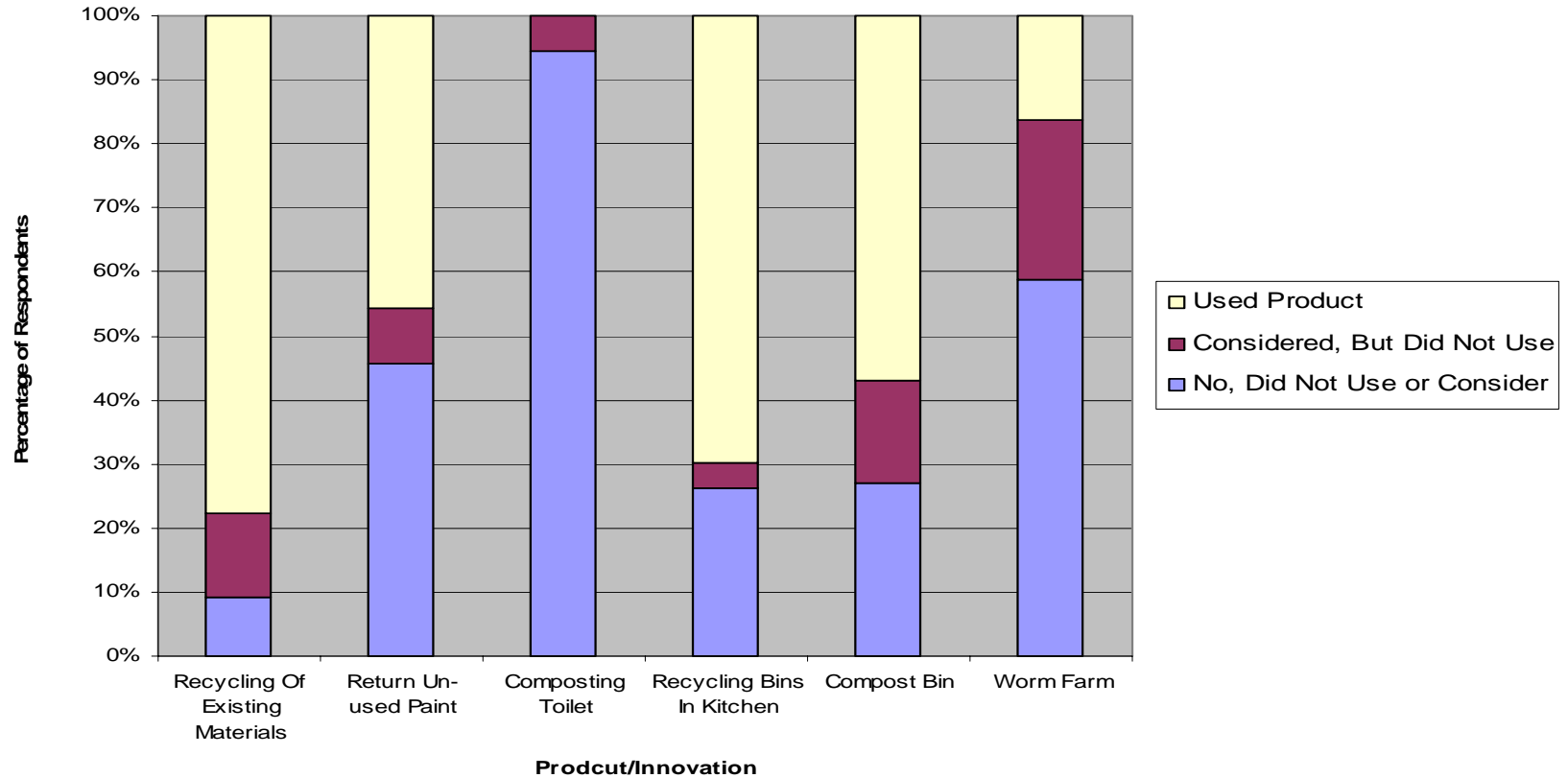
Results – Renovations Using Sustainable Ideas & Techniques

