

## Pūkaha Environment and Ecology Programme – Te Wānanga Taiao

### Project overview

<b>Name of the project</b>	Pūkaha Environment and Ecology Programme – Te Wānanga Taiao
<b>Region</b>	Manawatū-Whanganui/Wairarapa
<b>Tier and type</b>	1 - Regional
<b>Applicant</b>	Pūkaha Mount Bruce Board
<b>Estimated total project cost</b>	\$ <small>Commercial Information</small>
<b>Amount of funding sought from the PGF</b>	\$2,500,000
<b>Financial instrument requested</b>	Grant
<b>PDU recommendation</b>	<b>Decline</b>

### Background

139. The Pūkaha National Wildlife Centre is an unfenced sanctuary for native wildlife and is uniquely located in both Tararua and Wairarapa with the regional boundary running through the Reserve. It comprises of two interdependent operations; the science-based wildlife sanctuary and the visitor-based tourism and advocacy business.
140. It is important to note that Rangitāne o Wairarapa and Rangitāne o Tararua are soon to formally gift the land back to the Crown for the sole use as the Pūkaha National Wildlife Centre.
141. Pūkaha National Wildlife Centre has eight strategic goals, these are:
- Predator free by 2035
  - Restoration of the forest
  - Increase number of historical native wildlife species
  - Nationally recognised place of ecological knowledge and learning
  - Embrace and represent our culture and physical heritage
  - Sustainable and balanced management and growth
  - Nationally and internationally recognised visitor destination
  - Commercial / business viability.

### The Pūkaha Environment and Ecology Programme

142. The proposed Pūkaha Environment and Ecology Programme will deliver:
- The Pūkaha Environment and Ecology Education and Training Centre, the home

to applied learning and training that incorporates mātauranga Māori principles, is hands-on, science informed and enables Pūkaha to host more bio-diversity research and help address climate change;

- Overnight accommodation for schools, community groups, iwi, motorhome users, and private groups;
- A nocturnal boardwalk which provides safe and environmentally sustainable access to night time guided native forest experiences;
- Hospitality and ecology based training and employment; and
- Environment education programmes for schools and an ecology study environment and facilities for tertiary students.

143. The application includes mitigating effects of climate change through use of solar water heating, EV charging stations and designing sewerage and waste water system to benefit the environment. It is planned that strong Māori and cultural principles will be incorporated into learning and training programmes.

144. The goal of this application is to increase visitor numbers by providing accommodation, increasing opening hours and by providing night guided tours through the Pūkaha National Wildlife Centre.

145. There is strong regional and local support for the proposal reflected in the level of co-contribution.

#### *Delivery of the Programme*

146. It is intended that Year <sup>Commercial</sup> ( <sup>Commercial Info</sup> ) of the programme will see the construction of the 40 bed Accommodation Centre, a Nocturnal Boardwalk, 7-10 Campervan sites and installation of two EV Charging Stations at the Visitor Centre and Café. It will also see the foundation content for the schools education programme and the market testing of an extended range of guided tours.

147. It is expected that by Year <sup>Commercial</sup> ( <sup>Commercial Info</sup> ) the new facilities will be fully operational. Focus will be on promotion and relationship development to build awareness of the new facilities by each market segment (visitors, guided tour visitors, schools, accommodation, and campervans). It will launch the first programme of day visit and overnight interactive education activities for primary and secondary school students (credit generating programmes for senior students and teacher training).

148. The launch of the first vocational training and work experience programmes will be in:

- Predator control
- Re-afforestation
- Visitor hospitality

149. Year <sup>Commercial Info</sup> ( <sup>Commercial Info</sup> ) will have a focus on increasing the occupancy of accommodation and motorhome facilities.

#### *PDU recommendation*

150. The Provincial Development Unit (PDU) recommends that you decline Pūkaha Mount Bruce Board's PGF application for a \$2,500,000 grant towards the Pūkaha Environment and Ecology Programme – Te Wānanga Taiao, on the basis that:

- a. Limited jobs (an estimated <sup>Commerc</sup> will be created over <sup>Commercial Inf</sup> years ( <sup>Commerc</sup> FTEs created in each of years <sup>Com</sup> and <sup>Com</sup> and <sup>Commercia</sup> further <sup>Commer</sup> in year <sup>Comme</sup>
- b. The forecast increase in visitor numbers is underpinned by a substantial increase in school children visiting Pūkaha which is likely to lead to positive environmental and educational outcomes. It is more difficult to substantiate both the financial viability of

Pūkaha and the wider economic benefit generated for the region; Consents from Department of Conservation and New Zealand Transport Agency are yet to be obtained; and

c. It is unclear how commercially sustainable the venture will be.

