

South Wairarapa District Council  
 19 Kitchener Street  
 Martinborough 5711  
 22.04.2018

Tēnā koutou

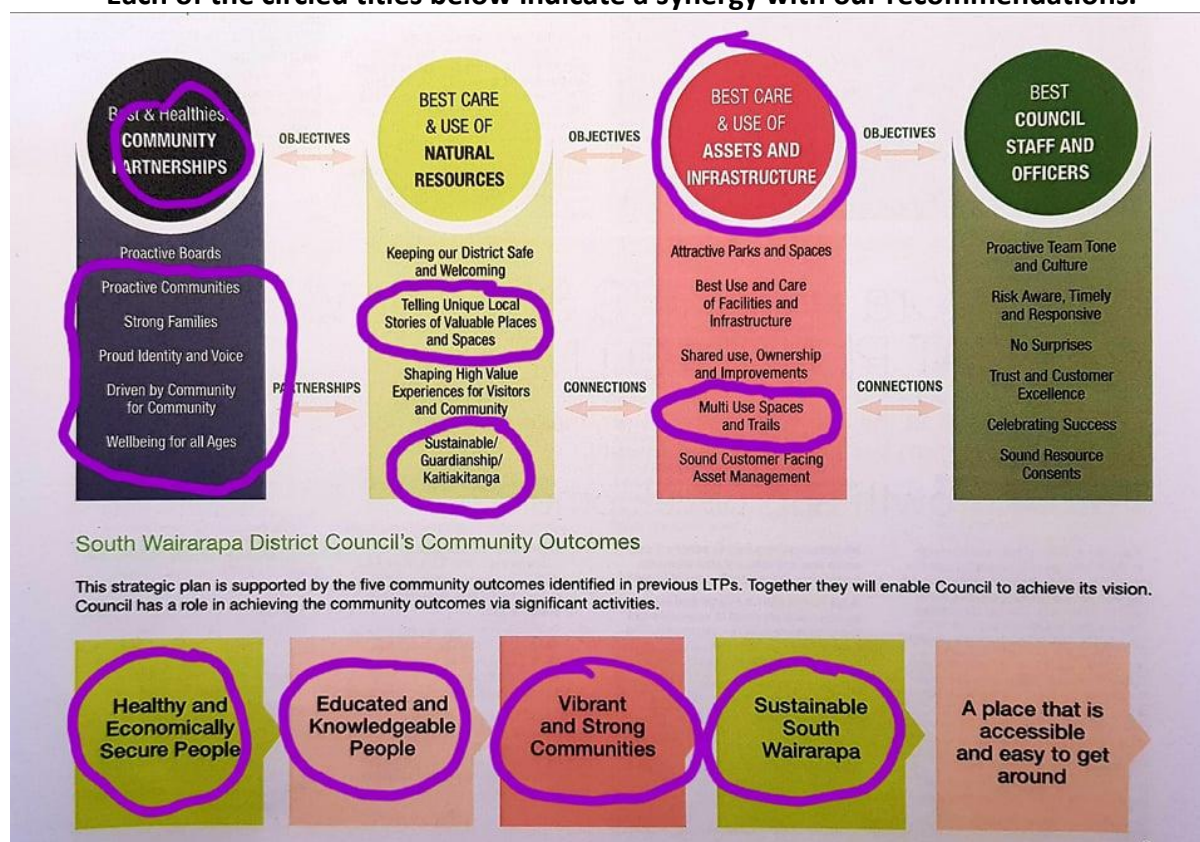
With regard to the draft long term plan for the South Wairarapa District Council, the South Wairarapa Maori Standing Committee would like to make the following submission.

The Committee is a forum supported by the Council that includes representation from the three marae in our district: Pāpāwai, Hau Ariki, and Kohunui, our Featherston Māori Community, and our two iwi: Kahungunu ki Wairarapa and Rangitāne o Wairarapa.

The committee is an important and pragmatic way to express the constitutional Treaty of Waitangi relationship in a local context.

We note that \$420,635 per annum is what the SWDC “spend our money on” in terms of Economic, Cultural, & Community development. Considering Māori make up roughly 15% of a 10,000 people population, we consider 15%, or \$63,095, of this proportion of the budget should be allocated to kaupapa Māori. Thus our recommendations are as follows:

**Each of the circled titles below indicate a synergy with our recommendations.**



### ***Rangatahi / culture / marae based education***

Youth, culture, and education are on the top of our priorities as South Wairarapa Māori. Our culture and our youth are not adequately supported here, thus we see opportunities for our marae to be holding classes and wānanga in Te Reo, Mau Rākau, Kaitiakitanga, Rāranga (weaving), and other cultural practices in order to rectify this. These will have multiple benefits for: our marae, our rangatahi, our whānau, and our communities. We already have Te Reo Māori classes and Mau Rākau running on our marae but without adequate support they may not be sustainable.

Note: Marae based education falls neatly into the LTPs Four Pillars and Community Outcomes.

Therefore the Maori Standing Committee recommends that:

- 1) The Committee and the Council work together to develop and establish marae based workshops.
- 2) The Council allocate \$15,000 per annum to support marae based education programmes/ events with a view to establishing or supporting an established education institute here in South Wairarapa.

### ***Marae as Places of Importance (best care and use of assets)***

Pre-1840 there were many papakainga (Māori villages) here in the South, however, our culture, due to the pressures of colonisation, has retreated into the shelter of our now only 3 existing marae. As time passes Aotearoa increasingly acknowledges the special place of Māori culture in our society. More groups are wanting to utilise our marae and there is a great opportunity with the growth of our tourism industry. However, to rebuild what once was and enable our marae to once again be significant community centres we each need financial support.

Thus the Maori Standing Committee recommends that:

- 1) The Council reviews it's rating of our 3 marae.
- 2) Council set aside \$10,000 per annum per marae for maintenance/ upkeep purposes.

## **Council's Kaupapa for Consultation**

### ***Youth training and development***

The Māori Standing Committee strongly support OPTION ONE and feel this would be a great support for our interest and aspirations to establish waka ama and mau rākau here in the South.

### ***Promoting and enhancing our district***

The Māori Standing Committee support OPTION ONE and encourage Council to support our efforts to repatriate the famous waka Te Heke Rangatira back to Onoke where it can be housed in a 'whare taonga' / 'information centre' type facility to promote local history. We are also working on the idea of having a 'star compass' from which to tell our stories and boost tourism.

***Infrastructure for visitors***

The Māori Standing Committee support OPTION ONE. See above about having a basic facility in the south.

***Sports coordination***

We support OPTION ONE because we feel this will hugely support our efforts to establish waka ama and mau rakau in the south. Both excellent initiatives to engage rangatahi Māori and Pākehā.

***Reducing waste to landfills***

We support a change to our current recycling system. Surely other districts have good systems we could take guidance from. We support option a) to collect kerbside food waste, and hope that we can create compost or something similar with the waste.

***Water conservation***

The Māori Standing Committee support the installation of water tanks on all new properties and suggest considering catching water from larger buildings also.

In conclusion we feel that it is time our marae and hapū, through the Maori Standing Committee, receive meaningful support to ensure the autonomy we were promised in Te Tiriti o Waitangi. It is within the Council's best interests to enable tangata whenua to manage our own future.

Nāku noa, nā

Reuben Raihānia Tipoki

Chairman

South Wairarapa District Council Māori Sanding Committee

# South Wairarapa District Council

## 2018/28 Long Term Plan

### Grant Application Form

Email to: [ltip@swdc.govt.nz](mailto:ltip@swdc.govt.nz) before 4 pm, 23 April 2018

#### 1. ORGANISATION DETAILS

Name of organisation: South Wairarapa Maori Standing Committee

Physical address:  
Council Chambers

Postal address:  
Raihanian Tipoki

25 Lake Ferry Road 5772

Contact Person:  
Reuben Raihanian Tipoki

Email: [rrtipoki@gmail.com](mailto:rrtipoki@gmail.com)

Phone No (Day):

Mobile No: 0273045422

Phone No (After hours):

When was the organisation formed and what are its aims and objectives?

The Standing Committee was formed a long time ago. It is a collective body that represents South Wairarapa Māori. It has representation from all 3 local Marae, both Wairarapa Iwi, and the Featherston Māori community.

It's aim is to give guidance and advice to the South Wairarapa District Council on how to engage and uplift the mana of our rohe, particularly in regards to Māori culture, and practices.

Total number of members in your organisation?	12
How many full-time equivalent people work in your organisation?	Na
How many volunteers work in your organisation?	Na
Date of last AGM?	We meet 6 weekly
Are you GST registered? Y/N	GST No: N

Officers of organisation	
Chair:	Phone No: 0273045422
Secretary:	Phone No: 0211069113
Treasurer:	Phone No: na

## 2. PROJECT OVERVIEW

**Specific reason for grant application (e.g. upgrade to facilities/purchase of equipment/one-off event):**

***Rangatahi / culture / marae based education***

Youth, culture, and education are on the top of our priorities as South Wairarapa Māori. Our culture and our youth are not adequately supported here, thus we see opportunities for our marae to be holding classes and wānanga in Te Reo, Mau Rākau, Kaitiakitanga, Rāranga (weaving), and other cultural practices in order to rectify this. These will have multiple benefits for: our marae, our rangatahi, our whānau, and our communities. We already have Te Reo Māori classes and Mau Rākau running on our marae but without adequate support they may not be sustainable.

Note: Marae based education falls neatly into the LTPs Four Pillars and Community Outcomes.

Therefore the Maori Standing Committee recommends that:

- 1) The Committee and the Council work together to develop and establish marae based workshops.
- 2) The Council allocate \$20,000 per annum to support marae based education programmes/ events with a view to establishing or supporting an established education institute here in South Wairarapa.

**Where and when will the activity/event take place or what is the anticipated completion date of the project (please note funds cannot be allocated retrospectively)?**

**\$20,000 will be able to support weekly and holiday wānanga for 1 year.**

**Why should South Wairarapa District Council (SWDC) support this project/event?**

This kaupapa has the potential to really boost our South Wairarapa communities. It will support our marae, our rangatahi, our schools who are struggling to support their Māori students sufficiently, our whānau who are struggling, and of course our wider community who will have access to a new world (te ao Māori).

**Who will benefit from these funds and in what way?**

As above, all of the South Wairarapa will benefit. I have no doubt in my mind about this.

**Would you like to speak in support of your application at a meeting of the South Wairarapa District Council? Yes**

*Submission hearings will be held on 14 & 15 May 2018 at the Council Chambers, Martinborough*

### 3. FINANCIALS

Funding requirements	
Total cost of project	\$ 40,000
Your organisation's contribution	\$ 10,000 (in kind)
Other outside funding (please supply brief details)	<p>\$ 10,000 REAP is ready to support us in this venture. They are already supporting TE Reo and Mau Rakau.</p> <p>Also I think schools will buyin to this also. I have spoken briefly with Martinborough, Featherston, and St Teresa's.</p>
Amount applied for in this application	\$20,000
Shortfall (please provide brief details of how will balance be found)	\$ na
Project income (if applicable), e.g. generated from sales to public	\$ na (but there is major benefits in terms of the skills our rangatahi and whānau will receive. Especially in tourism, horticulture, and small enterprise.

Is organisation a registered charity?	No
Have you applied to SWDC for funding before?	Yes
If yes, when, for what purpose and how much was granted?	\$2400 for youth, and kaupapa Maori. Some great outcomes have already come from this pūtea.

Bank account details	
Name of bank:	This money will be held by Council and used by the MSC when kaupapa arise.
Account name:	
Account No:	

#### 4. Declarations

We agree to comply with requests from an officer or councillor from SWDC for additional information in relation to this application.

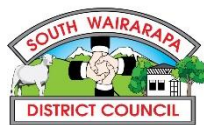
##### Statement to comply with the Provisions of the Privacy Act 1993

The personal information above is collected and will be held by SWDC for the purpose of considering your application for financial assistance. You have the right of access to, and correction of, personal information about you, that we hold.

##### Authorisation

- I certify that the information provided in this application form is true and correct to the best of my knowledge.
- I have the authority to make the application on behalf of the organisation.
- I agree that the necessary documentation listed below is attached to this application.
- I confirm that we will complete and return a grant accountability form within two months of the project being completed.
- The organisation will keep receipts and a record of all expenditure for 7 years.
- Any unspent funds will be returned to SWDC.
- All expenditure will be accounted for in the Grant Accountability Form.

<u>Signatory One</u>	<u>Signatory Two</u>
Signed:	Signed:
Full name:	Full name:
Designation:	Designation:



Date:

Date:

**Supporting documentation required for this application**

- |   |                       |
|---|-----------------------|
| • Most recent annual accounts including notes and review/audit report.  | <input type="radio"/> |
| • Income and expenditure statement for part year and inaugural minutes (if organisation has been operating for less than 12 months) | <input type="radio"/> |

## South Wairarapa District Council

### 2018/28 Long Term Plan Grant Application

#### Conditions of Grant:

**Residential eligibility:**

- Organisations, Charitable Trusts & Incorporated Societies must currently operate within South Wairarapa or have a broader Wairarapa-wide benefit.

**Application forms:**

- Will be accepted either in electronic or hard copy form.
- A separate application must be made for each project or event.

**Annual grant:**

- All applications are considered by the South Wairarapa District Council and awarded at their discretion and on the merits of each project for the greater wellbeing of the South Wairarapa community.
- There is no maximum amount for any one grant, however, the SWDC's resources are limited and funding support is not guaranteed on an on-going basis.
- Applicants will need to re-apply each year for consideration of funding to continue.
- There is a 12-month time limit for uplifting the funds from the date of notification of approval.
- After 12 months, if funds have not been uplifted the grant will be rescinded and a new application must be completed and submitted for consideration.
- Unused funds must be returned to SWDC.

**Supporting material:**

- Organisations are required to provide copies of their most recent annual report and financial statements that have either been audited or reviewed by a suitably qualified person.
- Within two months of completion of the project or event, applicants are required to send to the SWDC a completed Grant Accountability form.

**Payments:**

- GST registered applicants must provide a tax invoice to enable the grant to be paid



- Grants will be paid directly into the applicant organisation's designated bank account.
- SWDC may request receipted accounts as evidence of payment in advance of release of this grant.

**Please return the completed by 4.00 pm on Monday 23 April 2018 to:**

South Wairarapa District Council

PO Box 6

Martinborough 5741

Or email: [ltip@swdc.govt.nz](mailto:ltip@swdc.govt.nz)

--Submitter Details--

Name: Pikitia Tuuta

--Ratepayer Details--

Ratepayer: Non-ratepayer

Organisation: Papawai Marae

Do you want to speak to your submission? Yes

Speaking preference: May 14th

--Rates Affordability--

Do you agree with the proposed overall average rates increase for the next 10 years, enabling the proposed expenditure outlined in this document? Disagree

If not what general rates increase do you support? 3% (inflation only)

Other: No increase

If you ticked 'disagree' which activity areas do you think we should spend less on? Papawai Marae currently do not pay for rates as we are exempt due to being a Maori Reservation.

However, we envision that any increase will effect the marae as we currently pay for the use of sewage line. We are currently looking at other ways we can cut this cost out and will be consulting our Papawai whanau.

--Future Growth and Development--

Select your preferred option: Option One

If you have any views on this project please comment below:

Currently the Maori Standing Committee function is to consent on behalf of South Wairarapa District Maori, to a point this is effective for the council, however not always effective for mana whenua. We would like to see a list of consents being directed to Papawai Marae at our above email, as sometimes consultation needs to be wider than the Maori Standing Committee and we would be able to help in that function.

--Youth Training and Development--

Select your preferred option: Option One

If you have any views on this project please comment below: The youth are our future, and Papawai would like to support in this capacity too, we have Papawai whanau that work with Youth everyday that will be able to support our Papawai whanau in filling that gap that we see effects our uri.

--Promoting and Enhancing our District--

Select your preferred option: Option One

Option Three: Suggested expenditure:

If you have any views on this project please comment below:

Papawai Marae are currently going through the process with Heritage NZ to be recognised for the Maori Parliament, this is also in the Ngati Kahungunu Treaty Settlement, however the current committee are starting the process now so that we are able to gain funding to upgrade our facilities and carvings. We would also like to be apart of this growth.

--Infrastructure for Visitors--

Select your preferred option: Option One

If you have any views on this project please comment below: Our environment is an important element as Maori, and would like to see the infrastructure around recycling and waste being a priority, so that our waterways are not put at even more risk and damage. Papawai have the whanau capability to support this initiative.

--Sports Coordination--

Select your preferred option: Option Two

If you have any views on this project please comment below: With the increase of rates in other areas it is important that, if possible, to lower in other areas.

--Reducing Waste Going to Landfills--

a. Do you support provision of kerbside food waste collections?

Yes

b. Do you support provision of 240 litre wheelie bins for recycling? Yes

c. Do you support provision of an e-waste service at transfer stations or an advertised collection service scheduled throughout the year? Yes

d. Do you support provision of a recycling/recovery centre at a transfer station? Yes

These ideas are not mutually exclusive, you can support more than one. These ideas are not included in the current rates increase of 5.99% in year one. If you have any views on these ideas please comment below:

--Water Conservation--

Select your preferred option: Option Two

3. What other options would you like Council to investigate to conserve water in our district?

If you have any views on these ideas please comment below: There is no point increasing rates with just a feasibility, in saying that, there is a need for better water usage especially around the farming industry. The farming industry is a concern for future generations for our waterways and water usage. When you see green grass in the middle of summer on paddocks, one must ask

the question why water use restrictions are placed on home owners during summer and the environmental effects on our waterways. Every new house built should have a water tank and their should be grey water for sewage usage instead of fresh waters being flushed down the toilet, winning the hearts and minds of people through education on how to conserve water e.g. turning tap off while brush, time limits on showers.

--Fees and Charges--

Do you have any comments about the proposed changes to fees and charges as outlined on page 14?

--Grants--

If you are applying for a grant please complete the grant application form and attach:

--Other Feedback--

Please provide any other comments below: We would also like to be in the consultation around the bilingual signage that is proposed. A great start would be the correct spelling of our Road name. "PAH Road" is culturally inappropriate and should be set to the correct spelling of Pa Road, unless it is not in reference to Papawai Pa or a Maori word

Upload File:

Upload Additional File:

The results of this submission may be viewed at:

<http://www.swdc.govt.nz/node/1029/submission/1066>

# South Wairarapa District Council

## 2018/28 Long Term Plan

### Grant Application Form

Email to: [ltip@swdc.govt.nz](mailto:ltip@swdc.govt.nz) before 4 pm, 23 April 2018

#### 1. ORGANISATION DETAILS

**Name of organisation:**

Hau Ariki Marae

**Physical address:**

131 Regent St

Martinborough

**Postal address:**

P O Box 165

Martinborough

**Contact Person:**

Kevin Haunui

**Phone No (Day):**

**Email:**

[kevinhaunui@gmail.com](mailto:kevinhaunui@gmail.com)

**Mobile No:**

021626065

**Phone No (After hours):**

**When was the organisation formed and what are its aims and objectives?**

Hau Ariki Marae was firstly gazetted in 1953 as Māori reservation for the purpose of a marae for the common use and benefit of the Māori people of the Martinborough District and the people of New Zealand generally. The aims and objectives of this community owned and managed Marae continue to be the well-being of the community.