Reasons For Considering But Not Using Home Design Products Within Income Groups



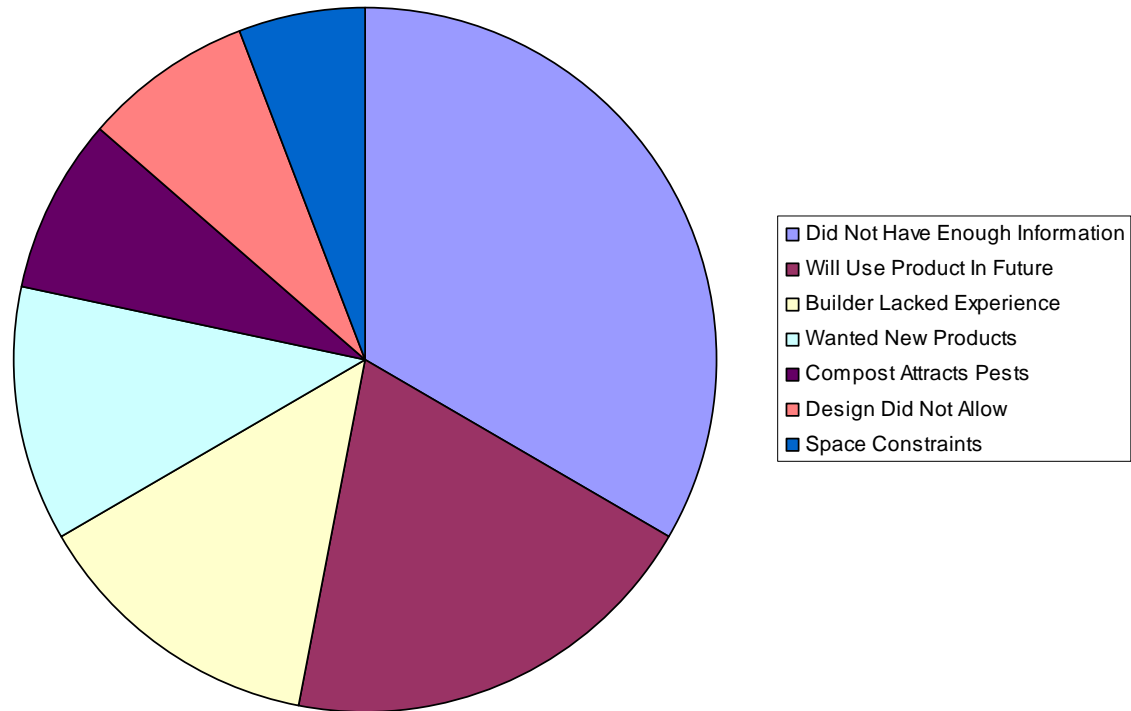
Results – Renovations Using Sustainable Ideas & Techniques