151. Given the strong environmental benefits of the project the PDU will discuss with relevant agencies whether there is another source of Government funding for this project, including the Department of Conservation (DOC).
152. Economic growth is dependent on increased visitor spend through a wider range of products and experiences.
153. Financial analysis undertaken as part of the feasibility study indicates the new Education and Accommodation Centre will be financially self-supporting within Commercial In years.

## Costs and funding

### 154. Co-funding table:

Co-Funder	Pledged/Confirmed/Cash/In-Kind	Amount
<span style="background-color: #cccccc;">Commercial Information</span>	In-principle	\$ <span style="background-color: #cccccc;">Commercial Information</span>
<span style="background-color: #cccccc;">Commercial Information</span>	Confirmed	\$ <span style="background-color: #cccccc;">Commercial Information</span>
<span style="background-color: #cccccc;">Commercial Information</span>	Confirmed	\$ <span style="background-color: #cccccc;">Commercial Informa</span>
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<span style="background-color: #cccccc;">Commercial Information</span>	In-principle	\$ <span style="background-color: #cccccc;">Commercial Information</span>
<span style="background-color: #cccccc;">Commercial Information</span>	Confirmed	\$ <span style="background-color: #cccccc;">Commercial Information</span>
Pūkaha	<span style="background-color: #cccccc;">Commercial Information</span>  <span style="background-color: #cccccc;">Commercial Information</span>	\$ <span style="background-color: #cccccc;">Commercial Information</span>
<b>Total</b>		\$ <span style="background-color: #cccccc;">Commercial Information</span>

### 155. Construction costs:

Description	Payment Criteria	Invoice value \$ (exc. GST)	Invoice date
Detailed design	Delivery and Acceptance of the designs	\$ <span style="background-color: #cccccc;">Commercial Informatio</span>	<span style="background-color: #cccccc;">Commercial Informa</span>

Consent granted	Consent granted	\$ Commercial Information	Commercial Informa
Site works	Ground works completed	\$ Commercial Informatio	Commercial Informa
Construction & Civil Works phased payments.  Monthly payments based on satisfactory delivery of agreed programme of work that meets all compliance requirements		\$ Commercial Informatio	Commercial Informa
		\$ Commercial Informatio	Commercial Informa
		\$ Commercial Informatio	Commercial Informat
		\$ Commercial Informatio	Commercial Informa
		\$ Commercial Informatio	Commercial Inform
		\$ Commercial Informatio	Commercial Informa
Project Management	10 monthly payments (Commercial Informatio)	\$ Commercial Informa	
<b>Total</b>		\$ Commercial Information	

**156. Education Programme Development and Delivery:**

Description	Invoice value \$ (exc. GST)
Visitor Programme Development	\$ Commercial Informatio
Programme Development	\$ Commercial Informatio
Set-up costs	\$ Commercial Informatio
Staffing (Com years)	\$ Commercial Informatio
Work Related Training Programme Development and Set-up	\$ Commercial Informatio
<b>Total</b>	\$ Commercial Information