Total number of members in your organisation?	Whole community
How many full-time equivalent people work in your organisation?	0
How many volunteers work in your organisation?	12-15 regular
Date of last AGM?	October 2017
Are you GST registered? Y/N	GST No:

Officers of organisation	
Chair: Trevor Hawkins	Phone No: 306 9112
Secretary: Kevin Haunui	Phone No:021 626 065
Treasurer: Kevin Haunui	Phone No:021 626 065

## 2. PROJECT OVERVIEW

Specific reason for grant application (e.g. upgrade to facilities/purchase of equipment/one-off event):

There are 3 elements to this Grant application:

1. Annual Community Event – Matariki to be organised and hosted by Hau Ariki Marae to benefit the whole community for 3 years commencing 2019.
2. 3 years continuation of rates rebates as per remission and postponement of rates on Māori freehold land policy.
3. Funding of the building of a Waharoa (Marae entrance) during DIY Marae 17-20<sup>th</sup> May 2018 using the carvings completed prior to 1998.

Where and when will the activity/event take place or what is the anticipated completion date of the project (please note funds cannot be allocated retrospectively)?

1. Matariki – annual community event to be organised and hosted by Hau Ariki.  
This event will generally take place in June each year
2. Rates rebates for Hau Ariki Marae. This is to recognise that Hau Ariki has community benefit that makes it appropriate to provide for relief from rates. That Hau Ariki is a facility that is utilised by all age groups, but has popularity with school and youth groups due to the set out of the Marae (visibility of all areas) and the adjacent rugby club grounds giving additional spaces for rangitahi and tamariki to be active. Hau Ariki Marae intends to develop its use as a community asset for all peoples, its reengagement with the community and visitors through DIY Marae is just the beginning.
3. The building of the Waharoa is planned (subject to finance) to be built 17-20<sup>th</sup> May 2018.

<p><b>Why should South Wairarapa District Council (SWDC) support this project/event?</b></p> <ol style="list-style-type: none"> <li>1. Matariki is an important time for te ao Maori, SWDC's support of this programme shows recognition of the Treaty of Waitangi, by working in partnership and protection of te ao Maori through supporting the celebration of this event and cultural practises that support it. This proposed event supports the council's goal of best and healthiest community partnerships as a community led event. This proposed event supports the councils goal of best care and use of natural resource through the telling of the unique local stories of valuable spaces (the sky in this case) and shaping an annual high value experience for community and visitors. We have chosen Matariki to be Hau Ariki's key event as it fits with the Dark Sky of South Wairarapa. There is also no major Matariki community event currently on offer. This celebrates the Māori myths and legends associated with Matariki but also gives opportunity for our community to learn more about astronomy and navigation.</li> <li>2. Rates rebates enables the Marae to have less outgoings enabling them to use their funds specifically for a. Maintaining and ongoing upgrades to the Marae and b. Developing programmes that attract a wide variety of community such as current programmes of Te Reo Maori and Waiata, but also developing rangitahi and educational programmes and programmes for the greater experience of South Wairarapa.</li> <li>3. The Waharoa has been proposed as a result of DIY Marae coming to Hau Ariki 17-20 May 2018. The carvings that would make up the Waharoa have been sitting dormant in the Marae storage shed for over 20 years. This was as a result of lack of funding to complete the Waharoa when the Wharenuui was launched in 1998 and then a loss of a valued leader left this incomplete. This would lift the visual presentation and impact of the Marae as well as supporting cultural protocols. This is building the infrastructure of the Marae, a community resource for all its citizens and visitors.</li> </ol>
<p><b>Who will benefit from these funds and in what way?</b></p> <ol style="list-style-type: none"> <li>1. Matariki – the Maori and South Wairarapa Community through the learning about and celebrating the Maori New Year. It will be an event to bring people together.</li> <li>2. Rates rebates will free up funds for the Marae to continue the upgrade of the buildings and facilities, benefiting the South Wairarapa Community.</li> <li>3. The Waharoa is of benefit to the whole community due to the visual effect this will have to visitors and tangata whenua of the Marae.</li> </ol>
<p><b>Would you like to speak in support of your application at a meeting of the South Wairarapa District Council?    <b>Yes/No</b></b></p> <p>Raihania Tipoki will speak to this application</p> <p><i>Submission hearings will be held on 14 &amp; 15 May 2018 at the Council Chambers, Martinborough</i></p>

### 3. FINANCIALS

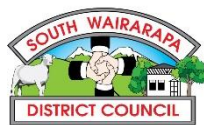
Funding requirements	
<b>Total cost of project</b> 3 years of Matariki at \$5000 per year \$12 000 for the erection of the Waharoa	<b>\$27000</b> (3 years of Matariki at \$5000 per year and \$12 000 for the erection of the Waharoa)
<b>Your organisation's contribution</b>	<b>\$ any additional costs or overruns</b>
<b>Other outside funding (please supply brief details)</b>	<b>\$ none applied for</b>
<b>Amount applied for in this application</b>	<b>\$27000</b>
<b>Shortfall (please provide brief details of how will balance be found)</b> Marae funds which will delay other projects. Waharoa may not go ahead without funding.	<b>\$</b>
<b>Project income (if applicable), e.g. generated from sales to public</b>	<b>\$0</b>
<b>Is organisation a registered charity?</b>	<b>Yes/No</b>
<b>Have you applied to SWDC for funding before?</b>	<b>Yes/No</b>
<b>If yes, when, for what purpose and how much was granted?</b>	<b>Rates rebates</b>

Bank account details	
<b>Name of bank:</b>	<b>ANZ</b>
<b>Account name:</b>	<b>Hau Ariki Marae Committee</b>
<b>Account No:</b>	<b>01 0671 0005216 00</b>

#### 4. Declarations

We agree to comply with requests from an officer or councillor from SWDC for additional information in relation to this application.



**Statement to comply with the**

The personal information above is collected and will be held by SWDC for the purpose of considering your application for financial assistance. You have the right of access to, and correction of, personal information about you, that we hold.

**Provisions of the Privacy Act 1993****Authorisation**

- I certify that the information provided in this application form is true and correct to the best of my knowledge.
- I have the authority to make the application on behalf of the organisation.
- I agree that the necessary documentation listed below is attached to this application.
- I confirm that we will complete and return a grant accountability form within two months of the project being completed.
- The organisation will keep receipts and a record of all expenditure for 7 years.
- Any unspent funds will be returned to SWDC.
- All expenditure will be accounted for in the Grant Accountability Form.

**Signatory One****Signed: by email****Full name: Kevin Haunui****Designation: Secretary****Date: 23/04/18****Signatory Two****Signed: by email****Full name: Emma Cameron****Designation: Committee****Date: 23/04/18****Supporting documentation required for this application**

- |   |                       |
|---|-----------------------|
| • Most recent annual accounts including notes and review/audit report.  | <input type="radio"/> |
| • Income and expenditure statement for part year and inaugural minutes (if organisation has been operating for less than 12 months) | <input type="radio"/> |

## South Wairarapa District Council

### 2018/28 Long Term Plan Grant Application

**Conditions of Grant:****Residential eligibility:**

- Organisations, Charitable Trusts & Incorporated Societies must currently operate within South Wairarapa or have a broader Wairarapa-wide benefit.

**Application forms:**

- Will be accepted either in electronic or hard copy form.

- A separate application must be made for each project or event.

**Annual grant:**

- All applications are considered by the South Wairarapa District Council and awarded at their discretion and on the merits of each project for the greater wellbeing of the South Wairarapa community.
- There is no maximum amount for any one grant, however, the SWDC's resources are limited and funding support is not guaranteed on an on-going basis.
- Applicants will need to re-apply each year for consideration of funding to continue.
- There is a 12-month time limit for uplifting the funds from the date of notification of approval.
- After 12 months, if funds have not been uplifted the grant will be rescinded and a new application must be completed and submitted for consideration.
- Unused funds must be returned to SWDC.

**Supporting material:**

- Organisations are required to provide copies of their most recent annual report and financial statements that have either been audited or reviewed by a suitably qualified person.
- Within two months of completion of the project or event, applicants are required to send to the SWDC a completed Grant Accountability form.

**Payments:**

- GST registered applicants must provide a tax invoice to enable the grant to be paid
- Grants will be paid directly into the applicant organisation's designated bank account.
- SWDC may request receipted accounts as evidence of payment in advance of release of this grant.

**Please return the completed by 4.00 pm on Monday 23 April 2018 to:**

South Wairarapa District Council

PO Box 6

Martinborough 5741

Or email: [ltip@swdc.govt.nz](mailto:ltip@swdc.govt.nz)

--Submitter Details--

Name: Emma Waddington

--Ratepayer Details--

Ratepayer: Rural

Organisation:

Do you want to speak to your submission? No

Speaking preference:

--Rates Affordability--

Do you agree with the proposed overall average rates increase for the next 10 years, enabling the proposed expenditure outlined in this document? Disagree

If not what general rates increase do you support? 3% (inflation only)

Other:

If you ticked 'disagree' which activity areas do you think we should spend less on?

--Future Growth and Development--

Select your preferred option: Option One

If you have any views on this project please comment below:

--Youth Training and Development--

Select your preferred option: Option One

If you have any views on this project please comment below: Use the Marae's as a training base

--Promoting and Enhancing our District--

Select your preferred option: Option Two

Option Three: Suggested expenditure:

If you have any views on this project please comment below:

Unnecessary, we are growing so fast no need to attract people

--Infrastructure for Visitors--

Select your preferred option: Option One

If you have any views on this project please comment below:

--Sports Coordination--

Select your preferred option: Option Two

If you have any views on this project please comment below: Not council business

--Reducing Waste Going to Landfills--

a. Do you support provision of kerbside food waste collections?

No

b. Do you support provision of 240 litre wheelie bins for recycling? Yes

c. Do you support provision of an e-waste service at transfer stations or an advertised collection service scheduled throughout the year? No

d. Do you support provision of a recycling/recovery centre at a transfer station? Yes

These ideas are not mutually exclusive, you can support more than one. These ideas are not included in the current rates increase of 5.99% in year one. If you have any views on these ideas please comment below:

--Water Conservation--

Select your preferred option: Option Two

3. What other options would you like Council to investigate to conserve water in our district? Conserving wetlands creating natural filters that manage water effectively. DO NOT PUT IN STORAGE THAT IS NOT COUNCIL ROLE.

If you have any views on these ideas please comment below:

--Fees and Charges--

Do you have any comments about the proposed changes to fees and charges as outlined on page 14? no

--Grants--

If you are applying for a grant please complete the grant application form and attach:

--Other Feedback--

Please provide any other comments below: The document smacks of tokenism towards biculturalism. Street signs is not biculturalism. Active participation with the Maori Standing Committee, the local maraes and a proven effort to engage with both needs to be established. They are not tokens but community representatives who's opinions need to be valued. Very disappointed in council response to biculturalism in spite of electing some great Maori representatives last election, in spite of the Maori standing committee, inspite of great maraes I cannot see their voice in your plan.

Upload File:

Upload Additional File:

The results of this submission may be viewed at:  
<http://www.swdc.govt.nz/node/1029/submission/1067>

--Submitter Details--

Name: John and Jennifer Grey

--Ratepayer Details--

Ratepayer:

- Rural
- Commercial

Organisation:

Do you want to speak to your submission? No

Speaking preference:

--Rates Affordability--

Do you agree with the proposed overall average rates increase for the next 10 years, enabling the proposed expenditure outlined in this document?

If not what general rates increase do you support?

Other:

If you ticked 'disagree' which activity areas do you think we should spend less on?

--Future Growth and Development--

Select your preferred option: Option One

If you have any views on this project please comment below:

We DEFINITELY need a proper plan.

A spatial plan of the entire Featherston commercial zone and Clifford Square, Cherry Tree Park etc. was recommended by planning staff at SWDC prior to the promotion of the Council preferred initiative of a town square but was denied. This major mistake has resulted in a lot of wasted money and an unusable piece of what should be prime retail land.

--Youth Training and Development--

Select your preferred option: Option One

If you have any views on this project please comment below:

--Promoting and Enhancing our District--

Select your preferred option: Option Three

Option Three: Suggested expenditure:

If you have any views on this project please comment below:

Yes PLEASE to the enhancement of the SWDC website to make it more user friendly!

A big NO! to wasting money on changing the Council logo! Though I personally don't like the one we have it isn't important enough to waste time and money on.

Definitely improve rail link to Wairarapa (more frequent, also on weekends)

--Infrastructure for Visitors--

Select your preferred option: Option One

If you have any views on this project please comment below:

--Sports Coordination--

Select your preferred option: Option Two

If you have any views on this project please comment below: I don't have sufficient information to form an opinion either way

--Reducing Waste Going to Landfills--

a. Do you support provision of kerbside food waste collections?

No

b. Do you support provision of 240 litre wheelie bins for recycling? Yes

c. Do you support provision of an e-waste service at transfer stations or an advertised collection service scheduled throughout the year? Yes

d. Do you support provision of a recycling/recovery centre at a transfer station? Yes

These ideas are not mutually exclusive, you can support more than one. These ideas are not included in the current rates increase of 5.99% in year one. If you have any views on these ideas please comment below:

--Water Conservation--

Select your preferred option: Option One

3. What other options would you like Council to investigate to conserve water in our district?

If you have any views on these ideas please comment below:

--Fees and Charges--

Do you have any comments about the proposed changes to fees and charges as outlined on page 14?

--Grants--

If you are applying for a grant please complete the grant application form and attach:

--Other Feedback--

Please provide any other comments below:

SWDC needs to include a culture change in it's LTP!

We would like our Council to be helpful rather than officious and

obstructive.

From repeated experience SWDC has a culture of "no, you can't" rather than "how can we help make this work to the benefit of the community?"

There have multiple times when Council staff have quoted NZTA regulations as being the obstacle when on enquiry at NZTA this has proven not to be the case!!

The council also quotes the Combined District Plan as a reason for decisions when, using the SAME Combined District Plan, Carterton and Masterton Council's regularly make very different decisions.

This also shows through in SWDC's response to Resource Consents. One of SWDC's responses to the possibility of making a resource consent application being "You can, but don't bother because it won't be granted." Even for things that have little or no detrimental impact on others and which ARE given consent by the other Council's under the same District Plan.

Of course district plans have policies and rules. If someone wants to do something that doesn't meet those rules, they need to apply for a resource consent. As it should be. This gives the Council the opportunity to make sure that the effects of what the person wants to do can be managed so they don't adversely impact other people.

The problem is that SWDC treats policies like hard and fast rules most of the time which impedes progress and individual investment in our community!

Upload File:

Upload Additional File:

The results of this submission may be viewed at:

<http://www.swdc.govt.nz/node/1029/submission/1068>



--Submitter Details--

Name: Reuben Raihania Tipoki

--Ratepayer Details--

Ratepayer: Rural

Organisation:

Do you want to speak to your submission? No

Speaking preference:

--Rates Affordability--

Do you agree with the proposed overall average rates increase for the next 10 years, enabling the proposed expenditure outlined in this document? Agree

If not what general rates increase do you support?

Other:

If you ticked 'disagree' which activity areas do you think we should spend less on?

--Future Growth and Development--

Select your preferred option: Option One

If you have any views on this project please comment below:

--Youth Training and Development--

Select your preferred option: Option One

If you have any views on this project please comment below: I would like to see Council support waka ama and mau rākau.

--Promoting and Enhancing our District--

Select your preferred option: Option One

Option Three: Suggested expenditure:

If you have any views on this project please comment below:

Māori culture needs to be more visible in our district. There are many ways we could achieve this. The council needs to be proactive in initiating a korero with local Maori leaders.

Obviously i support the construction of a star compass here. It will have a significant draw factor for visitors.

--Infrastructure for Visitors--

Select your preferred option: Option Two

If you have any views on this project please comment below: i don't support the usual facilities. i think we need to think outside the box when it comes to making the most of our visitors.

--Sports Coordination--

Select your preferred option: Option One

If you have any views on this project please comment below: I support this if hākinakina Māori are to be promoted and given equal importance.

--Reducing Waste Going to Landfills--

a. Do you support provision of kerbside food waste collections?

Yes

b. Do you support provision of 240 litre wheelie bins for recycling? Yes

c. Do you support provision of an e-waste service at transfer stations or an advertised collection service scheduled throughout the year? Yes

d. Do you support provision of a recycling/recovery centre at a transfer station? Yes

These ideas are not mutually exclusive, you can support more than one. These ideas are not included in the current rates increase of 5.99% in year one. If you have any views on these ideas please comment below: Definitely need to do food waste collection and larger recycling containers.

--Water Conservation--

Select your preferred option: Option One

3. What other options would you like Council to investigate to conserve water in our district?

I'm in two minds really about the feasibility study however i do strongly support catching water in tanks. New subdivisions should have to put in water tanks.

If you have any views on these ideas please comment below:

--Fees and Charges--

Do you have any comments about the proposed changes to fees and charges as outlined on page 14? Fees and charges are the least of my concerns, and frankly if that's all people have to complain about they're too bloody privileged.