Usage of Rubbish Products/Innovations



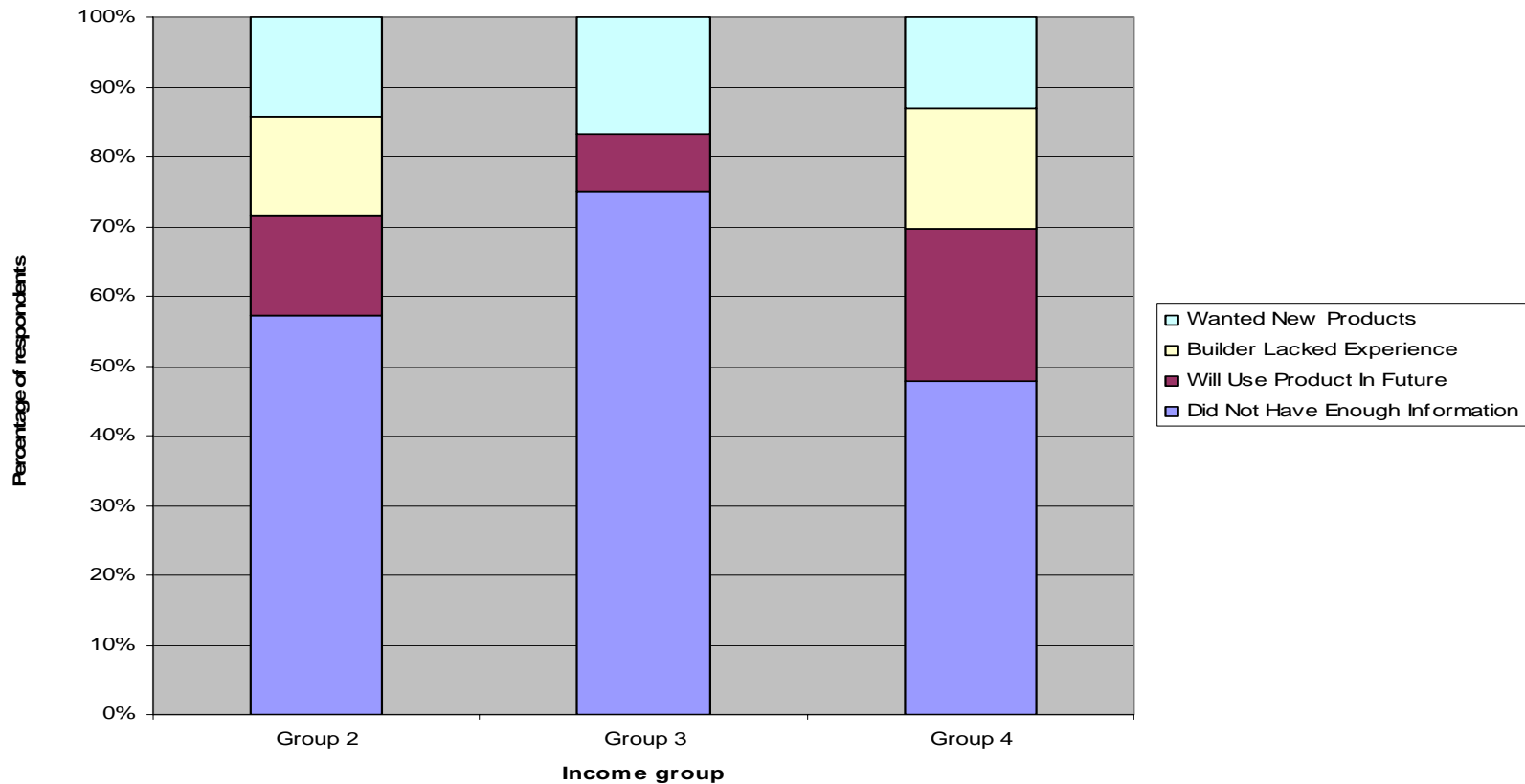
Results – Renovations Using Sustainable Ideas & Techniques