**PDU assessment of the project**

157. This section provides an overview of PDU's assessment against the PGF eligibility and assessment criteria.

Criteria	Rating (1✓ to 5✓)	Comment

Criteria	Rating (1✓ to 5✓)	Comment																												
<i>Link with fund and government outcomes</i>																														
<b>Creates permanent jobs</b>	✓✓	<p>It is anticipated up to [redacted] permanent additional staff will be needed to develop and deliver the Environment and Ecology Education programmes over [redacted] years. This is based on the forecasted increase in visitors and increasing activities. The anticipated additional staffing in each area is set out below:</p> <table border="1" data-bbox="555 674 1433 1025"> <thead> <tr> <th colspan="7">Additional Staffing</th> </tr> <tr> <th></th> <th>Educational</th> <th>Visitor Guides</th> <th>Visitor Centre &amp; Catering</th> <th>Accommodation</th> <th>Vocational Trainers</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: center;">Commercial Information</td> </tr> <tr> <td colspan="7" style="background-color: #cccccc;">[Redacted Data]</td> </tr> </tbody> </table> <p>It is intended an increase in local employment and employment opportunities for local people and potentially attraction of skilled people back into the region.</p> <p>There will also be some short-term construction related jobs.</p>	Additional Staffing								Educational	Visitor Guides	Visitor Centre & Catering	Accommodation	Vocational Trainers	Total	Commercial Information							[Redacted Data]						
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	Educational	Visitor Guides	Visitor Centre & Catering	Accommodation	Vocational Trainers	Total																								
Commercial Information																														
[Redacted Data]																														
<b>Delivers benefit to the community</b>	✓✓✓	<p>It is intended the project will lift the productivity of Pūkaha National Wildlife Centre by [redacted] % and increase economic output in the region by \$ [redacted] over [redacted] years. This would be achieved through:</p> <ul style="list-style-type: none"> <li>• New high value experiences and education programmes</li> <li>• Night opening for year round dark sky forest experiences</li> <li>• Onsite overnight accommodation</li> <li>• Onsite education and vocational training in skill areas which directly benefit the regions and local people</li> <li>• Positioning the region as a night exploration destination.</li> </ul> <p>As mentioned above, this is reliant on visitor numbers increasing over the next [redacted] years.</p> <p>A tangible measurement of productivity at Pūkaha is visitor related revenue.</p>																												

Criteria	Rating (1✓ to 5✓)	Comment												
		<table border="1" data-bbox="555 376 1481 555"> <thead> <tr> <th></th> <th>FTE</th> <th>Visitor Generated Revenue</th> <th>Visitor Revenue per FTE</th> </tr> </thead> <tbody> <tr> <td>Current</td> <td>Comme</td> <td>\$ Commercial Informatio</td> <td>\$ Commercial Informa</td> </tr> <tr> <td>Within <sup>Com</sup> years</td> <td>Comme</td> <td>\$ Commercial Informatio</td> <td>\$ Commercial Informa</td> </tr> </tbody> </table> <p>Work and Income New Zealand (WINZ) letter of support indicates promotion of both paid and volunteer work opportunities. Several of its clients have been placed into short term projects where work and income supported their employment with WINZ subsidy programmes.</p>		FTE	Visitor Generated Revenue	Visitor Revenue per FTE	Current	Comme	\$ Commercial Informatio	\$ Commercial Informa	Within <sup>Com</sup> years	Comme	\$ Commercial Informatio	\$ Commercial Informa
	FTE	Visitor Generated Revenue	Visitor Revenue per FTE											
Current	Comme	\$ Commercial Informatio	\$ Commercial Informa											
Within <sup>Com</sup> years	Comme	\$ Commercial Informatio	\$ Commercial Informa											
<b>Increased utilisation and returns of Māori asset base</b>	✓✓✓	<p>Pūkaha is sacred to Rangitāne o Wairarapa and Rangitāne o Tararua. To ensure its protection as a sacred taonga, the land is being gifted back to the Crown for the sole use as the Pūkaha National Wildlife Centre.</p> <p>The development that is planned would increase utilisation of Pūkaha National Wildlife Centre by <sup>Comme</sup>%. This is to be achieved through the expanded and applied education and research programmes, new jobs and onsite employment and training, and skill and knowledge transfer.</p>												
<b>Enhanced sustainability of natural assets</b>	✓✓✓	<p>As Pūkaha National Wildlife Centre is an unfenced reserve, its future depends on effective predator control and eradication. The effectiveness of its methods and management programmes are being followed by other forest managers.</p> <p>Opening the forest at night and early morning for guided experiences will increase the utilisation of the physical and knowledge assets by <sup>Comme</sup>%, without having any negative impact on the forest or wildlife thus making it entirely sustainable.</p>												
<b>Mitigation of climate change</b>	✓✓✓	<p>Pūkaha National Wildlife Centre's operational commitment to mitigating the effects of climate change through this project is shown through the:</p> <ul style="list-style-type: none"> <li>• Design of the sewerage and waste water systems in the accommodation centre</li> <li>• The use of solar water heating</li> <li>• The installation of EV charging stations</li> <li>• Encouraging environmental sustainability through applied learning and training.</li> </ul>												
<i>Additionality</i>														
<b>Adding value by building on what is already there</b>	✓✓✓✓	<p>Currently only <sup>Comme</sup>% of Pūkaha National Wildlife Centre is being utilised. This project would increase the usage by an estimated <sup>Comme</sup>% over <sup>Comme</sup> years (942 hectares make up Pūkaha National Wildlife Centre) increasing total land usage to <sup>Comme</sup>%. This enhances the current base of</p>												