--Grants--

If you are applying for a grant please complete the grant application form and attach:

--Other Feedback--

Please provide any other comments below:

Upload File:

Upload Additional File:

The results of this submission may be viewed at:

<http://www.swdc.govt.nz/node/1029/submission/1069>



23rd April 2018

File ref: 33002-072

Long Term Plan Feedback  
South Wairarapa District Council  
PO Box 6  
Martinborough 5741

Email: ltp@swdc.govt.nz

To whom it may concern

**RE. HERITAGE NEW ZEALAND POUHERE TAONGA SUBMISSION ON LONG TERM PLAN 2018 - 2028  
CONSULTATION**

1. Thank you for the opportunity to make a submission on the South Wairarapa Long Term Plan 2018-2028 (the Long Term Plan).
2. Heritage New Zealand Pouhere Taonga (Heritage New Zealand) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation, and conservation of New Zealand's historic and cultural heritage. Heritage New Zealand is New Zealand's lead heritage agency.
3. Heritage New Zealand wishes to highlight to the South Wairarapa District Council (the Council) the importance of continued support for partial waiving of reserve contributions and rates rebates in limited circumstances where historical and cultural heritage is conserved or enhanced, and remission of some consent application fees for work undertake on scheduled heritage buildings.
4. Heritage New Zealand understands the financial constraints the Council faces, but would encourage the Council to consider further incentives for owners of historic heritage places to conserve, enhance and promote their heritage values. Conserving historic heritage benefits not only the owner, but has social and economic benefits for the wider community.
5. As evidenced in areas such as Greytown and Martiborough, well cared for historic heritage can be fundamental to creating an engaging and vibrant region that helps draw people in. This in turn, fosters local identity and helps to build the local economy.
6. Incentive funding provides an important avenue for property owners to undertake conservation works. In some situations, it may be the difference between a historically significant resource falling into disrepair, or it being preserved for present and future generations to engage with and learn from. The district has a range of heritage buildings, including some that have not yet been recognised as such in the district plan. Some of these heritage buildings, including Council-owned heritage assets such as the Martinborough Town Hall will be subject to revised requirements for earthquake strengthening.
7. As issues such as earthquake strengthening and unreinforced masonry have become more apparent, support for building owners has only become more crucial. Without collaboration between councils, building owners, and other stakeholders there is a risk that New Zealand will lose significant heritage, and that individual districts will lose an important cultural, social, and economic resource. With this in mind, Heritage New Zealand encourages Council to consider setting aside money for a heritage incentive fund.

8. There are a range of other incentives Council could utilise to promote the protection and conservation of historic heritage. One possible incentive is the provision of specialist advice to building owners. There are also regulatory incentives relating to exemptions from select district plan provisions that could be considered at the next Wairarapa Combined Plan review. Examples include reduced parking requirements for heritage buildings converted to commercial use, or reduced restrictions in certain zones for common uses of heritage buildings, like bed and breakfasts. Heritage New Zealand advocates for councils to implement a range of different initiatives. This helps to protect historic heritage and shows a Council's commitment to the preservation of New Zealand's history.
9. To provide further information on heritage incentives, attached to this submission is Heritage New Zealand's Incentives for Historic Heritage Toolkit
10. Heritage New Zealand does not wish to speak to this submission at a hearing, but is available to answer any queries Council may have regarding this submission. We remain as ever, able to offer further advice to Council and other owners of heritage buildings regarding heritage conservation.

Yours sincerely



Alison Dangerfield

Area Manager  
Central Region  
Heritage New Zealand Pouhere Taonga

#### Attachments

Attachment 1: Heritage Incentives Toolkit

#### Address for Service

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Planner  
Central Region  
Heritage New Zealand Pouhere Taonga  
PO Box 2629  
Wellington 6140  
DDI: 04-494-8325  
Email: [ebabos@heritage.org.nz](mailto:ebabos@heritage.org.nz)

**Attachment 1: Heritage Incentives Toolkit**



New Zealand Historic Places Trust Pouhere Taonga  
Sustainable Management of Historic Heritage Guidance Series

## Incentives for Historic Heritage Toolkit



26 March 2013



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## Incentives for Historic Heritage Toolkit

Author: Robert McClean, Senior Heritage Policy Adviser, New Zealand Historic Places Trust Pouhere Taonga (NZHPT).

Acknowledgements: The original 2009 and 2010 versions of this report were prepared with the assistance of Susan Thomson, former post-graduate student, Victoria University of Wellington, the former Auckland City Council and former Rodney District Council. In particular, we thank George Farrant, Principal Heritage Adviser, Auckland Council. His experience in dealing with incentives for historic heritage made a major contribution to this toolkit. We also acknowledge the assistance of Brent Nahkies and Associates Ltd, Christchurch.

Status: This report is an update of previous versions prepared by the NZHPT in 2009 and 2010.

This document is a new guide for inclusion within the *Sustainable Management of Historic Heritage Guidance Series* (the guidance series) published by the NZHPT. The series aims to assist local authorities, owners of heritage places, iwi and hapū and other stakeholders in the protection and conservation of historic heritage under the *Resource Management Act 1991* (RMA) and other related resource management and planning legislation.

This guide updates references to former legislation and policy within the 2000 NZHPT publication *Guidelines for Making Heritage Buildings Accessible* (authored by Julia Gatley). This guide differs from the earlier 2000 guide by focusing on providing links to other guidance sources, updating legislative provisions, and providing guidance objectives and policies for the assessment of proposed access-related work involving heritage places. While some of the legislative and building code information in the earlier 2000 guide has been superseded, this previous version remains a valuable source of information about accessibility and heritage buildings.

Comments and feedback can be provided to the NZHPT about this guide. Please send to:

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Christchurch Arts Centre, August 2011.  
Category I historic place. Photo, Touch Design

Designed by Richard Roberts, Touch Design Ltd, Wellington

## Incentives and rules – bricks and mortar

Heritage incentives are a powerful complement to heritage regulation, and the synergy between them is a valuable heritage tool.

Heritage incentives are not a tenable means of heritage protection used alone, but act in concert with heritage rules and evaluation systems.

The use of either *alone* is potentially weak and problematical.

If sound, meaningful and robust assessment systems and rules are the solid ‘bricks’ of a heritage protection system, then incentives used carefully are the ‘mortar’ that binds the bricks.

While it might be possible to erect a heritage protection approach that uses a mass of dry ‘bricks’ (regulation) alone, it would be potentially unstable.

It is even less likely that one built only of ‘mortar’ (monetary incentives) would be viable ...<sup>1</sup>

George Farrant  
Principal Heritage Adviser  
Former Auckland City Council  
2009

---

<sup>1</sup> George Farrant, ‘Incentives – The Auckland Experience’ Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.

# 1. Introduction

Effective incentives are essential for achieving the preservation of historic heritage for present and future generations. Incentives can be regulatory or non-regulatory, and may include a wide range of policies and methods. Incentives are a key aspect of the economics of historic heritage.

Donovan D. Rypkema is a leading international authority on the economics of heritage buildings. Rypkema visited New Zealand in November 2010 and gave a series of lectures on the economic value of heritage conservation. Rypkema emphasised the critical role of incentives in heritage conservation in ‘bridging the market gap’ which refers to the gap between the costs and value of a property or business. While costs involve the acquisition of the property, cost of the retrofit works and other associated expenses, value relates to operation (rent, vacancy, etc), financing (amount, rate, return), equity (risk, alternatives, tax benefits) and the market return.<sup>2</sup>

In simple terms, an economic market rate of return is calculated by identifying the costs and considering if the value of the property or business outweighs them. If the cost is in excess of value, then the property or business is unlikely to result in a commercial rate of return. The high cost of earthquake strengthening influences the market gap.

Not all heritage buildings are, however, commercial buildings. Community halls, churches, schools, apartments and dwellings operate on a non-commercial basis involving both private and public sources of funding. These places can also suffer from a gap between the cost of acquisition and maintenance of the building and available income and funding support.

This guide provides a toolkit of available heritage incentives in New Zealand. It also promotes the adoption of incentives for historic heritage. The guide provides information about regulatory and non-regulatory incentives. The regulatory incentives include:

- ▶ Conservation areas.
- ▶ Conservation lots.
- ▶ Conservation lots transferable development right (TDR).
- ▶ Waivers of zone provisions.
- ▶ Specified permitted uses.
- ▶ Plot ratios or site intensity zonings.
- ▶ Bonus floor area TDR.
- ▶ Contributions (development and financial).
- ▶ Consent fee waivers.
- ▶ Measures relating to the *Building Act* 2004 (the Building Act).

---

2 Donovan D. Rypkema, ‘Incentives for Heritage’, Presentation to NZHPT, Antrim House, 16 November 2010.



<http://www.fis.org.nz/>



Cultural Funding Guide, Ministry  
of Culture and Heritage

[www.mch.govt.nz/funding-  
guide/search?fc=Heritage](http://www.mch.govt.nz/funding-guide/search?fc=Heritage)

In relation to regulatory incentives, the guide provides some examples currently adopted by local authorities in New Zealand and detailed evaluation of incentives in relation to costs, benefits, transparency and clarity, manageability and legitimacy. The non-regulatory incentives include:

- ▶ Private-public partnerships (PPPs).
- ▶ Heritage grants and loans.
- ▶ Rates relief.
- ▶ Tax relief (including tax depreciation).
- ▶ Public purchase and revolving acquisitions and funds.
- ▶ Insurance rebates.
- ▶ Urban design, events and promotion.
- ▶ Other heritage incentives.

In addition to providing information about these incentives, the guide promotes the development of: a new central government grant/loans/tax scheme for the strengthening of earthquake-prone heritage buildings; and a heritage credit scheme that rewards owners to carry out regular repair and maintenance of historic heritage.

The guide also promotes good regulatory standards and national consistency in terms of regional and district plan rules for historic heritage and as promoted by the Government's *Code of Good Regulatory Practice*.<sup>3</sup>

The appendices of the guide provide an updated summary of heritage incentives provided by local governments in relation to:

- ▶ District plan regulatory incentives.
- ▶ Consent fee waivers.
- ▶ Heritage-related grants.
- ▶ Rates relief available for historic heritage.
- ▶ Other types of incentives.
- ▶ Former Auckland City Council, list of heritage floor space bonuses granted and recipient sites.

Further, the appendices provide guidance for the establishment and management of a local authority heritage grants scheme.

The guide does not contain all relevant information about the wide topic of heritage incentives. Its focus is on local government, with some information about central government incentives for private owners of historic heritage.

---

<sup>3</sup> Ministry of Economic Development, *Guidelines on the Regulatory Impact Analysis Requirements*, Regulatory Impact Analysis Unit, March 2007.

Additional information about incentives and funding sources generally can be obtained by contacting the Funding Information Service<sup>4</sup> or the Ministry for Culture and Heritage *Cultural Funding Guide*.<sup>5</sup>

In terms of background context, the guide is accompanied by detailed theoretical and legislative research about heritage regulation and incentives as a separate research paper.<sup>6</sup> Further, valuable information about heritage incentives is provided in the Australian EPHC National Incentives Taskforce Report, *Making Heritage Happen: Incentives and Policy Tools for Conserving our Historic Heritage*<sup>7</sup> and the Heritage Chairs and Officials of Australia and New Zealand (HCOANZ) guide, *Incentives for Heritage Protection Handbook: A National Guide for Local Government and the Community*.<sup>8</sup>

The following checklist is designed for local authorities as a guide to assist the planning process when considering the use of incentives for historic heritage.

## 1.1. Checklist for incentives for historic heritage

- ☐ Is the objective of the incentive to encourage the conservation of historic heritage in the region or district?
- ☐ Is the incentive developed as part of an overall strategy for historic heritage? Will the incentive be managed under a clear policy or guidelines? What is the process for approval of the policy and guidelines? How will owners of historic heritage be involved and consulted?
- ☐ Will the incentive complement any rules adopted in the regional or district plans? Are the current heritage rules robust and of high quality?
- ☐ What type of historic heritage requires an incentive-based approach (an individual place, earthquake-prone heritage buildings, group of places, an area, or all scheduled places)?
- ☐ What class of historic heritage requires an incentive-based approach (rural, commercial, industrial, recreational or residential places)?
- ☐ What is the heritage significance of the places or areas?
- ☐ How will the incentive benefit historic heritage, including Māori heritage?
- ☐ Have the risks to historic heritage been identified – fire, earthquakes, flood, vandalism, demolition by neglect, etc?
- ☐ What are the incentive options? Have other valid alternative approaches been identified?

<sup>4</sup> <http://www.fis.org.nz/>

<sup>5</sup> <http://www.mch.govt.nz/funding-guide/search?fc=Heritage>

<sup>6</sup> Robert McClean 'Regulation and Incentives for Historic Heritage: Theoretical and Legislative Overview, Historic Heritage Research Paper No.6 (draft working paper), NZHPT, 22 February 2010.

<sup>7</sup> National Incentives Taskforce for the EPHC, *Making Heritage Happen: Incentives and Policy Tools for Conserving our Historic Heritage*, February 2004.

<sup>8</sup> HCOANZ, *Incentives for Heritage Protection Handbook, A National Guide for Local Government and the Community*, 2009, <http://heritage.vic.gov.au/admin/file/content2/c7/Incentives.pdf>

- ☐ What are the costs and benefits of the preferred option(s)? How will the preferred option(s) be effective in achieving the objective?
- ☐ Will the preferred option(s) be transparent and have clarity? Also will the preferred option(s) be manageable and obtain political support?
- ☐ How will the incentive be managed and advertised to the public and owners of historic heritage?
- ☐ How will the incentive be monitored, and what will be the indicators to measure the success of the incentive?

## 2. Historic heritage regulation

The manner in which heritage regulation is designed and implemented can help to clarify the management of externalities and other issues such as the improved allocation of public goods and reducing information asymmetries. All regulation should be designed to adhere to principles of good regulatory practice.<sup>9</sup> These principles aim to ensure that laws have the following attributes:

- ▶ Transparency to both the decision-makers and those affected by regulation.
- ▶ Have clarity, being understandable and accessible as well as practicable.
- ▶ Should be fair and treat those affected equitably.
- ▶ Rules should be the minimum necessary to achieve the desired outcomes.
- ▶ Compliance costs should be reasonable with minimal fiscal impact.
- ▶ Are compatible internationally.

These principles have informed the government's The Best Practice Regulation Model: Principles and Assessments.<sup>10</sup>

With regard to historic heritage regulation under the RMA, the NZHPT carried out a national assessment of district plan heritage provisions in 2009 and 2011.<sup>11</sup> The review highlighted a number of issues concerning heritage rules in these plans. In particular, the review revealed there are varying degrees of quality provisions in the district plans. Common issues of quality and information are:

- ▶ Overall lack of national consistency of approach with the use of a variety of terms to describe and define historic heritage.
- ▶ Lack of clarity with respect to some key rules, such as the repair and maintenance of listed heritage items.

<sup>9</sup> Ministry of Economic Development, *Guidelines on the Regulatory Impact Analysis Requirements*, Regulatory Impact Analysis Unit, March 2007; Regulatory Review.

<sup>10</sup> The Treasury, *The Best Practice Regulation Model: Principles and Assessments*, NZ Government, July 2012.

<sup>11</sup> Robert McClean, 'National Assessment of District Plan Heritage Provisions', Historic Heritage Research Paper No.2, NZHPT, January 2009; Robert McClean, 'National Assessment of RMA Policy and Plan Heritage Provisions', NZHPT, 2011.

- ▶ Absence of explicit rules, such as relocation, signage and subdivision.
- ▶ Lack of information about scheduled heritage items, especially with regards to significance.
- ▶ Absence of geographical boundary information, showing the extent of heritage items listed in district plans.

The NZHPT considers that there is potential for heritage regulation to be more effective with greater national consistency. This will involve action at both national, regional and district levels. At the national level, the NZHPT has published non-statutory guidance for historic heritage under the RMA – *The Sustainable Management of Historic Heritage Guidance Series*. This series promotes the adoption of best practice standards for the management of historic heritage, including the adoption of common terms, definitions, rules and assessment standards.

In summary, it is hoped that with the adoption of best practice standards, local authority heritage regulation under the RMA will be more robust and efficient. This will involve:

- ▶ The availability of public information about historic heritage and its management under the RMA.
- ▶ Common approaches in the adoption of best practice processes for the identification of historic heritage.
- ▶ The adoption of best practice regulatory and non-regulatory options for historic heritage, especially incentives.
- ▶ Common approaches for the regulation of historic heritage in regional and district plans in terms of basic definitions, heritage schedules, consent information requirements and rules relating to repairs and maintenance, alterations and additions, relocation, demolition/damage, subdivision, and new buildings.
- ▶ Common approaches for heritage-related resource consent processes, notification and the use of heritage impact assessments.
- ▶ Provisions to promote improved building safety with rules that encourage earthquake strengthening, fire safety and physical access.



## 2.1. Conservation area zoning

Regulation, in relation to listing, affects the value of property in diverse ways depending on the type of regulation and place, and the environmental and social context. As explored in the theoretical overview paper, overseas research has shown that conservation areas or heritage character zoning can have a positive effect on property values.

In terms of residential conservation areas, heritage zoning can often provide ‘certainty’ for owners in relation to maintaining a ‘sense of place’ and the control activities such as infill, subdivision and new buildings. This can result in positive effects in property values for conservation areas in comparison to other non-heritage zones.<sup>12</sup> As explained by Lucian Cook, the positive effect is often related to the management of the surroundings:

To put this in simple terms, the architectural credentials of an individual building mean very little if the property looks out over a 1960’s multi-storey car park. By contrast, a reasonably sympathetically designed modern dwelling located within an area that has retained a sense of place by virtue of the quality of its overriding built heritage will in all likelihood carry a significant premium over the same dwelling within a modern housing estate.<sup>13</sup>

This overseas research tends to support anecdotal evidence of the positive effect on property values of residential conservation areas in Wellington and Auckland.<sup>14</sup>

The positive impact of listing, however, on private property values is not a guaranteed correlation. While conservation zoning may have positive effects on property values in cities such as Auckland and Wellington, the results in smaller provincial centres may be more uncertain. Also as illustrated by the Allen Consulting Group in Australia<sup>15</sup>, registration, listing, or protection of historic residential properties can often have little influence on property values. Other factors such as location, general amenity, and general crime rates can be much more important deciding factors for property values.<sup>16</sup>

---

<sup>12</sup> Lucian Cook, ‘The Economic Value of Conservation Areas’ *Conservation bulletin*, Issue 62, Autumn 2009, pp 21–23.

<sup>13</sup> Ibid, p 21.

<sup>14</sup> George Farrant, ‘Incentives – The Auckland Experience’ Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.

<sup>15</sup> The Allen Consulting Group, *Valuing the Priceless: The Value of Historic Heritage in Australia*, Prepared for the Heritage Chairs and Officials of Australia and New Zealand, November 2005.

<sup>16</sup> *Managing Australia’s Historic Heritage: Looking to the Future, Submission by the Chairs of the Heritage Councils of Australia and New Zealand to the Productivity Commission Inquiry into the Conservation of Historic Heritage Places*, October 2005, p 16.

## 2.2. Development area zoning

Development area zoning is used extensively in North America and Europe to facilitate the development of a historic area or precinct. This type of zoning is often called ‘regeneration development zones’ or ‘special development precincts’. The zoning aims to assist the development of an area by providing for specific permitted uses, management structures, and private-public funding arrangements. In England, with assistance from the European Union, development zoning has achieved the regeneration and adaptive reuse of substantial historic townscapes such as the historic centre of Newcastle, the Liverpool waterfront and industrial heritage in the Midlands.