Reasons For Considering But Not Using Rubbish Product



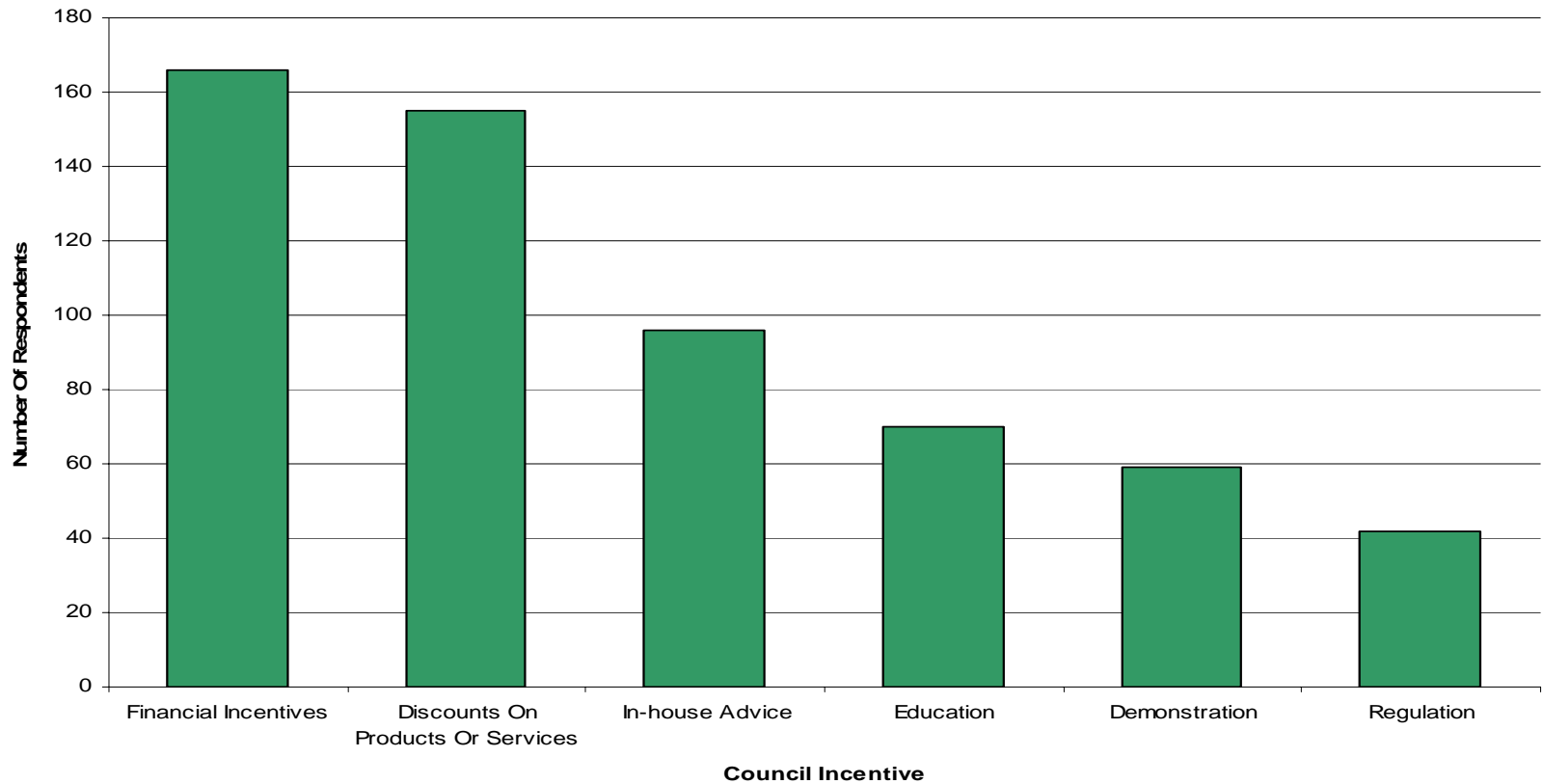
Results – Renovations Using Sustainable Ideas & Techniques

Reason For Considering But Not Using Rubbish Products Within Income Groups



Council Incentives

Preferred Council Incentives



Barriers Identified

- Expense
- Lack of Education
 - Bias
 - Technology
 - Examples
- Time taken to seek Local Council advice
- Design of renovation
- Apathy
- Building Code
- District Plan
- Not enough buy-in from all sectors
- Lack of publicity from some information sources

Recommendations

- Rating tool
- Lead by example
- Sustainable Building Design Advisors
- Reduction in consent costs and processing time
- Discounts on Products
- Provide Education

Recommendations

- Improve publicity of Non-Governmental Organisations
- Encourage the entire community, not just the “Green Consumers”
- Encourage Point of Sale education
- Choice Editing
- Endorsements
- Regulation

Conclusion

- ❑ Further research on barriers and pilot studies for Local Council actions recommended.
- ❑ Sustainable Renovations can be a reality in every city throughout New Zealand. Local Councils have to make it so easy for renovators that they do not seek another option.