Criteria	Rating (1✓ to 5✓)	Comment
		<p>operations to grow economic activity.</p> <p>The direct increase in economic value to the region over <sup>Commerc</sup> years is estimated to be \$<sup>Commercial Informatio</sup>, this is calculated on:</p> <ul style="list-style-type: none"> <li>• GDP per job filled is \$<sup>Commercial Informa</sup> (from Infometrics data)</li> <li>• <sup>Comme</sup> new jobs will be created over <sup>Commercial Inf</sup> years in education, guiding hospitality and environment stewardship.</li> <li>• Spend from visitors from out of region will bring a net economic value to the region.</li> <li>• Based on current visitor trends at Pūkaha National Wildlife Centre, <sup>Comme</sup>% of visitors will come from outside of the region.</li> <li>• Projected average visitor spend is \$<sup>Commercial Info</sup> per person.</li> <li>• Over <sup>Commerc</sup> years there will be a net increase of <sup>Commercial Informa</sup> visitors.</li> </ul> <p>Opening Pūkaha National Wildlife Centre for an additional four hours per day (at night) for guided tours will display a strong Māori heritage and culture perspective and will increase visitors and school students to Pūkaha National Wildlife Centre.</p>
<b>Acts as a catalyst for productivity potential in the region</b>	✓✓✓	<p>Pūkaha National Wildlife Centre is one of the top five paid attractions in the Wairarapa. There is strong demand from the customer base of schools, national and international visitors, campervan users, and the private sector (company retreats/team building activities) for accommodation, an extended range of guided tours and training and education programmes.</p> <p>The direct increase in economic value to the region over <sup>Commerc</sup> years is an estimated \$<sup>Commercial Informatio</sup>.</p>
<i>Connected to regional stakeholders and framework</i>		
<b>Alignment with regional priorities</b>	✓✓✓	<p>This project supports both Tararua District Council Economic Development Plan and the Wairarapa Economic Development Strategy.</p> <p>Several factors holding back economic development is the lack of accommodation at peak season, insufficient all-year round, non-weather dependent attractions and insufficient commissionable products that travel agents can build into itineraries.</p> <p>The Pūkaha Environment and Ecology Programme will support steady increases in length of stay and average spend, a year round calendar of attractions in both regions, supporting year round occupancy and appropriate accommodation.</p>

Criteria	Rating (1✓ to 5✓)	Comment
<b>Support from local governance groups</b>	✓✓✓✓	<p>There is strong support from the local community, schools and organisations as listed below. A letter of support was received from PGG Wrightson who committed to using the accommodation facilities for team building/culture experiences for its personnel.</p> <p>Letters of support have been received from:</p> <ul style="list-style-type: none"> <li>• Rathkeale College, Masterton</li> <li>• St. Mary's School, Hastings</li> <li>• Dannevirke High School</li> <li>• Whanganui High School</li> <li>• New Zealand Motor Caravan Association Inc.</li> <li>• Department of Conservation</li> <li>• Rangitāne o Tamaki nui a Rua Inc.</li> <li>• Rangitāne Tū Mai Rā Trust</li> <li>• Te Pātukituki – Māori Arts</li> <li>• Tararua District Council</li> <li>• South Wairarapa District Council</li> <li>• Wairarapa Economic Development Strategy</li> <li>• Enviroschools, Tararua and Palmerston North Districts</li> <li>• Youth Education, Training and Employment (YETE)</li> <li>• Work and Income New Zealand</li> <li>• Wairarapa Teen Parent Unit</li> <li>• Backblocks Environmental Management Ltd</li> <li>• PGG Wrightson</li> <li>• Wesley Community Action (letters of support to come)</li> <li>• Martinborough Dark Sky (letters of support to come).</li> </ul> <p style="text-align: right; color: red;">Supporting letters withheld - Commercial Information</p>
<i>Governance, risk management and project execution</i>		
<b>Robust project management and governance systems</b>	✓✓✓	<p>The project team are:</p> <ul style="list-style-type: none"> <li>• Bob Francis – Board Chair</li> <li>• Emily Court – General Manager</li> <li>• [REDACTED] Privacy of natural persons</li> </ul> <p>The project will be managed by an independent project manager who will report to the General Manager on operational matters and is accountable to the Pūkaha Mount Bruce Board.</p> <p>The architect, quantity surveyor and main contractors will report to the Project Manager and resolve any major issues, review and address risks, monthly or more frequently if required at the Project Control Group.</p> <p>The Pūkaha Mount Bruce Board will be ultimately accountable for the construction and development projects, as detailed in the structure.</p> <p>Pūkaha has successfully completed other projects of similar size, scale</p>