In 2008, the Sustainable Development Unit of the Department of Internal Affairs released the draft *Building Sustainable Communities Discussion Document*. This document identified the need for new tools to address development area issues and the creation of new urban development project areas. These areas could be established to facilitate appropriate development of historic areas and achieve conservation objectives. As indicated in the Wellington waterfront example that follows, important considerations are finding the balance between preservation and development and ensuring strong public accountability.

### 2.2.1 Lambton Harbour Development Project (LHDP)

The Lambton Harbour Development Project was established in the late 1980s to facilitate the transformation of the Wellington waterfront. The area was set aside for management as a special development area under the control of a private-public body – Lambton Harbour Management Limited (LHML). The special development area facilitated major changes to the Wellington waterfront with the removal of a large number of former wharf buildings, construction of new buildings and parks and preservation of significant heritage buildings such as the former Wellington Harbour Board offices as the new Wellington Museum of City and Sea.

The special development area, however, was heavily criticised by the public during the 1990s as a result of demolition and the construction of inappropriate new buildings and loss of public space. The criticism resulted in greater control over management by the Wellington City Council and the introduction of new waterfront planning provisions in the district plan to protect historic heritage and preserve public space.<sup>17</sup>

<sup>17</sup> Page. S, ‘Regenerating Wellington’s Waterfront’ *Journal of Town and Country Planning*, Jan-Feb, 1993, pp 29–31.

## 3. Regulatory incentives

### 3.1. Conservation lots

Conservation lots are a flexible subdivision provision that is the most common heritage-related incentive in district plans. Conservation lots provide the potential to allow an applicant to subdivide a property below the minimum lot size in order to preserve heritage values. The basic standards associated with the flexible subdivision rule are:

- ▶ Council can consider, as a discretionary activity, the subdivision of property containing a historic heritage item.
- ▶ The proposed subdivision to create a conservation lot may be lower than the minimum lot size of the relevant zone.
- ▶ The subdivision will result in the whole of the historic heritage item being physically and legally protected in perpetuity.
- ▶ An agreement or covenant should be entered to provide protection in perpetuity. The agreement or covenant should be finalised prior to Council making a decision under section 104 of the RMA or as a consent condition. These agreements or covenants may include:
  - i. Heritage Covenants (section 6 *Historic Places Act 1993*).
  - ii. Open space covenants (section 22 *Queen Elizabeth the Second National Trust Act 1977*).
  - iii. Protective covenants (section 18 *Crown Forests Assets Act 1989*).
  - iv. Conservation covenants (section 77 *Reserves Act 1977*/sec 27 *Conservation Act 1987*).
  - v. Protected private land agreements (section 76 *Reserves Act 1977*).
  - vi. Nga whenua rahui kawenata (section 77A *Reserves Act 1977*/section 27A *Conservation Act 1987*).
- ▶ An agreement or covenant should incorporate specific protective or enhancement measures to maintain or enhance the conservation values of the property, including public access.
- ▶ The proposed subdivision should be of a sufficient area to protect the curtilage and surroundings associated with the listed historic item.

### 3.1.1 Conservation lot provisions in New Zealand

There are a number of district plans with specific conservation lot provisions for historic heritage (see Appendix 2). Conservation lots are also referred to as ‘environmental protection lots’ or ‘heritage lots’.

In the Far North District Plan, rule 12.5.6.3.1 provides for a ‘development bonus’ “where a site contains a heritage resource and where this resource is proposed to be permanently protected, restored or rehabilitated, the Council may grant consent to an application to subdivide one or more bonus lots. The new lot(s) can be either from the parent title on which the area to be protected, restored or rehabilitated is located or on another title. The new lot(s) may be created in addition to the rights to subdivide which would otherwise apply, and may include the area to be protected, restored or rehabilitated. The minimum area of a bonus lot shall be the minimum area provided for as a discretionary subdivision activity in the relevant zone.”

The Far North District Plan provision requires that a covenant or a consent notice records this commitment to protection, restoration or rehabilitation before any bonus can be given effect to. The Council may impose as a condition of consent that a bond be paid, to be refunded when the Council is satisfied that the conditions attached to that consent have been complied with. The Council may provide assistance in respect of any such application by waiving resource consent charges and reserve contributions. An application made in terms of this rule would see the NZHPT, and where appropriate the tangata whenua, considered an affected party.

Many other plans have provisions for subdivision flexibility to protect historic heritage. For example, The Auckland City Central Area District Plan (Rule 10.4.2) provides that, where a heritage property is the subject of an approved conservation plan, subdivision of the heritage property will be considered as a non-notified application for a discretionary activity and may be exempt from the plan’s standard subdivision requirements.

Conservation lot provisions require ongoing monitoring by local authorities to ensure that consent conditions are being adhered to and that the property is not abandoned resulting in ‘demolition by neglect’. Further, monitoring is required to ensure flexible subdivision rules do not have cumulative adverse effects, resulting in a large number of small subdivisions over an area which can undermine the open-space provisions of the district plan.

## Evaluation of the efficiency and effectiveness of conservation lots

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<b>Costs</b>	<p>The costs of conservation lots to owners include the cost of establishing the lot via subdivision; establishing a covenant, and ongoing care and maintenance.</p> <p>The cost of conservation lots to the community involves the expenses associated with management and monitoring of the lots and the potential environmental cost of ‘patchy’ subdivision that is contrary to the objectives and policies of the district plan.</p> <p>Support for long-term maintenance of the conservation lot may require public funds in the form of grants and rates remission.</p>
<b>Benefits</b>	<p>The benefits of conservation lots to owners include the ability to subdivide to ensure the ongoing conservation of a historic property that would be otherwise not allowed. This may release surplus land available for development to offset the cost of establishing and maintaining the conservation lot.</p> <p>The benefits of conservation lots to the community is the potential long-term conservation of a historic property.</p>
<b>Transparency and clarity</b>	<p>Conservation lots are relatively simple and straightforward for owners, decision-makers and the community.</p>
<b>Manageability</b>	<p>Conservation lots require territorial authority management systems. The decision-making process should be informed by professional heritage advice.</p>
<b>Legitimacy</b>	<p>Conservation lots generally enjoy a high level of political support.</p>

## Evaluation of the efficiency and effectiveness of conservation lots

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<b>Comment</b>	<p>The full environmental compensation implications of a proposed conservation lot require consideration, including the cumulative effects on the environment.</p> <p>Covenants are required to ensure that conservation lots are subject to continual care and maintenance. There is a risk that conservation lots are abandoned and subject to ‘demolition by neglect’. A covenant should be agreed upon between owner and local authority prior to conservation lot approval.</p> <p>Demand for conservation lots is associated with general demand for subdivision. The incentive may not be effective in areas of low subdivision demand.</p> <p>Conservation lots are generally more appropriate for rural heritage, especially archaeological sites.</p> <p>Establishment of a conservation lot should qualify the owner to rates remission under the local authority rates remission policy.</p> <p>Establishment of a conservation lot should be informed by a conservation plan and sufficient information on the heritage values of the property.</p> <p>The boundaries of the conservation lot should be sufficient to protect the historic place and its surroundings. For example, a historic farm protected by a conservation lot should include all parts that contribute to the heritage value of the entire farm complex such as the homestead, woolshed, out-buildings and any significant vegetation area.</p>
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## 3.2. Conservation lots transferable development right (TDR)

Conservation lots can form part of a TDR regime for an entire district or area. This regime allows landowners to sell potential development interests from a particular piece of property under the protection of a conservation lot. Purchases would be other landowners who intend to increase the density of their land using the TDR bonus.<sup>18</sup> This regime could be designed to preserve open-space rural and heritage landscapes and provide an incentive for landowners who are restricted to subdivide in a certain location.

### 3.2.1 Former Rodney District conservation lot TDR

The former Rodney District Council was one of the few local authorities in New Zealand that maintained a conservation lot TDR regime. In the Rodney District Plan (now managed by Auckland Council) conservation lots are a restricted discretionary activity under Rule 17.9.4(g) which provides for “the subdivision of a listed item for the purpose of ensuring the long term preservation of the item, where the sites created will not meet the site area and dimension requirements of the relevant zone.” These lots can become part of a TDR regime under the subdivision rules (Rule 7.14.12.3). This scheme applies to any land that is covenanted or protected within the rural zone (except the countryside living zone) and is no larger than 20 hectares. The recipient sites must be with the countryside living town zone.

The former Rodney District’s TDR scheme has been operating for nine years since the introduction of the district plan. The scheme is currently under review as part of the preparation of the Auckland Unitary Plan. Key issues confronting the scheme include limited opportunity or space for use within the receiving areas (the countryside living zone), the need to transfer titles from a consented subdivision, and the requirement to ensure ongoing maintenance and conservation of land protected in donor areas. Further, while the scheme has been applied to natural heritage, there have been no applications for conservation lots and TDR involving historic heritage.

TDR schemes involving conservation lots require careful district-wide planning. The cumulative effects of land transfer need to be considered as part of an environmental compensation approach. International research on conservation lot TDR notes that the scheme requires strong land use regulations which closely controls the supply and demand of land in a district. Further, TDR schemes need to clearly identify bonus areas (sending areas) and recipient areas (receiving areas). There can be strong opposition from residents in the receiving areas which has the potential to erode political support for TDRs. There can also be substantial administrative costs involving complex land transfer transactions.<sup>19</sup>

<sup>18</sup> Jason Hanly-Forde, et al, *Transfer of Development Rights Programs: Using the Market for Compensation and Preservation*, Cornell University

<sup>19</sup> Jason Hanly-Forde, et al, *Transfer of Development Rights Programs, Using the Market for Compensation and Preservation*, Cornell University.

## Evaluation of the efficiency and effectiveness of conservation lots TDR

<b>Costs</b>	<p>The costs of conservation lots TDR to owners include: the expense of establishing the lot via subdivision; establishment of the covenant(s); ongoing care and maintenance, and costs relating to transfer of the development right.</p> <p>The cost of conservation lots TDR to the community involves the cost of managing the TDR scheme and price of greater intensive subdivision of land in the recipient area (receiving area).</p>
<b>Benefits</b>	<p>The benefits of conservation lots TDR to owners involve the potential to receiving a monetary incentive as a result of establishing a conservation lot.</p> <p>The benefit of conservation lots TDR to the community is the potential long-term conservation of land in an area in return for accepting greater intensive subdivision in another area.</p>
<b>Transparency and clarity</b>	<p>Conservation lots TDR can be complex and difficult for the general public to comprehend.</p>
<b>Manageability</b>	<p>Conservation lots TDR require intensive management and regulation by the territorial authority.</p>
<b>Legitimacy</b>	<p>Conservation lots TDR may not receive political support as a result of opposition from landowners in recipient areas.</p>
<b>Comment</b>	<p>The full environmental compensation implications of a proposed conservation lot TDR require consideration, including the cumulative effects on the environment.</p> <p>Covenants are required to ensure that conservation lots are subject to continual care and maintenance. There is a risk that funds generated by conservation lots TDR are not invested into the care and maintenance of the conservation lot and are potentially subject to ‘demolition by neglect’.</p> <p>Demand for conservation lots TDR is associated with general demand for subdivision. The incentive may not be effective in areas of low subdivision demand.</p> <p>Conservation lots TDR are generally more appropriate for rural heritage, especially archaeological sites</p> <p>The range of covenants should be considered (i.e. open-space covenants and heritage covenants).</p> <p>Establishment of a conservation lot and TDR should be informed by a conservation plan and sufficient information on the heritage values of the property.</p>



### 3.3. Waivers of zone provisions

Waivers of zone provisions ensure that there is flexibility in the district plan for historic heritage in relation to matters such as undertaking a commercial activity in a residential zone, car parking requirements, loading, and site access and landscaping. The waiver for zone provisions should provide:

- ▶ That Council can consider, as a discretionary activity, any application to alter, reduce, or waive any activity control or development control specified in any other section of the district plan.
- ▶ The proposed waiver may include undertaking commercial activities in residential zones if the purpose of the commercial activity is to achieve the adaptive reuse of the listed heritage item and the adverse effects are minor.
- ▶ The proposed waiver must be necessary to achieve the conservation and adaptive reuse of a listed heritage item.
- ▶ Council will consider any adverse effects on the environment associated with the proposed waiver.

#### 3.3.1 Waivers of zone provisions in New Zealand

Waivers of zone provisions are provided for in a number of district plans (Appendix 2). In the Rodney District Plan, Plan Change 144 introduced new provisions for the **Helensville Town Centre Heritage Policy Area**. The provisions include an amendment to Rule 21.10.2.2 which provides an exemption for heritage buildings from the on-site car parking requirements. In its reasoning, the plan states that:

“The Council recognises that the provision of required on-site car parking can be to the detriment of character buildings on sites that currently have little or no available off-street car parking. The priority in the Helensville Town Centre Heritage Policy Area is the preservation and enhancement of heritage value and character. Exemption for off-street car parking is considered appropriate to encourage the retention of buildings while allowing for change and adaptive use.”

The **Hauraki District Plan** (Rule 71.7) states that “notwithstanding any other provisions in the District Plan, Council may waive or reduce any bulk and location, number and location of parking spaces and landscaping standard which relates to a proposal to modify, add to or alter a Scheduled Feature, provided that in the opinion of Council, such action would: assist with the protection of the feature; and the amenities of neighbouring properties and/or the safe and efficient functioning of the street or road will not be significantly compromised.”

The **Whakatane District Plan** includes a ‘change of activity’ provision (Rule 3.11.12.2). This rule states that “Council may consent to the redevelopment of Scheduled Heritage items not in conformity with the District Plan’s performance standards where conformity with the zone standards and terms would change the intrinsic value and character of the heritage item and encourage the protection and preservation of the Scheduled Item.”

The **Christchurch Central Recovery Plan** introduced substantial zone waiver provisions in July 2012 to facilitate the heritage recovery of the city. The rule (applying to the central city) means that in respect of any activity on any site involving historic heritage, applicants are not required to comply with a number of standards such as scale of activities, retailing, car parking space numbers, building setbacks and continuity.

### Evaluation of the efficiency and effectiveness of waivers of zone provisions

<b>Costs</b>	<p>The costs of waivers to owners include the expense of application and process under the RMA.</p> <p>The costs of waivers to the community may involve some adverse environmental effects in relation to matters such as traffic, parking, noise, loading and access being relaxed or waived.</p>
<b>Benefits</b>	<p>The benefits of waivers to the owners involve the potential for flexible rules to facilitate adaptive reuse of a historic place, especially in relation to commercial activity.</p> <p>The benefits of waivers to the community is the potential long-term adaptive reuse of a historic place.</p>
<b>Transparency and clarity</b>	<p>Waivers are relatively simple and straightforward for owners, decision-makers and the community.</p>
<b>Manageability</b>	<p>Waivers require territorial authority management systems. The decision-making process should be informed by professional heritage advice.</p>
<b>Legitimacy</b>	<p>Waivers generally enjoy a level of political support.</p>
<b>Comment</b>	<p>The full environmental compensation implications of proposed waivers require consideration, including the cumulative effects on the environment.</p> <p>Waivers are generally associated with demand for commercial development. The incentive may not be effective in areas of low development.</p> <p>Waivers are generally limited to built heritage used for a commercial or public purpose.</p> <p>Consent fees should not be charged for waiver of zone provision applications.</p> <p>Local authorities should be informed by professional heritage advice.</p>

### 3.4. Specified permitted uses

Specified permitted use rules are a similar method to waivers of zone provisions. However, instead of a general waiver, the rule specifies particular uses that will be allowed for listed heritage items as a permitted activity. Currently, district plans in New Zealand are limited to providing for repairs and maintenance of a listed heritage item as a permitted use. Some local authorities have certain permitted uses for zones.

Providing for specified permitted uses is an important method of encouraging sensitive adaptive reuse and could include activities such as:

- ▶ Bed and Breakfast (B&B) accommodation.
- ▶ Small-scale entertainment and wedding-related functions.
- ▶ Social functions and public meetings.
- ▶ Specialised small-scale retail activities (i.e. crafts, pottery, merchandising, Devonshire teas, cafe).
- ▶ House museums and art galleries.

As an example, the proposed Waipā District Plan (notified June 2012), encourages the ongoing protection of Waipā's heritage items through the implementation of incentive rules relating to the reuse of such buildings. For this purpose, Policy 2.3.6.5 (which is implemented by rules) makes provision for medical centres, offices, restaurants, cafes and other eating places, and childcare and pre-school facilities to occur within buildings listed in the heritage schedule (Appendix N1). The transportation zone also contains relaxation of parking, loading and access requirements.

Specified permitted uses are also relevant to the Building Act. It is common in New Zealand for historic commercial centres to have active ground floor retail areas. However, often these commercial centres are characterised by vacant floor space above the ground level. The change of use provisions in the Building Act can be a significant disincentive to convert retail or office space for apartment accommodation (see section 3.9 of this guide). Allowing a specified accommodation use in a district plan could be part of an overall incentive strategy to promote adaptive reuse in a particular area or zone.

#### Evaluation of the efficiency and effectiveness of specified permitted use provisions

<b>Costs</b>	The costs of specified permitted use provisions to owners include the expense of application and process under the RMA.
	The costs of specified permitted use provisions to the community may involve some adverse environmental effects in relation to matters such as traffic, parking, noise, loading and access.
<b>Benefits</b>	The benefits of specified permitted use provisions to the owners involve the potential for flexible rules to facilitate adaptive reuse of a historic place, especially in relation to commercial activity.
	The benefit of specified permitted use provisions to the community is the potential long-term adaptive reuse of a historic place.

### Evaluation of the efficiency and effectiveness of specified permitted use provisions

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<b>Transparency and clarity</b>	Specified permitted uses are relatively simple and straightforward for owners, decision-makers and the community.
<b>Manageability</b>	Specified permitted uses require territorial authority management systems. The decision-making process should be informed by professional heritage advice.
<b>Legitimacy</b>	Specified permitted uses generally enjoy a level of political support.
<b>Comment</b>	<p>The full environmental compensation implications of specified permitted uses require consideration, including the cumulative effects on the environment.</p> <p>Specified permitted use provisions are generally associated with demand for commercial development. The incentive may not be effective in areas of low development.</p> <p>Specified permitted use provisions are generally limited to built heritage used for a commercial purpose or a change of use. It is important to align any waivers of zone provisions with similar flexibility under the Building Act.</p>

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### 3.5. Plot ratios or site intensity zonings

A plot ratio is the measure of the total floor area of a building that is able to be constructed on any given site. Higher plot ratios will encourage larger and taller buildings. Most cities have the highest plot ratios in the CBD with lower plot ratios in suburban and industrial zones. Generally, higher plot ratios on heritage properties have the potential to promote more intensive development and adversely affect heritage values.

The Wellington City District Scheme in 1983 contained an additional floor space incentive which allowed owners to construct extra floor levels over the permitted height levels on the same site as a listed heritage item.<sup>20</sup> This incentive was strongly criticised by community groups in allowing the Kirkaldies development on Lambton Quay which involved a large tower built over a preserved façade. With the introduction of the Wellington City District Plan under the RMA in the mid-1990s, the additional floor space incentive was removed.

The Auckland City Central Area District Plan contains the most detailed plot ratio zonings in New Zealand. These site intensity zonings are provided for in Planning Overlay Map 5. The zonings show Basic Floor Area Ratio (BFAR) and Maximum Total Floor Area Ratio (MTFAR). The BFAR is the gross floor area allowed as a permitted activity. The total floor area allowed, plus the accumulation of any bonus floor area, cannot exceed the MTFAR.

The Auckland City Central Area is divided into 11 different site intensity zones which make up the precincts and quarters. As an example, the Karangahape Road Precinct has a site intensity ratio of BFAR 4:1 and MTFAR 6:1. The highest site intensity zone is the high-rise area to the west of Queen Street which has an BFAR 6:1 and MTFAR 13:1.

There are specific site intensity zones for some heritage precincts in the Auckland City Central Area. The Britomart Precinct has its own site intensity map in the appendix of Part 14.6 with two basic site intensity zones, Areas 1 and 2. Within Area 1, the MTFAR are the same or similar to the maximum provided for the western side of Queen Street (BFAR 6:1 and MTFAR 13:1/11:1).

This measure is designed to “encourage tower height in exchange for reduced building bulk. This is a form of development which would not be compatible with the relatively low scale form of development proposed in Precinct Area 2.”<sup>21</sup> Within most of Area 2 of the Precinct, the floor area ratio is limited to the gross floor area within the existing scheduled heritage buildings. It is commented in the district plan that the average total floor area ratio of approximately 6:1 within Precinct Area 2 “has been set in order to retain the Precinct’s strong heritage character and the sense of intimacy imparted by the heritage buildings.”<sup>22</sup> Further, the absence of MTFAR for the existing heritage buildings enables “some flexibility for internal alterations within the inherent constraints of each heritage building.”<sup>23</sup>

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20 Robert McClean ‘Regulation and Incentives for Historic Heritage, Theoretical and Legislative Overview, Historic Heritage Research Paper No.6 (draft working paper), NZHPT, 22 February 2010.

21 Rule 14.6.7.2, Part 14.6 Britomart Precinct, Auckland City Central Area Plan.

22 Ibid.

23 Ibid.

The site intensity zonings of Auckland City Central Area District Plan are the foundation for the bonus floor area regime which is a form of TDR described below.

In July 2010, the Auckland Council notified Plan Modification No. 42 to the Central Area section of the District Plan. This plan change made some significant changes to the bonus floor area system of Auckland City. In particular, the plan reduced the number of bonus features and increases the bonus floor area provided for heritage floor space. The bonus floor area system is currently under review as part of the preparation of the new Auckland Unitary Plan.

The Christchurch City Plan included potential scope for a heritage floor space bonus by providing for the floor area of any retained heritage buildings to be excluded from the permitted plot ratio for the site up to a stated maximum for developments in certain zones.<sup>24</sup>

Evaluation of the efficiency and effectiveness of plot ratios/site intensity zoning	
Costs	<p>The costs of specified permitted use provisions to owners include the The costs to owners and developers of compliance with site intensity zoning requirements and forgone development opportunities.</p> <p>The cost of site intensity zoning to the community involves the implementation and management of the site intensity zoning regime and any development opportunities that are restricted by the regime.</p>
Benefits	<p>The benefits of site intensity zoning are certainty to the owner about the scope and potential for development on a particular site.</p> <p>The benefits of site intensity zoning to the community which reduce the potential demand for adverse development of a heritage property and provide greater certainty over the form of urban development.</p>
Transparency and clarity	<p>Site intensity zoning can involve complex formulae that may make it difficult for the general public to understand and comprehend the intention behind the zoning.</p>
Manageability	<p>Site intensity zoning requires intensive territorial authority management systems.</p>
Legitimacy	<p>Site intensity zoning generally enjoys political support if there is a strong rationale for the regulation.</p>

24 Christchurch City Plan, Vol 3, Part 3 Business Zone, 7.1.6.

## Evaluation of the efficiency and effectiveness of plot ratios/site intensity zoning

<b>Comment</b>	<p>The full environmental effects associated with site intensity zoning requires consideration.</p> <p>Site intensity zones are generally designed to manage demand for inner-city commercial development. The incentive may not be effective in areas of low development demand.</p> <p>It is important that site intensity zones do not encourage the loss of significant interior heritage fabric by the maximisation of floor area ratios within heritage buildings.</p> <p>Site intensity restrictions should be accompanied by bonus floor area incentives for heritage buildings.</p>
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## 3.6. Bonus floor area TDR

### 3.6.1 Former Auckland City bonus floor area TDR

Site intensity regulation can be accompanied by bonus floor area ratios as a TDR. The Auckland City Central Area District Plan is the only district plan in New Zealand that maintains an active TDR system with regard to bonus floor area provisions. Bonus floor areas are available where a development incorporates a number of ‘public good’ features.

The former Auckland City Council introduced TDR as a variation to its Third Review of the District Scheme in December 1987 under the Town and Country Planning Act 1977. The scheme was continued under the RMA 1991 and the Auckland City Central Area District Plan included a range of bonus floor area provisions involving public good features: accommodation, pre-school facilities, rest rooms, cycle parking, amenities, plaza, landscaping, works of art, heritage floor space and pedestrian facilities. The scheme was revamped by Plan Modification No.42 in 2010. This plan change amalgamated some activities and removed landscape and amenity areas from the bonus floor area provisions.

Obtaining a heritage floor space bonus is a restricted discretionary activity and the use or transfer of a heritage floor space bonus is a restricted controlled activity. Prior to Plan Modification No.42, heritage floor space bonus was a restricted controlled activity.

The bonus floor area is available in locations set out in Planning Overlay Map 5 of the district plan comprising most of the core CBD of Auckland City. The heritage floor space bonus may be granted by Council in relation to buildings of heritage value listed in Appendix 1, Schedule D of Part 6 – Development Controls of the district plan. This schedule comprises most of the core CBD heritage buildings listed in the plan that are in private ownership. The list is mostly comprised of commercial buildings, but includes some apartments, former public buildings and churches. The heritage floor space bonus is designed for two primary matters:

- Compensation for the loss of development potential that arises as a consequence of the building being scheduled for heritage purposes.

- Compensation for the cost of conservation.<sup>25</sup>

The sum of the bonus is calculated by a formula that includes:

- a. Area of heritage floorplate.
- b. Development potential multiplier.
- c. Gross floor area of the scheduled building.
- d. Heritage schedule point ranking.

The ‘development potential multiplier’ is an estimated average development potential based on the relevant development controls applicable to the area within which the heritage building is located. This multiplier and the point ranking is listed for each scheduled building in Appendix 1, Schedule D of Part 6. Essentially, schedule point ranking reflects the significance of the building. Greater heritage floor space bonuses are potentially available for the more significant buildings with higher development potential multipliers.

If consent is granted by Council, the calculated amount of heritage floor space bonus may be ‘sold’ by private agreement from a donor site to a recipient site(s) or used within the site of a scheduled building. The transfer of this bonus is a restricted controlled activity. Council usually require a conservation plan to be prepared for the donor heritage building. If the building is already subject to an approved conservation plan, the gross floor area of the heritage building is excluded from the floor area ratio calculations. Council maintains a register of heritage bonus floor space which includes:

- The address and legal description of the donor site.
- The address and legal description of the recipient site(s).
- The area of heritage floor plate on which the scheduled building is situated and the amount of heritage floor space obtained from the floor plate.
- The amount of bonus floor space transferred to the recipient site(s) or used within the site of scheduled building, the date of the transfer or use, and the residual floor area remaining after the transfer or use.<sup>26</sup>

Since the introduction of the heritage floor space bonus provisions, there have been 18 granted applications (see Appendix 7). The bonus properties have included the Bluestone Store, Eden Hall, Civic Theatre, Town Hall, St Andrew’s Church, St Paul’s Church and St Mathews in the City. Council-owned buildings had a prominent role in the early development of the scheme, and by 2004 over 50 percent of the heritage floor space bonuses were owned by Council.<sup>27</sup> As an example, Council held potentially 105,000 m<sup>2</sup> in the ownership of former Chief Post Office building. This building became the primary focus of the Britomart Project and some 31,882 m<sup>2</sup> of the bonus was sold for development. The transaction was criticised in the media over a number of years for lack of transparency and

<sup>25</sup> Rule 6.7.2.5, Auckland City Central Area Plan.

<sup>26</sup> Ibid.

<sup>27</sup> ‘Transferable Development Rights’, Report to the Finance and Corporate Business Committee, Auckland City Council, 10 September 2004.



for allowing development in excess of the standard building rules.<sup>28</sup> As a result, during the review of the Central Area District Plan, the rule was changed so that Council could no longer obtain heritage floor space bonus from its own properties.

Since the early 1990s, the demand for heritage floor space bonus has declined. A key issue is that the heritage floor space bonus is just one of a number of other bonus elements in the district plan. This means that the heritage floor space bonus must compete with other bonus elements such as accommodation, plaza and works of art. Plan Modification No.42 sought to address this issue by removing landscape and amenity works from the scheme.

In addition, the demand for heritage floor space bonus is dependent on consent applications for new development. Consequently, the price of the heritage floor space bonus has dropped from a range of \$230-\$350 m<sup>2</sup> to approximately \$50 m<sup>2</sup> (2004).<sup>29</sup> As an example, in November 2001, St Matthews in the City was granted resource consent to restore the church and received a heritage floor space bonus of 28,229 m<sup>2</sup>. A bonus of 310 m<sup>2</sup> was transferred to the Auckland Drape Company Ltd site for an 11-apartment floor tower. The heritage floor space bonus was sold for \$107/m<sup>2</sup> plus GST. St Matthew's have retained a bonus of 27,919 m<sup>2</sup>.<sup>30</sup> By 2004, the church had sold a further lot of bonuses for \$60/m<sup>2</sup> for the PriceWaterhouseCoopers Building on Quay Street. However, it was noted at the time that the building could have been permitted using the Light & Outlook bonus and the BFAR, without the need for the additional heritage floor space bonus from St Mathews in the City.<sup>31</sup>

George Farrant provides a summary of the advantages and disadvantages of TDRs associated with the Auckland City bonus floor area scheme:

Advantages:

- ▶ Operates as an effective counter to the very real constraints of robust protection of small-scale heritage in a high-density area.
- ▶ Compensates effectively for the acceptance of strong heritage controls, such as 'prohibited activity' status for demolition of 'Category A' (highly-ranked) heritage properties in Auckland's CBD.
- ▶ Is a low-cost incentive solution.
- ▶ Is normally an effective advocacy mechanism and a shield against claims of inequitable loss to an owner.
- ▶ May be applicable to donor sites in larger local centres as well as central high-density areas.

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28 Ibid; NZ First Media Release, 17 March 2005, [www.nzfirst.org.nz](http://www.nzfirst.org.nz)

29 'Transferable Development Rights', Report to the Finance and Corporate Business Committee, Auckland City Council, 10 September 2004.

30 *The Bob Dey Property Report*, 7 November 2001, [www.bdccentral.co.nz](http://www.bdccentral.co.nz)

31 'Transferable Development Rights', Report to the Finance and Corporate Business Committee, Auckland City Council, 10 September 2004. A further example involved two terrace houses on Airedale Street and the Bluestone Store in Durham Lane. These were awarded heritage floor space bonuses of 853 and 3,035 m<sup>2</sup> respectively. Part of this bonus (2,127 m<sup>2</sup>) was sold to the owners of the Durham Street West Parking Building in 2001. Most of this bonus was later transferred to another recipient site on Turner Street. The Bob Dey Property Report, 17 October 2001, [www.bdccentral.co.nz](http://www.bdccentral.co.nz)

- ▶ May be usefully applicable to non-built heritage sites, such as ecological or archaeological.

Disadvantages:

- ▶ TDRs are a commodity, and therefore their market value fluctuates, particularly if supply exceeds demand (or when uptake demand is low, such as at present).
- ▶ Consideration needs to be given as to whether TDRs are contingent on a development proposal which offers conservation/restoration, or are able to be claimed in the absence of any development proposal.
- ▶ TDR value will be depressed if other bonuses exist that deliver developer's requirements for floor space, without the need to purchase TDRs.
- ▶ Large heritage sites in public ownership can easily flood the TDR market and depress value and effectiveness.
- ▶ Care needs to be exercised in having recipient sites beyond central areas due to public sensitivity about suburban intensification.
- ▶ Can be difficult to monitor if a free-market TDR situation reigns, so issues arise about closer local authority control of the commodity, such as the authority possibly acting as 'banker', controlling prices, and maintaining market stability.<sup>32</sup>

George Farrant also notes that the "transferred floor space must only be donated to a site that has the capacity to accept the extra area without breaking any other non-negotiable district plan rules, e.g. sunlight preservation height limits or view shaft protection."<sup>33</sup>

The Auckland City bonus floor area TDR system is currently under review as part of the preparation of the new Auckland Unitary Plan.

As outlined in the associated research paper,<sup>34</sup> TDR schemes have been attempted by other urban areas in New Zealand with limited success. In Australia, the most well-known TDR scheme is the City of Sydney which has a heritage floor space credit scheme. For this incentive, a credit is awarded following the completion of conservation work on a heritage property. Once the works have been completed to the Council's satisfaction, the floor space can be sold/exchanged to enable additional floor space to be built in a new development.

<sup>32</sup> George Farrant, 'Incentives – The Auckland Experience' Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.

<sup>33</sup> Ibid.

<sup>34</sup> Robert McClean 'Regulation and Incentives for Historic Heritage, Theoretical and Legislative Overview, Historic Heritage Research Paper No.6 (draft working paper), NZHPT, 22 February 2010.

## Evaluation of the efficiency and effectiveness of bonus floor area TDR

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<b>Costs</b>	<p>The costs to owners and developers includes compliance with site intensity zoning requirements, conservation of historic properties, including preparation of a conservation plan and the TDR process.</p> <p>The cost of a bonus floor area TDR to the community includes the management of the TDR scheme and potential effects of excessive site intensity developments on recipient sites. The public may express concerns about recipient sites beyond the CBD in relation to suburban intensification.</p>
<b>Benefits</b>	<p>The benefits of a bonus floor area TDR to the owner is the potential for an incentive to be obtained by the transfer of the bonus. It assists in the protection of small-scale heritage buildings in high-density areas.</p> <p>The benefit of bonus floor area TDR to the community is the conservation of historic properties in the inner city. As the TDR does not involve a grant or other payment, it is a low-cost incentive option.</p>
<b>Transparency and clarity</b>	<p>Bonus floor area TDRs can involve complex formulae that may make it difficult for the general public to understand and comprehend the intention behind the scheme.</p>
<b>Manageability</b>	<p>Bonus floor area TDRs requires intensive territorial authority management and monitoring systems.</p>
<b>Legitimacy</b>	<p>Bonus floor area TDR may lack political support if there is public opposition to bonus-related development on recipient sites.</p>

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## Evaluation of the efficiency and effectiveness of bonus floor area TDR

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<b>Comment</b>	<p>The full environmental compensation implications of a proposed bonus floor area TDR require consideration, including the cumulative effects on the environment. A total conservation benefit assessment is required to evaluate the overall benefit to the city with regard to restoration of the individual heritage building and the effect on the streetscape or townscape in terms of urban design.</p> <p>Covenants are required to ensure that conservation lots are subject to continual care and maintenance. There is a risk that funds generated by bonus floor area TDRs are not invested into the care and maintenance of the property and are potentially subject to ‘demolition by neglect’.</p> <p>Demand for bonus floor area TDRs is associated with general demand for property and development. The incentive may not be effective in times of recession. Owners of bonus floor area TDRs may find them difficult to sell.</p> <p>Demand for a heritage-related TDRs may be affected by other bonuses that are available which may deliver the developer’s requirements for floor space</p> <p>Large heritage sites in public ownership can ‘flood’ the TDR market and depress value and effectiveness.</p> <p>Strong and robust heritage rules are required that regulate demolition, relocation, new buildings and roof-top additions.</p>
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## 3.7. Contributions

The RMA provides for financial contributions, including bonds and reserve contributions, and the Local Government Act 2002 provides the regulatory basis for development contributions. Both contributions can be designed to encourage positive heritage outcomes.

### 3.7.1 Financial contributions

Section 108 of the RMA provides that financial contributions may be made as part of conditions of resource consents. The term ‘financial contribution’ means:

- a. Money; or
- b. Land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of the Maori Land Act 1993 unless that Act provides otherwise; or
- c. A combination of money and land.<sup>35</sup>

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<sup>35</sup> Section 108(9), RMA 1991.

A financial contribution must be imposed in accordance with the purposes specified in the plan or proposed plan (including the purpose of ensuring positive effects on the environment to offset any adverse effect), and the level of contribution is determined in the manner described in the plan or proposed plan.<sup>36</sup> Land, in the form of reserve contributions, may also form part of subdivision consent conditions.

In addition, the RMA allows local authorities to require a bond as part of a consent condition. The purpose of a bond is to secure the ongoing performance of conditions relating to long-term effects, including alterations, removal of structures, remedial works, restoration, maintenance work and monitoring of long-term effects.<sup>37</sup>

Policies for financial contributions, including bonds and reserve contributions, in regional and district plans can provide protection for historic heritage. As a basic requirement, the regulatory provisions should provide the flexibility to waive any required financial contribution in relation to a heritage-related application. Further, the plan should state that a monetary contribution will not be required where land is set aside in perpetuity, under a covenant, for the conservation of heritage values.

### 3.7.2 Financial contributions for historic heritage

Many district plans in New Zealand include historic heritage matters in financial contributions provisions (see Appendix 2). The most common is the provision that financial contributions will not be required when land is set aside as a conservation lot or reserve for the conservation of heritage values.

Objectives and policies for financial contributions should refer to historic heritage matters. As an example, Policy RCP5 of the Hastings District Plan states “where a heritage site (such as an archaeological site or a wāhi tapu) has been set aside, either as a reserve, a conservation lot or consent notice as part of a subdivision, this will be taken into account when assessing any reserve contribution for the subdivision.”

The Far North District Plan (Rule 14.4.1) states that a financial contribution in the form of land will be preferred where that land has “important natural, amenity, heritage or cultural values that should be protected.” The plan further states that “where any person wishes to protect, conserve or restore a scheduled heritage resource, and in doing so is required to pay a financial contribution, consideration will be given to the reduction or waiving of that contribution” (Rule 14.6.3).

<sup>36</sup> Section 108(10), RMA 1991.