Criteria	Rating (1✓ to 5✓)	Comment
		and complexity
<b>Risk management approach</b>	✓✓✓	<p>Pūkaha Mount Bruce Board is a Charitable Trust.</p> <p>The Board Trust Deed states that it should have seven members and include one person from Rangitāne o Wairarapa, one person from Department of Conservation and one from the National Wildlife Centre Trust with four external members being appointed by Board members. In addition, up to three co-opted members may be appointed by the Board.</p> <p>To note the National Wildlife Centre Trust ceased to operate at the end of 2017 so the Board appointed one of the co-opted positions.</p> <p>Emily Court (applicant) is the General Manager and responsible for the operational management of Pūkaha National Wildlife Centre.</p>
<b>Future ownership / operational management</b>	✓✓✓	<p>There has been strong support from local communities and volunteers. The demand analysis, business case, technical assessment, building and site plan, and funding generation have been prepared by local firms at highly reduced rates.</p> <p>The next stages of work will be managed by the Project Manager. Construction and related civil work will be offered to firms that have an active recruitment and training programme for Māori. The current preferred building contractor has a reputation for doing this and has undertaken to recruit two new Māori apprentices in the next 12 months if they are successful with this contract.</p> <p>A special feature of the main building will be a Māori carving. The carving will be done on site by local carvers who will provide training for young Māori.</p>

## Agency comments

### 158. Department of Conservation

#### **Department of Conservation letter of support for Te Wānanga Taiao (Pūkaha Environment and Ecology Programme)**

DOC fully supports the proposal for Te Wānanga Taiao (Pūkaha Environment and Ecology Programme). We think it aligns with DOC's PGF guiding principles and supports our long-term objectives for placing conservation at the heart of the Wairarapa region's sustainable economy and enabling Treaty Partners to achieve their aspirations and provide sustainable economic opportunities for their people.

The proposal also aligns with our stretch goals, in particular contributing to 90% of New Zealanders' lives being enriched through connection to our nature and heritage through the provision of accommodation and education.

Pūkaha (formerly known as Pūkaha Mount Bruce National Wildlife Centre) began as a breeding facility for takahē in the 1950s. It has since been a key Wairarapa tourist destination showcasing conservation with visitors experiencing kaka, kokako, hihi and Manukura the white kiwi.

The Pūkaha Mount Bruce Board was formed in the early 2000s as a community trust to fundraise for forest restoration work of the wider 942ha Pūkaha Mount Bruce Forest Scenic Reserve. In 2013, the board took over the management of the conservation activities at the site, managing staff, captive management and restoration. The Board is well managed and well governed and continues to be successful in its work.

The land in which Pūkaha sits is to be returned to Rāngitane o Wairarapa as part of their treaty settlement. Rāngitane o Wairarapa plans to then gift the land back to the people of New Zealand for conservation purposes. Rāngitane o Wairarapa are strongly supportive of the proposed improvements which will recognise their cultural heritage in the education programme and new facilities.