<sup>37</sup> Section 108A, RMA 1991.

The Auckland City Isthmus District Plan provides environmental and heritage financial contributions (clause 4B.7.4) to remedy or mitigate the adverse effects of a development and use the financial contribution for the benefit of heritage or environmental features in the vicinity or elsewhere in the city. This policy means a contribution is required for all new development that is either land or cash (or any combination of the two). The amount of the contribution is based on a case-by-case assessment. The Auckland City Central Area District Plan also provides for an exemption from financial contributions where a heritage property is the subject of an approved conservation plan (Rule 10.4.2). This provision is also provided for in the Auckland City Isthmus District Plan.

The Gisborne Combined Regional Land and District Plan waives financial contributions totally or in part for the adaptive reuse of an item and the waiving of reserve contributions either totally or in part (Rule 3.11.2).

### 3.7.3 Development contributions

‘Development contributions’ are provided for under subpart 5 of Part 8 of the Local Government Act 2002. They allow territorial authorities to compulsorily require those who create demand for new or enlarged community facilities to pay the capital costs of providing them. Community facilities are reserves, community infrastructure and network infrastructure (roads, transport, roads, wastewater, stormwater). Development contributions are managed under a development contributions policy as part of the Long Term Plan (LTP) and can give effect to the principles of the Local Government Act 2002 outlined in section 14. Development contribution policies are also prepared under subpart 3 which relates to financial management and strategy.

Development contributions can only be required when an individual development creates demand for new capital expenditure. For this reason, these contributions are not a uniform charge and cannot be adopted for maintenance costs. The Local Government Act 2002 provides three statutory ‘triggers’ for requiring a development contribution for any given project:

1. It is a development within the meaning of section 197.
2. The development, which either alone or in combination with other development will have the effect of requiring expenditure on infrastructure (section 199).
3. The contribution is provided for in the Council’s development contribution policy (section 198(2)).<sup>38</sup>

Historic heritage is a relevant matter with regard to development contributions. The justification for consideration and inclusion of historic heritage matters includes:

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<sup>38</sup> *Neil Construction Limited and others v North Shore City Council* (unreported, High Court, Auckland, CIV 2005-404-4690, 21 March 2007, Potter J), para 116.

- ▶ Historic heritage can provide for social, economic and cultural interests of people and communities and enhance the quality of the environment.
- ▶ The development of historic heritage involving adaptive reuse of historic buildings is an important community outcome and has been identified in numerous community outcome strategies.
- ▶ Historic areas, precincts and landscapes may form an identifiable part of the community.
- ▶ Development in historic areas, involving the adaptive reuse of existing historic townscapes, provides a basis for urban renewal and can maximise the use of existing infrastructure and services.

On this basis, development contribution policies should provide a credit incentive for development that involves the adaptive reuse of historic areas and precincts. As stated in Local Government New Zealand's guidance:

Broadly, credit should be given for any works or services provided by the developer which appropriately reduce the demand for works or services to be provided by the Council. One should reduce or exempt those special cases where the effects of development can be shown to be less than standard units of development or nil.<sup>39</sup>

The Wellington City Council has adopted an equivalent household units (EHU) credit approach which provides an incentive for infill residential subdivision, residential development of a CBD site, additional bedrooms to a one-bedroom household unit, additional household units and development within the Northern Growth Area. Auckland Council provides an exemption for all alterations and additions to existing residential dwellings.

This approach can be adopted for historic areas and precincts as specific catchment areas in a development contributions policy. Councils can consider the provision of an EHU credit for consent applications that involve the adaptive reuse of historic buildings, including earthquake strengthening and change of use applications under the Building Act.

Historic heritage can also form part of hypothecation (targeted) funding from development contributions.<sup>40</sup> It is particularly important that development contribution policies ensure funding is targeted to establishing historic reserves and other heritage-related open space areas and maintaining them in the long term. Development contribution funding can also assist to upgrade and maintain existing historic public buildings and services, including earthquake strengthening. In Auckland City, the restoration and expansion of the Auckland Art Gallery was funded, in part, by development contributions.

<sup>39</sup> Local Government NZ, *Best Practice Guide to Development Contributions*, 2003, p 39.

<sup>40</sup> 'Hypothecation refers' to a tax or fund where a certain portion is tagged or allocated to a specific, usually a popular, cause. Theoretically, people will be willing to pay more in taxes if they believe a certain amount is going towards a cause they believe in. Report of the Local Government Rates Inquiry, Funding Local Government, August 2007, p 274.

Note. Development contributions are currently under review by the Government – see the discussion paper on the Department of Internal Affairs website.<sup>41</sup>

### Evaluation of the efficiency and effectiveness of contributions

<b>Costs</b>	<p>The costs to developers involve financial charges and the provision of reserves.</p> <p>The cost of contributions to the community includes the management of contributions, monitoring and enforcement.</p>
<b>Benefits</b>	<p>The benefits of contributions mean that development can be provided with an incentive to invest in existing historic townscapes to facilitate adaptive reuse.</p> <p>They can be designed to benefit a particular historic area or precinct.</p> <p>The benefits may also involve the establishment and maintenance of public space and facilities for historic.</p>
<b>Transparency and clarity</b>	<p>Contributions are transparent and have clarity for developers and the public.</p>
<b>Manageability</b>	<p>The management framework for contributions is provided for in the RMA and Local Government Act 2002.</p>
<b>Legitimacy</b>	<p>If supported by a strong rationale and research, contributions for historic heritage should obtain political support.</p>
<b>Comment</b>	<p>The use of financial contributions for historic heritage under the RMA is well established and can result in substantial benefits.</p> <p>While having potential, the use of development contributions for historic heritage is generally untested in New Zealand with the exception of community heritage projects that have benefited from development contribution funding.</p> <p>Development contribution credits should not provide an incentive to demolition or relocation. They must be limited to adaptive reuse of historic buildings, involving appropriate alterations and additions (including earthquake strengthening) and change of use.</p>

<sup>41</sup> Department of Internal Affairs, *Development Contributions Review Discussion Paper*, February 2013.



## 3.8. Consent fees

Section 36 of the RMA empowers local authorities to fix a range of charges for matters relating to plans, policies and consents. This power is exercised in accordance with section 150 of the Local Government Act 2002. This section means that fees may be prescribed by bylaw or using the special consultative procedures of the Act.

A bylaw may provide for the refund, remission or waiver of a fee in specified situations or in situations determined by the local authority.<sup>42</sup> Section 36(5) also allows, a local authority, in “any particular case and in its absolute discretion, to remit the whole or any part of any charge of a kind.” The Building Act contains similar powers for territorial authorities to impose fees or charges with respect to building consents.

Resource consent fee waivers for historic heritage is a relatively common form of incentive adopted in New Zealand. As outlined in Appendix 3, a large number of local authorities have some form of consent fee waiver policy for historic heritage. This policy is often included in the district plan or as part of Council’s general policy framework under the Local Government Act 2002.

The resource consent fee waiver should provide an incentive to undertake changes to historic heritage and a disincentive to inappropriate changes such as relocation and demolition. The fee waiver should be designed, therefore, to apply to activities such as:

- ▶ Repair and maintenance when this work requires a resource consent.
- ▶ Earthquake strengthening.
- ▶ Works to comply with the Building Act such as physical access and fire safety.
- ▶ Creation of conservation lots by subdivision.
- ▶ Works that comply with the provisions of a relevant conservation plan.
- ▶ Alterations that are appropriate (including adaptive reuse) as assessed by a heritage professional.

In addition to a fee waiver, an increased fee could be charged for consents that involve demolition or destruction of listed historic items as a disincentive.

### Evaluation of the efficiency and effectiveness of fee waiver

<b>Costs</b>	The costs to local authorities of the fee waiver.
<b>Benefits</b>	The benefit of fee waivers is to provide an incentive for owners to carry out appropriate changes to historic buildings, including alterations, retrofit of buildings and earthquake strengthening.
<b>Transparency and clarity</b>	Fee waivers are transparent and have clarity for the public.

<sup>42</sup> Section 150(2), Local Government Act 2002.

### Evaluation of the efficiency and effectiveness of fee waiver

<b>Manageability</b>	The management framework for fee waivers is provided for in the RMA, Building Act and Local Government Act 2002.
<b>Legitimacy</b>	Fee waivers generally have political support.
<b>Comment</b>	<p>The use of fee waivers for historic heritage under the RMA is well established.</p> <p>Fee waivers should not provide an incentive to demolition or relocation. They must be limited to appropriate changes to heritage buildings (including earthquake strengthening) and change of use.</p>

## 3.9. Building Act 2004: alterations and change of use

The Building Act regulates all building work in New Zealand. Building work includes making changes to buildings such as alterations, additions, relocation and demolition. Under section 112(1) a building consent authority must not grant a building consent for the alteration of an existing building, or part of an existing building, unless the building consent authority is satisfied that, after the alteration, the building will—

- a. comply, as nearly as is reasonably practicable, with the provisions of the building code that relate to—
  - i. means of escape from fire; and
  - ii. access and facilities for persons with disabilities (if this is a requirement in terms of section 118); and
- b. continue to comply with the other provisions of the building code to at least the same extent as before the alteration even if no other significant building work is being undertaken at the same time. All alterations to existing buildings must comply as nearly as is reasonably practicable with specific provisions of the building code.

The compliance test of ‘as nearly as is reasonably practicable’ means there is some flexibility in approaching alterations as a territorial authority may allow the alteration of an existing building, or part of an existing building, without the building complying with provisions of the building code. The territorial authority, however, must be satisfied that — (a) if the building were required to comply with the relevant provisions of the building code, the alteration would not take place; and (b) the alteration will result in improvements to attributes of the building that relate to—(i) means of escape from fire; or (ii) access and facilities for persons with disabilities. For this provision to apply, the territorial authority needs to be convinced that the fire escape and access improvements outweigh any detriment that is likely to arise as a result of the building not complying with the relevant provisions of the building code.

In addition to alterations, the Building Act regulates the change of use of buildings. Under section 114, in cases of change of use that involves the creation of new one or more household units, the territorial authority must be satisfied, on reasonable grounds, that

the building, in its new use, will comply, as nearly as is reasonably practicable, with the building code in all respects.<sup>43</sup>

Building Act-related provisions can present significant challenges for the adaptive reuse of heritage buildings. Common obstacles can involve situations such as:

- ▶ Retrofit work for improving structural performance (earthquake strengthening) for individual heritage buildings and historic precincts.
- ▶ The conversion of commercial buildings to residential or other uses.
- ▶ The adaptation of buildings to provide for new physical access, and fire safety requirements.

Managing Building Act-related heritage buildings issues requires a strategic approach by local authorities. First, there must be strong connections between building consent staff and policy within councils. It is important that local authorities have a ‘united front’ when dealing with heritage buildings under the Building Act.

Local authorities should use the full range of incentive-based tools for managing heritage-related building issues. These tools will involve:

- ▶ In-house training for Council staff on dealing with heritage building issues.
- ▶ Public information, advice and guidance about managing changes to heritage buildings under the Building Act.
- ▶ Use of heritage professionals to provide advice on heritage building projects.
- ▶ Adoption of best practice alternative solutions to achieve heritage and safety objectives.
- ▶ Preparation of conservation plans to guide adaptive reuse of individual buildings and groups of buildings.
- ▶ Targeted funding assistance, especially for earthquake strengthening, fire safety and physical access-related work.
- ▶ Project management approach for historic precincts and areas as ‘special development areas’ using a master or structure plan involving owners, building officials, and Council policy planners, incorporating earthquake-prone risk assessments.

The NZHPT has published a separate guide to the Building Act as part of the Sustainable Management of Historic Heritage Guidance Series. This guide provides an explanation of matters such as heritage-related terms, project information memorandum and notification, building consents and general guidance for making changes to heritage buildings.<sup>44</sup> The NZHPT has prepared further technical guidance for improving physical access and fire safety.

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<sup>43</sup> It is noted that the provisions of the Building Act for waivers and alternative solutions only apply to new building work and building code compliance. For alterations and change of use, waivers and alternative solutions do not apply since the work does not require this compliance. Instead, alterations or change of use must comply to a level that is ‘as nearly as is reasonably practicable’.

<sup>44</sup> NZHPT, *Sustainable Management of Historic Heritage Guidance Series*, Guide No.6, ‘Building Act 2004’, August 2007.

## 4. Non-regulatory incentives

### 4.1. Private-public partnerships

Private-public partnerships (PPPs) come in a wide variety of types and forms. In most PPPs there is some degree of shared responsibility for funding and management involving a collaboration of private interests and government.

PPPs for historic heritage include a range of non-profit trusts, organisations and corporate agencies. Overseas, PPPs are becoming a common approach for historic heritage, especially for the revitalisation or adaptive reuse of large abandoned historic buildings or economically depressed areas. As part of a review of European heritage initiatives commissioned by the Helsinki University of Technology, Donovan D. Rypkema provides a list the common denominators for successful heritage PPPs:

- ▶ The heritage building is identified as a community asset regardless of who actually holds title to the property.
- ▶ There is a core group who initiates the action which often comes from the non-government organisation (NGO) sector.
- ▶ There is an imaginative catalyst to move the redevelopment idea forward. This may come from the business community, local government, an NGO or elsewhere, but rarely from the current owner of the property (even if that owner is a level of government).
- ▶ There is broad-based support for the project within the local community that spans horizontally sector and political interests.
- ▶ There is always public sector participation, including from levels of government that are not directly involved as the formal public partner.
- ▶ There are multiple sources of financing from traditional private sector, non-traditional and public institutions.
- ▶ There is a commitment on all parties to be willing to be as flexible as possible in use, financing, timing and particulars of the transaction until a mutually acceptable and feasible alternative scenario is developed. This requires both compromise and patience from all partners. Even the most successful heritage PPPs tend to experience significant public scepticism during the process.<sup>45</sup>

Further information about heritage PPPs is available online in the Helsinki University of Technology study.<sup>46</sup>

In New Zealand there are many examples of heritage PPPs. One of the most high profile and successful projects is the Britomart Transport Centre in Auckland. While the project was highly controversial during the late 1990s, the Britomart Transport Centre was opened

<sup>45</sup> Donovan D. Rypkema and Caroline Cheong, *Public-Private Partnerships and Heritage: A Practitioner's Guide*, Heritage Strategies International, January 2012.  
*Economics and Built Heritage – Towards New European Initiatives*, Centre for Urban and Regional Studies Publications, Helsinki University of Technology, 2008.

<sup>46</sup> <http://lib.tkk.fi/Reports/2008/isbn9789512293971.pdf>

in 2003 as a result of substantial public and private investment and partnership, with the cornerstone achievement being the restoration of the Chief Post Office building.<sup>47</sup>

In provincial New Zealand, the most common PPPs for historic heritage is the ‘main street’ model. In this model, main streets and town centres are actively managed by the collaboration of business owners by the contribution of funds or targeted differential rates. These funds are used to promote and market the town centre and maintain a management structure by the employment of a town centre manager. The model is promoted by organisations such as members of the Town Centres Association of New Zealand and Towns and Cities New Zealand. The structure is also often facilitated and part-funded by local authorities.

The main street model has significant advantages for the management of historic town centres. Town centre managers provide an important link between business owners, Council and the community. Often these managers can facilitate funding applications for, and on behalf of, owners of historic commercial buildings. By promoting local business investment, town centre managers can make a significant contribution to the ongoing use and maintenance of historic commercial buildings.

### **Pride in Putaruru**

Pride in Putaruru is a non-profit town centres association established by the community. It promotes the town centre of Putaruru in a large number of ways, including a website, blog-site and newsletter.<sup>48</sup> By encouraging local business investment, Pride in Putaruru has made a valuable contribution to the long-term maintenance and use of historic commercial buildings in the town. The organisation is promoting further benefits to the heritage of Putaruru by the establishment of heritage trails, festivals and improving historic shop facades.

Pride in Putaruru employs two full-time staff (manager and assistant). Funding for it comes from business owners, the South Waikato District Council and community grant applications. The organisation has assisted with the development of a Putaruru Concept Plan which provides a shared vision for the future of the town.

<sup>47</sup> <http://www.britomart.co.nz/history1.html>

<sup>48</sup> <http://www.putaruru.co.nz/>

## 4.2. Heritage grants and loans

Heritage grants take three main forms: entitlement grants, discretionary grants and performance grants. The Australian National Incentives Taskforce provides the following explanation of the three main types:

[Entitlement grants are] given to any owner whose property meets pre-set eligibility criteria. Equal benefits are paid to all, not discriminating between those managing their properties to a high standard and those that simply meet the criteria. Recipients are not generally required to spend the grant on conservation works.

Discretionary grants have flexible guidelines and applicants must compete for selection. Typically, a grant assessment committee or board determines the most worthy projects to be funded.

Performance grants operate with strict criteria that define the types of conservation project that will be supported (e.g. structural repairs, external restoration).<sup>49</sup>

Heritage grants are the most common non-regulatory incentive offered in New Zealand, and most of these are discretionary-type grants. Heritage grants are provided by a large number of territorial authorities. Most funds are relatively small and individual grant amounts are often between \$5,000 to \$10,000. Some of the largest funds are the Auckland Council Built Heritage Protection Fund, Wellington City Council's Built Heritage Incentive Fund and the Canterbury Earthquake Heritage Buildings Fund.

Some local authorities also provide performance grants for specific types of work. The most common in New Zealand are grants for façade enhancement or purchase of paint.

In addition to the territorial authority heritage grants, Bay of Plenty and Southland regional councils provide regional heritage grant schemes. The Southland Regional Heritage Development Fund is unique as it involves both Environment Southland and the three territorial authorities as a joint initiative.

A list of local authority heritage grants available in New Zealand is outlined in Appendix 4.

The only other specific heritage grant fund available for private owners of historic heritage, or groups who are not eligible to the Lotteries Board Heritage Grant Fund, is the National Heritage Preservation Heritage Incentive Fund managed for the Crown by the NZHPT. Individual grants cover 50 percent of conservation work (including repairs, earthquake strengthening and fire protection) to a maximum of \$100,000. The fund is only available to private owners of Category 1 historic places (or those places that satisfy the requirements for Category 1), wāhi tapu or wāhi tapu areas registered under the Historic Places Act 1993.<sup>50</sup>

While heritage grant schemes are the most widespread form of non-regulatory incentive for historic heritage in New Zealand, they can be affected by a number of issues, including:

49 National Incentives Taskforce for the EPHC, *Making Heritage Happen: Incentives and Policy Tools for Conserving our Historic Heritage*, February 2004, pp16–18.