The Te Wānanga Taiao programme meets a number of Provincial Growth Fund Objectives. In particular:

- Enabling Māori to realise aspirations in all aspects of the economy providing increased training and employment opportunities for the people of Rangitāne. The incorporation of Mātauranga Māori principles into the education and training centre and strong Māori heritage and culture perspective is an essential part of the development and delivery of the programme.
- Encouraging environmental sustainability and helping New Zealand meet climate change commitments through applied learning and training that incorporates Mātauranga Māori principles, is hands-on, science-informed and relevant to addressing the significant environmental and ecological challenges at Aotearoa NZ faces as the climate changes.
- Creating jobs, leading to sustainable economic growth where the development will require more staff in education, guiding, hospitality and environmental stewardship. The ability to attract visitors all year round will add direct economic value to the region through increased employment and visitor spend.

Overall the project is seen as creating additional value to the existing activities at Pūkaha. The development will increase the utilisation of the reserve by <sup>Comme</sup>%, lift the productivity of Pūkaha by <sup>C mme</sup>% and enable Pūkaha to cater for an additional <sup>Comme</sup>% of visitors.

The Pūkaha Mount Bruce Board will need to apply for a Concession under the Conservation Act 1987 to install structures and include further activities that are part of the application. Support at this stage should not be seen as approval for any consents/permissions from DOC that the project may require. Such matters will be handled through DOC's existing permissions process and may require public notification, engagement and negotiation between the parties.

## 159. New Zealand Transport Agency

### *On the development*

- The proposed development will need the Transport Agency's approval for the resource consent as an affected party. At the time of resource consent, the applicants will be asked to provide a site plan and a Traffic Impact Assessment which will ideally confirm that the development is appropriately located and the adverse

effects of the additional traffic movements are managed.

- Given the location of Pūkaha on State Highway 2, the location of any new accessways or changes to existing accessways will require approval from the Transport Agency. The designs, specifications and traffic management plans to undertake works within our roading corridor will need to be provided.

### *EV Charging stations*

As part of this application, the applicant intends to establish two electric vehicle charging stations at their existing Visitor Centre and café. The application notes “these will be the only charging stations between Palmerston North and Masterton and Dannevirke and Masterton.”

- In terms of efficacy, much of the proposal is focused on more school interactions and attracting camper vans for overnight stays. Reading the proposal, adding EV charging stations at times feel like it is an extra that isn't really something they consider core to their initiative. Nevertheless, this location for EV charging stations will proactively add to the growing reduction in range anxiety for longer distance trips.
- Our standard advice for EV charging infrastructure proposals through PGF applications include:
  - Public electric vehicle charging infrastructure does not clearly fit within the National Land Transport Programme which gives effect to the Government Policy Statement on land transport. As such, public EV charging infrastructure is not currently eligible for funding from the National Land Transport Fund.
  - The Transport Agency supports the uptake of EVs and increasing EV public charging infrastructure recognising that EECA's consumer research shows a lack of charging infrastructure to be the second highest ranked impediment to EV purchase.
  - The Transport Agency has created EVRoam, a live database of EV public chargers which meet NZTA and Worksafe guidelines to maintain a comprehensive oversight of road network coverage for EVs and to share this information with consumers. Any new charging infrastructure as a result of this application should be incorporated into EVRoam.
  - As per other government funding in the public EV charging infrastructure space we would expect that all charging infrastructure co-funded by government meets government guidance, thereby complying with both Worksafe and NZTA guidance.
  - The location and co-location of EV charging stations may require consent or variations to existing consents to ensure the area required is able to be developed.

## **Risk assessment**

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160. Due diligence has been undertaken with no issues identified.

161. The PDU has identified the following key risks and mitigations:

Type of risk	Risk description	Mitigations	Risk Rating L/M/H
<b>Project</b>	Is the project feasible? Can it be delivered on time, on budget and to specification?	Preferred contractor selected and letter of commitment received from contractor stating availability in <small>Commercial Information</small>	Low

		Fixed price received from contractors. Any variation will require formal approval.	
<b>Operational</b>	Will the project or asset operate to specification, to budget, and achieve the forecast revenue?	<p>Comprehensive project planning.</p> <p>Phased project sequencing to ensure Pūkaha remains operational.</p> <p>Clear and visual communications with visitors explaining purpose and process of construction purpose.</p> <p>Well understood H&amp;S and security practices.</p>	Medium
<b>Operational</b>	Anticipated increase in visitor numbers does not eventuate would reflect on revenue generated and other economic benefits.	Early and continued promotion of the facilities to increase demand and especially overnight stays.	Medium