50 <http://www.historic.org.nz/en/ProtectingOurHeritage/FundingProtection.aspx>

- ▶ As indicated in Appendix 4, grant assistance is not available in all parts of New Zealand. Generally, there are more grants available in the North Island, especially Northland, Auckland, Bay of Plenty and the Waikato. Elsewhere, assistance to owners is ‘patchy’.
- ▶ Information about available grants can be difficult to obtain. Some local authorities do not advertise the grants by not providing public information on websites or using information sheets and brochures.
- ▶ Many owners of historic heritage are unwilling to apply for funding assistance. It is the common experience of some local authorities that applications for funding assistance fall short of expectations or anticipated demand. It appears that many owners do not bother applying if the amount of grant available is manifestly too low.
- ▶ Many owners refuse to seek financial assistance because of perceived interference with property rights and wish basically to be ‘left alone’. Also they may not submit applications to avoid ‘paper work’ or associated conditions to funding assistance such as public access provisions or covenants.
- ▶ Grants often do not provide solutions to situations of building abandonment (demolition by neglect) when owners either do not have other funds available for repair works or simply refuse to take care of a place.
- ▶ Grants do not provide solutions to ‘orphaned buildings’ when owners cannot be identified or contacted.

Best practice guidance for the design and management of a local authority heritage grants scheme is outlined in Appendix 1.

As indicated in Appendix 1, funds should also be made available for emergency situations. This should be tagged as an ‘Emergency Heritage Contingency Fund’ to allow for “moderate, but urgent expenditure in the public interest to cope with or secure an unexpected situation involving an item of heritage interest.”<sup>51</sup>

#### 4.2.1 Heritage loans

Loans can be in the form of direct loans or loan subsidies. Generally direct loans are made to “property owners at a lower interest rate that would be commercially available.”<sup>52</sup> In the case of loan subsidies, the ‘loan finance is supplied by a commercial lender, while the interest rate ‘gap’ is funded by the organisation giving the loan.

Heritage-related loans are uncommon in New Zealand, and only a few local authorities indicate that it may be possible for owners to obtain a low-interest loan to assist in the repair or restoration of a historic property.

<sup>51</sup> George Farrant, ‘Incentives – The Auckland Experience’ Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.

<sup>52</sup> National Incentives Taskforce for the EPHC, *Making Heritage Happen: Incentives and Policy Tools for Conserving our Historic Heritage*, February 2004, p18.

George Farrant notes that heritage loans can provide larger ‘catalytic’ funding amounts, especially when an owner may not be eligible for traditional loan or grant sources.<sup>53</sup> Other advantages of heritage loans may include:

- ▶ Providing larger heritage outcomes and private investment than most heritage grants schemes.
- ▶ Acting as a subsidy (1:1 or otherwise) to an owner’s own fundraising efforts.
- ▶ Contributing towards a revolving heritage fund in the long term.
- ▶ Stimulating goodwill of owners to conserve historic heritage.<sup>54</sup>

George Farrant also notes the disadvantages of heritage loans: they may involve an occasional risk of default, facilitating the opportunity for capital gains (when owners resell the building at a profit and capitalise on the heritage loan); involve relatively high administrative burden; and the real costs of the loan may be less transparent than a simple heritage grant.

Suspensory loan conditions can be adopted to reduce the risk of an owner obtaining significant capital gains arising from a loan. They can also encourage long-time owners to carry out restoration works and retain ownership on a long-term basis. Suspensory loans mean that the repayable amount is set at a sliding scale. The scale may vary according to the period of time following the grant, repayable amount, ownership and individual circumstances. For example, the repayable amount could be reduced to 50 percent after five years conditional on the property being retained by the owner.<sup>55</sup> In this case, the “loan progressively becomes a grant while ownership remains unchanged.”<sup>56</sup>

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53 George Farrant, ‘Incentives – The Auckland Experience’ Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.

54 Ibid.

55 Ibid.

56 Ibid.



#### 4.2.2 Grants for earthquake-prone heritage buildings

The risk of heritage loss from earthquake damage is a major issue for New Zealand. Earthquake strengthening work (or improving structural performance) of heritage buildings not only improves public safety, but can create jobs and ensure the survival of historic heritage.

The NZHPT's research for the Canterbury Earthquakes Royal Commission shows that heritage grant schemes and other sources of funding had a major influence in facilitating earthquake strengthening of heritage buildings in Christchurch prior to September 2010.<sup>57</sup> This resulted in the survival of some heritage buildings of national significance such as the Arts Centre, Canterbury Museum and Christ's College.

The Building Act requires territorial authorities to prepare earthquake-prone buildings policies. In some territorial authorities, this policy framework involves an active approach to the identification and regulation of earthquake-prone buildings.<sup>58</sup> These provisions are currently under review following the release of the recommendations of the Canterbury Earthquakes Royal Commission.

In addition to research by the NZHPT, the Seismic Retrofit Solutions project at Auckland University has investigated issues relating to earthquake-prone buildings, including heritage.<sup>59</sup> For example, Temitope Egbelakin, a former PhD student, researched incentives and motivators to enhance seismic retrofit implementation. Her research highlights the need for greater incentives for seismic retrofit in the form of a cost-sharing approach involving government and owners and the provision of low or no-interest loans.

The NZHPT advocates for improved incentives and assistance for owners of earthquake-prone heritage buildings. A new grants and loans scheme is required at a national level not unlike the current EECA ENERGYWISE funding scheme to improve energy efficiency. Another approach would be to allow the cost of strengthening to be claimed as a tax deductible expense in a similar manner to repairs and maintenance, particularly if the works do not improve the capital value of the property.

A grant, tax incentive and/or loans scheme for earthquake-prone heritage buildings would enable targeted assistance to be provided to owners which will create jobs, save lives, and preserve heritage.

<sup>57</sup> Robert McClean, *Heritage Buildings, Earthquake Strengthening and Damage: The Canterbury Earthquakes September 2010, January 2012*, Report for the Canterbury Earthquakes Royal Commission, 8 March 2012.

<sup>58</sup> For an overview, see Robert McClean, 'Toward improved national and local action on earthquake-prone heritage buildings' Historic Heritage Research Paper No.1, NZHPT, 3 March 2009.

<sup>59</sup> <http://www.retrofitsolutions.org.nz/index.shtml>

## 4.3. Rates relief (including remission, postponement and differential rating)

Rates relief is a property tax abatement. It can involve the “full or partial reduction, freezing, or deferment of property taxes or rates.”<sup>60</sup> Rating is regulated under the Local Government (Rating) Act 2002 and the Local Government Act 2002. Rates relief can only be adopted if the local authority has provided for this incentive under a rates remission policy or rates postponement policy prepared under sections 109 and 110 of the Local Government Act 2002. Rates remission or rates postponement policies must state the objectives to be achieved and the conditions and criteria for remission or postponement.

An overview of the rating system and a discussion of key rating issues is provided in the Report of the Local Government Rates Inquiry, *Funding Local Government*, August 2007 (the rates inquiry report).<sup>61</sup>

The rates inquiry report found that 57 local authorities (67 percent) provide rates remission for land protected for natural, historic or cultural conservation purposes.<sup>62</sup> Most of these local authorities provide rates relief for heritage-related properties. A list of heritage-related rates remission schemes currently available in New Zealand is outlined in Appendix 5.

It is often unclear, however, about the nature of the local authority rates policy for historic heritage and often there is a lack of certainty if the rates relief applies to urban built heritage as opposed to rural heritage properties protected by covenants. Perhaps, as a consequence of the degree of uncertainty about the application of rates relief to historic heritage, this incentive is not commonly implemented by local authorities to protect and maintain historic heritage.

In 2007, the Wellington City Council commissioned Graham Spargo Partnerships Ltd to examine financial and other means to manage built heritage in the city (the Spargo report).<sup>63</sup> The report provides information on a range of incentives for historic heritage, especially rates-relief policies:

Rates postponement means that the payment is not waived, but is delayed until a certain time or trigger event occurs. This event can be a change of use or a change of ownership. Rates postponement enables the money that is postponed to be ‘clawed back’ once a trigger event occurs.<sup>64</sup>

[Rates remissions] A local authority may remit rates on any rating unit, to any extent and for any reason providing that it complies with the policy that has been developed by the council ... A remissions policy can be framed to include criteria

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<sup>60</sup> Ibid, p 5.

<sup>61</sup> [www.ratesinquiry.govt.nz](http://www.ratesinquiry.govt.nz)

<sup>62</sup> Report of the Local Government Rates Inquiry, *Funding Local Government*, August 2007, p 207.

<sup>63</sup> Graham Spargo Partnerships Ltd, *Built Heritage Management in Wellington City: Financial and Other Means to Appropriately Manage Built Heritage*, November 2007.

<sup>64</sup> Rates postponement is often adopted in cases of financial hardship. “Postponed rates are registered as a statutory land charge on the title of the property. This means when the property is sold, the rates must be paid out of the proceeds before any other debts are settled.” Report of the Local Government Rates Inquiry, *Funding Local Government*, August 2007, p 275.

that need to be met to qualify. For built heritage, this could include ensuring that appropriate and adequate maintenance of buildings is undertaken.

Differential rating has typically been used as a mechanism to distinguish the level of rates paid per dollar of property value by the commercial sector compared with the residential sector.<sup>65</sup>

[Targeted rates] provide funding to meet the cost of a particular function by a specific rate which may or may not be targeted to a particular category of property.<sup>66</sup>

George Farrant also notes that a ‘rates freeze’ can be adopted. For example, such a freeze could be applied at the time of protection of a heritage property or immediately before a development takes place.<sup>67</sup>

The Spargo report provides an assessment of the various rating tools to achieve positive heritage outcomes in terms of advantages and disadvantages. After considering the options, the report recommends that the Wellington City Council offers a rates postponement and rates write-off as a public good contribution to minor (less than \$50,000) built heritage work delivering heritage outcomes and a commercial area rates remission policy which “enables reduced rates for contributing heritage buildings around the CBD in the defined ‘heritage areas’ where owners are maintaining buildings but otherwise leaving them unaltered.” Further, the Spargo report recommends a “residential areas rates remissions policy which enables rates for listed heritage buildings in residential zones where owners are maintaining buildings but otherwise leaving them unaltered.”<sup>68</sup>

The Dunedin City Council is one of the most active local authorities in providing rates relief for historic heritage. In addition to a general non-profit community rates relief scheme, Dunedin has a Targeted Rate Scheme for Earthquake Strengthening of Heritage Buildings. This allows building owners to obtain funding for earthquake strengthening of heritage buildings and to pay this back through a targeted rate on their property. Eligible building owners may obtain amounts of up to \$50,000 to assist with earthquake strengthening. Larger amounts may be considered on a one-off basis. Additional assistance may also be available through the Dunedin Heritage Fund.

Also, the Dunedin City Council has rates relief available to heritage building reuse and strengthening projects. This is typically a 50 percent rebate on the general rate. For example, the owners of the NZ Loan and Mercantile Agency Co building in Thomas Burns Street were granted rates relief in July 2011. The 50 percent rates relief amounted to \$5,244.27 for 2011–2012.<sup>69</sup> In addition, the Council has established a heritage residential B&B rates category in June 2011. This is available for owners of heritage B&B who were paying commercial rates following assessments by Quotable Value (QV) in 2010.

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65 Differential rating can also be based on location, area, use or activities allowed for under the RMA.

66 Ibid.

67 George Farrant, ‘Incentives – The Auckland Experience’ Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.

68 Graham Spargo Partnerships Ltd, *Built Heritage Management in Wellington City: Financial and Other Means to Appropriately Manage Built Heritage*, November 2007. Note: Wellington City Council has yet to adopt the recommendations of the Spargo Report in relation to rating.

69 *Otago Daily Times*, 19 July 2011.

George Farrant provides a summary of the advantages and disadvantages of rates relief for historic heritage:

**Advantages:**

- ▶ Is facilitated by existing legislation.
- ▶ Recognises the maintenance burden to owners in a tangible way.
- ▶ Is transparent and can be publicly debated.
- ▶ Is highly visible to ratepayers via rates notices.
- ▶ Gives the ability to ensure maintenance or 'claw-back' rates.

**Disadvantages:**

- ▶ Costs to administer.
- ▶ Costs to rating income.
- ▶ Difficult to anticipate uptake levels and impact on rates income.
- ▶ Needs to be clearly linked to actual maintenance costs and heritage outcomes.<sup>70</sup>

## 4.4. Tax relief

Tax-related incentives have proved to be a major influence for the preservation of historic heritage in the United States (see below). New Zealand does not provide a central government tax incentive scheme for historic heritage.

Currently, the only environmental-related tax incentive is under the Income Tax Act 2004 which provides a system of environmental restoration accounts that relate to expenditure by business to avoid, remedy or mitigate the detrimental effects of contaminant discharge.<sup>71</sup> This system could be amended by the Government to provide for the repair and maintenance of historic heritage.

### 4.4.1 Tax deductible expenses

In the past, owners of commercial properties could claim depreciation as set out under the Tax Administration Act 1994 and the Income Tax Act 2004. As from April 2011, owners will no longer be able to claim depreciation on buildings.<sup>72</sup>

The ability for owners of commercial properties to claim repairs and maintenance as an allowable deductible expense is available under tax law. Advice should be obtained from the Inland Revenue Department (IRD) or a Chartered Accountant on the types of repair and maintenance works that can be claimed as an allowable deductible expense. Generally,

<sup>70</sup> George Farrant, 'Incentives – The Auckland Experience' Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.

<sup>71</sup> Sections CB24B, EK 1–23, Schedule 6B, Income Tax Act 2004.

<sup>72</sup> While the ability to claim depreciation has been removed, IRD state that provisional depreciation rates will still be able to be set for 'classes of buildings'. If the Commissioner for Inland Revenue issues a provisional rate for a class of building stating that it has an estimated 'useful life' of less than 50 years, owners of affected buildings will be able to claim depreciation deductions: IRD, *Guide to the tax changes proposed in the Taxation (Budget Measures) Bill 2010*, 20 May 2010.

the incentive is limited to repairs and maintenance that are not capital expenditure and the maintenance of assets in same condition as when acquired. Substantial work, over and above maintenance for ‘wear and tear’, is not deductible.

#### 4.4.2 Tax relief for historic heritage in the United States

Tax reforms in the United States have revolutionised the way that developers and private investors think about old buildings. Established in 1976, the Rehabilitation Tax Credit has revitalised countless communities and is internationally recognised for its success. The credit applies to costs incurred for the rehabilitation, renovation, restoration, and reconstruction of historic buildings. The percentage of costs taken as a credit is 10 percent for buildings placed in service before 1936, and 20 percent for certified historic structures.

The credit is available to any person or entity that holds the title for an income-producing property. Expenses that qualify for the credit include expenditure for structural components of a building such as: walls, partitions, floors, ceilings, tiling, windows and doors, air conditioning and heating systems, plumbing, electrical wiring, chimneys, stairs, and other components related to the operation or maintenance of the building. Soft costs such as architect or engineering fees also qualify for the credit.<sup>73</sup>

The United States Secretary of the Interior established 10 Standards for Rehabilitation which projects must meet to be eligible for the 20 percent Rehabilitation Tax credit. They are:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognised as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterise a historic property shall be preserved.

73 Heritage Canada Foundation *Canada's Endangered Places Report Card* 19 February 2007.

- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, colour, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterise the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.<sup>74</sup>

In addition to the federal tax incentive, some 30 States of the United States have some form of heritage tax incentive programme.<sup>75</sup>

## 4.5. Public purchase and revolving acquisitions

Many local authorities have purchased historic properties as key strategic assets for the community. Also, many of these properties have been adapted for public purposes such as meeting rooms, libraries and parks.

In addition to strategic asset purchase, unforeseen circumstances may arise when “the security of a heritage site or item may depend, after all else fails, on purchase by an entity with sufficient resources and conservation motives to do so.”<sup>76</sup> Considering the significant capital expenditure involved, these circumstances will be exceptional and need to be assessed on a ‘case-by-case’ basis.

<sup>74</sup> United States National Park Service *A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties*  
<http://www.nps.gov/history/hps/tps/tax/incentives/index.htm>

<sup>75</sup> For an overview of State-level tax incentives, see  
<http://www.preservationnation.org/resources/find-funding/additional-resources/taxincentives.pdf>

<sup>76</sup> George Farrant, ‘Incentives – The Auckland Experience’ Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.



Stoneycroft, Hastings

Photo, Alison Dangerfield  
NZHPT

Stoneycroft is located on the outskirts of Hastings, Hawke's Bay. The property is registered as a Category 2 historic place under the Historic Places Act 1993 and protected by a heritage covenant and listing in the district plan.

Stoneycroft dates from 1875 and forms part of a historic property with 2.4 hectare grounds containing mature trees. In July 2005, the Hastings District Council purchased the property for community use with the aim of preserving the historic building and the notable trees on the property and fulfilling some of the reserve contributions for the development of the Lyndhurst subdivision. Since purchase, the Council have undertaken extensive repair and restoration of the building and the grounds. Following the completion of these works, Council consulted the community to determine a new future use for the property and the property is now the home to a new digital heritage centre for the Hawkes Bay.

#### 4.5.1 Revolving funds

Revolving funds are a proven method of providing financial and community assistance for historic heritage in Australia and New Zealand. In this country, two successful revolving funds have operated in Christchurch (Christchurch Heritage Trust) and Invercargill (Troopers Memorial Corner Charitable Trust). Auckland Council has recently established a new revolving fund as part of the Auckland Built Heritage Protection Fund.

'Revolving funds' is a pool of capital created and reserved for a specific activity. The capital is used to purchase, restore, sell and reinvest for historic conservation purposes. Basically, the system involves:

1. Establishment of a community trust or incorporated society with financial resources.
2. Acquisition of strategic historic properties by purchase or donation.
3. Repair and restoration of properties.
4. Protection via heritage covenants.
5. Sale or lease of properties to generate further income for other purchases or restoration projects.

As outlined by the Australian EPHC National Incentives Taskforce, revolving funds involve two main challenges:

Firstly, an initial capital injection is required to get the scheme up and running. This can be obtained through government funding (either from general revenue or other sources such as lotteries, bond issues, etc); donations or bequests (cash or property); and fund-raising or borrowings. The second challenge is that management of a revolving fund needs considerable expertise, including real estate, marketing, finance and heritage expertise.<sup>77</sup>

<sup>77</sup> National Incentives Taskforce for the EPHC, *Making Heritage Happen: Incentives and Policy Tools for Conserving our Historic Heritage*, February 2004, p 23.



#### 4.5.2 The three former miner's cottages, Arrowtown

Arrowtown is an important heritage town and is a significant tourist destination in Central Otago. Research by the Arrowtown Promotion and Business Association indicates that more than 400,000 people from outside the Wakatipu region visit Arrowtown each year.<sup>78</sup> The majority of the visitors are attracted by the historic streetscapes of the town.

Early miners cottages form a part of the Arrowtown streetscapes. The three former miner's cottages at 59, 61 and 65 Buckingham Street, Arrowtown, were built between the early to mid-1870s out of rudimentary local materials or red beech timber and schist rock. The cottages were owned by property developer Eamon Cleary.<sup>79</sup> He owned two of the cottages and their sections outright and a third cottage which stood on council leasehold land.<sup>80</sup> Cleary allowed the buildings to fall into disrepair and had planned a large-scale accommodation complex behind the three buildings incorporating replicas of the historic cottages.<sup>81</sup>

After a public outcry about the state of the cottages, Queenstown Lakes District Council purchased the properties for \$1.9 million – including 59, 61 and 65 Buckingham Street, together with 6 Merioneth Street. The purchase was conducted on behalf of the Council by a local developer.<sup>82</sup> After the purchase of the cottages, the Council called on members of the public to put their names forward as members of a new charitable trust, the Arrowtown Trust, responsible for the future of the buildings. Since its establishment, the trust has raised some \$600,000 from applications to the NZ Lotteries Grant Board and other community funding sources for the restoration of the cottages. The restoration work was completed in October 2011 and the cottages are now venues for a café, art gallery and office space.



65 Buckingham Street, Arrowtown. Photo, Jo Boyd, Riverlea Photography

<sup>78</sup> 'Arrowtown charm, historic buildings visitor lure: study', *Queenstown Times*, 6 March 2013.

<sup>79</sup> *Mountain Scene: Queenstown*, 1 February 2007, p 5.

<sup>80</sup> *Southland Times*, 9 February, 2007, p 1.

<sup>81</sup> *The Dominion Post*, 21 February 2007, p 11.

<sup>82</sup> *Gisborne Herald*, 10 February 2007, p 13.



## 4.6. Insurance rebates

Insurance is a system that provides recompense to owners in the event of loss or damage in order that repairs or reinstatement may be financed in whole or part. All heritage places should be covered by adequate insurance. The NZHPT provides guidance on insurance of heritage properties as part of the *Sustainable Management of Historic Heritage Guidance Series*.<sup>83</sup>



Cuba Street Historic Area,  
Wellington  
[www.cuba.co.nz](http://www.cuba.co.nz)  
Photo, NZHPT

As with general properties, some insurance companies provide discounts or rebates if buildings are maintained to a high standard or safety measures are installed such as:

- ▶ Fitting smoke detectors and sprinkler systems.
- ▶ Upgrading electrical wiring systems.
- ▶ Safeguarding your property from vandals.
- ▶ Ensuring your property is occupied.

The NZHPT also advocates for discounts and rebates to recognise earthquake strengthening works.

For further information about insurance-related options and incentives, contact your insurance company, the Insurance Council of New Zealand or the Insurance Brokers Association of New Zealand.

## 4.7. Urban design, events and promotion

The design of the urban environment has a huge influence on historic heritage. The planning of the public domain, in both residential and commercial areas, has the potential to either undermine the conservation of historic heritage or enable greater adaptive reuse and economic viability. Achieving positive urban design and historic heritage outcomes will require careful planning and management of aspects such as:

- ▶ Public transport, traffic and car parking.
- ▶ New buildings.
- ▶ Parks and green spaces.
- ▶ Pedestrian access and footpaths.
- ▶ Cycle ways.
- ▶ Street furniture.
- ▶ Signage.

Many urban centres in New Zealand have positive examples whereby urban design initiatives have enabled historic heritage preservation and adaptive reuse. These examples include the Kerikeri Basin (construction of the Kerikeri bypass), Vulcan Lane and Britomart Transport Centre (Auckland), Emerson Street (Napier), Cuba Street, Blair



Art Deco Trust, Napier  
[www.artdeconapier.com](http://www.artdeconapier.com)

<sup>83</sup> NZHPT, *Sustainable Management of Historic Heritage Guidance Series*, Guide No. 7, 'Insurance and Heritage Properties', August 2007.

and Allen Streets (Wellington), Worcester Street (Christchurch) and Queenstown heritage precinct (Queenstown). These are a few of many other examples, where local authorities have aimed to achieve the right mix of traffic and pedestrian spaces in an urban landscaped environment that has facilitated the economic and cultural viability of historic heritage.<sup>84</sup>

#### 4.7.1 Auckland's shared streets initiative

Since 2010, Auckland Council has been developing shared streets within the Auckland CBD. Shared streets provide space for pedestrians, cyclists and vehicles to encourage 'cohabitation' and improved accessibility. Elliot and Darby streets were the first shared streets and recently Jean Batten Place and Fort Lane have become new shared spaces. The initiative has been overwhelmingly successful in encouraging urban revitalisation and adaptive reuse of heritage buildings, including the former Jean Batten Departmental Building and the old Imperial Buildings resulting in new boutique retail, office and restaurant businesses. Ludo Campbell-Reid, Urban Design Champion for Auckland Council, reported that in February 2013 that pedestrian numbers in Fort Street were up by more than 50 percent on average during the week and increased consumer spending.<sup>85</sup>



Imperial Buildings, Fort Lane Shared Space.  
Photo, [Idealog.co.nz](http://Idealog.co.nz)

<sup>84</sup> Further information about urban design and historic heritage is available from the *Sustainable Management of Historic Heritage Guidance Series*, Discussion Paper No.4.

<sup>85</sup> 'Building the world's most liveable city', *NZ Construction News*, 1 February 2013.

In addition to urban design, historic heritage can be promoted by a wide range of initiatives, events and functions. The contribution of these events towards economic and cultural viability of historic heritage cannot be underestimated. As an example, the Hawke's Bay Art Deco Trust commissioned an economic impact study in 2006 which revealed that Napier Art Deco tourism (based on the Napier Art Deco Walking Tours, shop and Art Deco Festival and related events) had a direct economic impact of \$11 million. It had an indirect multiplier effect of \$12 million, totalling \$21 million p.a.<sup>86</sup>

Other more well-known heritage-related events and initiatives include:

- ▶ Auckland Heritage Festival.
- ▶ North Shore Heritage Festival.
- ▶ Jackson Street Carnival (Petone).
- ▶ Cuba Street Carnival (Wellington).
- ▶ Wellington Walking Tours.
- ▶ Christchurch Heritage Week.
- ▶ Caroline Bay Carnival (Timaru).
- ▶ Oamaru Victorian Heritage Celebrations.
- ▶ The Dunedin Heritage Festival.
- ▶ Invercargill Rural Heritage Day.

## 4.8. Other heritage incentives

In addition to the regulatory and non-regulatory incentives outlined in this research paper, there are many other types of incentives. The most common are listed in Appendix 6 and include:

- ▶ Provision of free technical advice and information.
- ▶ Heritage awards.
- ▶ Support for preparation of conservation plans.
- ▶ Support for fencing and painting.

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86 [http://www.artdeconapier.com/data/media/documents/HISTORY%203\\_.pdf](http://www.artdeconapier.com/data/media/documents/HISTORY%203_.pdf)

#### 4.8.1 A heritage credit scheme

The adoption of a heritage credit scheme has been promoted by the Heritage Chairs and Officials of Australia and New Zealand (HCOANZ). In a research report for HCOANZ in 2005, the Allen Consulting Group investigated the use of a heritage credit scheme.<sup>87</sup> A type of heritage credit TDR has operated in the Sydney CBD for some years.

Heritage credits work on a ‘beneficiary-pays’ principle whereby owners who adopt practices or works that result in improved heritage outcomes would be awarded with ‘heritage credits’. The scheme could operate nationally or locally not unlike the United States Tax Relief scheme outlined earlier in this document. Heritage buildings that are maintained and repaired to a certain national standard could receive the ‘credits’. The awarding of the credit could operate in a similar manner to the EECA Home Energy Rating Scheme (HERS) or other green star rating systems overseas.

Private individuals, companies or local governments could purchase the heritage credits from the owners. Alternatively, the heritage credits could entitle the owner to receive rates relief, tax incentives or eligibility to apply for grants. The Allen Consulting Group provide the example of a tourist operator who relies on the conservation of a particular historic area as a basis for running walking tours. This operator may be willing to purchase credits to “ensure maintenance of their business.”<sup>88</sup>

The heritage credit scheme aims to reward an owner for keeping a heritage building in good repair and maintenance. Unlike other incentives, the award is not triggered by a development-related application. The design of a heritage credit scheme could also recognise embodied energy and waste minimisation that is gained from building preservation. In other words, the credit could recognise the ‘green heritage’ values and associated public benefits. Private companies may purchase these credits in order to brand their company as both environmentally and culturally sustainable.<sup>89</sup>

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<sup>87</sup> The Allen Consulting Group, *Thoughts on the ‘When’ and ‘How’ of Government Historic Heritage Protection*, Report for HCOANZ, October 2005, p 48.

<sup>88</sup> Ibid.

<sup>89</sup> Robert McClean, ‘Planning for heritage sustainability in New Zealand – A Safe Heritage Credit Scheme’, Presentation and paper for the Safe Buildings Conference, August 2011.

## Appendix 1.

# Best practice guidance for design and management of a local authority heritage grants scheme

The Office for the Community & Voluntary Sector has published good practice funding guidance for government agencies. The guidance covers issues relating to funding relationships, funding options, managing risk and monitoring and evaluation and is available on the good practice funding website:

<http://www.goodpracticefunding.govt.nz/index.html>

The principles and processes recommended in the good practice funding guidance will be relevant for the design and management of local authority heritage grant schemes. For example, the guidance states that public entities should adopt principles for the management of public resources, including lawfulness, accountability, openness, value for money, fairness and integrity.

In 2004, the Environment Protection and Heritage Council of Australia (EPHC) undertook a review of incentives and policy tools relating to historic heritage.<sup>90</sup> This review examined the full range of incentives and other policy tools available in both Australia and internationally, and evaluated the effectiveness of incentives. The EPHC review highlighted the importance of integration of incentive review processes with state of the environment reporting relating to the historic environment. Key questions in evaluating effectiveness developed by the EPHC were:

- ▶ To what extent does an incentive induce conservation outcomes that would not have occurred in the absence of that incentive?
- ▶ To what extent does an incentive provide equity for owners of heritage places?
- ▶ How effective are heritage incentives in relation to other forms of government expenditure?
- ▶ How effective is one form of incentive compared with another?<sup>91</sup>

Some of the findings of the EPHC review are outlined below.

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<sup>90</sup> EPHC, *Making Heritage Happen: Incentives and Policy Tools for Conserving our Historic Heritage*, February 2004.

<sup>91</sup> Ibid, p 34.

### Key findings Australian EPHC Review

Most of the grant, loan and tax schemes provided in Australia have been quite small, and have fallen well short of the amount required to make a significant impact on heritage conservation activity within a state or locality.

Over-subscription is the norm for grant and loan schemes in Australia.

[The] disproportion between applications and available funds masks the broader pool of applicants who do not even bother to apply, because the quantity of available funding is manifestly too low.

Over-subscription can lead to disenchantment, particularly given the paperwork involved in making applications.

For **grant schemes targeted at State Registered places**, “it suggested that a suitable minimum quantity would be \$2.5 million in grants per annum per 1,000 places in the State, and an ratio of less than 3.1.”

In the case of **loan schemes targeted at State Registered Places**, it is suggested that “a suitable minimum quantity would be a minimum of \$1 million in subsidised loans per annum per 1,000 places in the State Register, and an over-subscription ratio < 3.1”

No single financial incentive or other policy tool offers a ‘magic wand’ solution; rather, a combination of complementary tools produces the best results. Ideally, a comprehensive heritage program incorporates: strong financial incentives; advisory services for owners; a planning regime that is sympathetic to conservation outcomes, or is at least neutral; promotion of conservation outcomes through a system of ‘revolving’ acquisitions, donations, and restorations; and a strong focus on community promotion, information and demonstration.

Without a strong commitment by government, an incentive scheme or policy tool will tend to be a ‘token’ programme that raises public expectations only to disappoint them.<sup>92</sup>

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<sup>92</sup> Ibid, pp 37-38 emphasis in original.

## **NZHPT recommended approach for design and management of local authority heritage grant schemes**

The following recommended approach is based on the National Heritage Preservation Incentive Fund Policy.<sup>93</sup> A copy of the fund policy is available, on request, from the NZHPT. Information about the fund and a copy of the application forms are available from the NZHPT's website:

[http://www.historic.org.nz/heritage/funding\\_nhpif.html](http://www.historic.org.nz/heritage/funding_nhpif.html)

### **Fund planning and administration**

1. The scope and type of heritage grant scheme should be carefully considered with preliminary research being undertaken with regards to the need for the scheme and experience of other similar local authorities. The NZHPT should be contacted at the early stages of the project.
2. If Council is a registered charitable trust under the Charitable Trusts Act 1957, then it is possible that the income that is received to fund grants could be tax-free at source.<sup>94</sup> It is recommended that local authorities obtain advice from the IRD or a tax adviser on this matter.
3. Council should seek expert advice on any GST-matters relating to administration of the fund. Applicants may or may not be GST-registered.
4. The fund should be managed by a dedicated staff member within Council. It is preferable that they have some experience in historic heritage. The role of the dedicated staff member should include:
  - ▶ Preparation of the fund policy and application forms.
  - ▶ Establishment of the Heritage Fund Advisory Committee (the advisory committee) and liaison.
  - ▶ Seeking external advice from professionals with expertise in historic heritage.
  - ▶ Checking fund applications for sufficient information and eligibility.
  - ▶ Preparing fund applications for consideration by the advisory committee.
  - ▶ Preparing fund applications for approval by Council.
  - ▶ Preparing fund agreements for written signature by Council and applicants.
  - ▶ Seeking legal advice for fund applications and written agreements.
  - ▶ Monitoring funded works and progress.
  - ▶ Checking that work has been completed to sufficient standard and all paperwork is completed.
  - ▶ Preparing and obtaining authorisation for payment of fund to applicant.

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<sup>93</sup> NZHPT, 'National Heritage Preservation Incentive Fund: Incentive Fund Policy', Approved by Minister for Arts, Culture and Heritage, 23 January 2007.

<sup>94</sup> George Farrant, 'Incentives – The Auckland Experience', Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.



- ▶ Generally, monitoring the fund and providing progress reports to Council.
5. Council can delegate funding decisions to a dedicated sub-committee.
  6. Council should establish an external advisory committee that consists of persons experienced in historic heritage. The NZHPT is a member of a number of local authority heritage advisory committees and the NZHPT's participation should be agreed upon with the relevant NZHPT regional or area manager.
  7. The role of the advisory committee should include:
    - ▶ Providing advice on applications to the fund in terms of eligibility criteria relating to proposed conservation work.
    - ▶ Considering applications and making recommendations to Council.
    - ▶ Providing advice if funded works have been completed to sufficient conservation standard.
    - ▶ Providing general advice to Council on administration of the fund.

#### **Fund policy**

8. The heritage grant scheme should be established by a clear policy approved by Council (the fund policy).
9. The fund policy should be part of Council's Long Term Council Community Plan and related financial and reporting requirements of the Local Government Act 2002.
10. The fund policy should include critical information about the nature and type of the scheme, including:
  - ▶ The purpose of the fund.
  - ▶ How the fund will be administered.
  - ▶ How much funds will be available for distribution.
  - ▶ What type of funds will be made available.
  - ▶ What are the eligibility criteria in terms of historic heritage and conservation works.
  - ▶ How the Council will receive applications (the policy should include an application form template).
  - ▶ How the Council will assess the applications (process and criteria for assessment).
  - ▶ What conditions will be required in relation to approved grants.
  - ▶ How the fund will be monitored and reported.
11. The approved fund policy, application forms and information about application deadlines and decisions should be made available on Council's website.



### **Fund purpose**

12. The purpose of the fund should be to encourage the conservation of historic heritage in the region or district. The fund should complement any regulation adopted in the regional or district plan.

### **Administration of the fund**

13. The delegation for the administration of the fund should be stated in the fund policy. Normally, the funding decisions are delegated to a Council sub-committee or individual staff member. It is best practice for decisions to be informed by a specialist advisory group which includes professional expertise in historic heritage.

### **Funds available for distribution**

14. The fund policy should outline the total amount of the fund allocated by Council on an annual basis and the maximum total of individual grants.
15. The maximum total of individual grants should have flexibility to provide a small number of large grants for substantial conservation (landmark) projects and a larger number of small grants for small-sized conservation projects.
16. Some funds may pay the full 100 percent costs of conservation works, others may limit the contribution to a percentage of the total cost (e.g. 50 percent). This percentage amount should be explicit in the fund policy.
17. Funds should be made available for emergency situations. These funds should be available, at short notice, to deal with situations such as emergency repairs following a storm or an unexpected discovery under construction works.

### **Type of fund**

18. Normally, the type of fund will be a simple grant. Other types, however, such as loans should be considered.

### **Eligibility criteria**

19. Since the purpose of most heritage fund schemes is to provide a 'carrot' to complement the 'stick' of regulation, the fund should be limited to owners of properties that are:
  - ▶ Listed for protection in the regional and district plan.
  - ▶ Registered under the Historic Places Act 1993.
  - ▶ Recorded as archaeological sites as defined in the Historic Places Act 1993.
  - ▶ Subject to a protective covenant or heritage order.

20. The definition of 'owners' should be clarified to include owners who hold a long-term lease to the property under the Land Transfer Act 1952, tenure under the Crown Pastoral Land Act 1988 or other long term lease or concession. In these cases, eligibility should be decided upon a case-by-case basis considering:
  - ▶ The nature and history of occupation and lease.
  - ▶ Evidence of the commitment of the owner to occupy and maintain the property.
  - ▶ Any relevant covenant over the property.
21. While the eligibility criteria should exclude Council-owned properties, it should allow Council to obtain funding assistance in special circumstances. It is often the case in situations of 'demolition by neglect' or 'orphaned buildings' that an owner may refuse to apply for funding or no record of ownership can be discovered. In these cases, Council may wish to apply for funding and carry out the conservation works without the owner's participation.
22. Other places, that are not protected under the RMA or Historic Places Act 1993, should be able to be considered for funding assistance as part of an 'exceptional circumstances' provision. For example, if a district plan only protects historic buildings, then other types of heritage, such as wahi tapu, will not be eligible for funding assistance.
23. The fund policy should provide clear guidance on the type of work that is eligible for funding assistance. This should be limited to work that has a positive conservation outcome. It will normally involve:
  - ▶ Stabilisation, repair, maintenance and restoration to historic buildings and structures (e.g. earthquake strengthening, fire protection, roofing, repairs to masonry, joinery, plaster or glazing).
  - ▶ Conservation work relating to land or archaeological sites (e.g. site stabilisation, repair, vegetation management, fencing).
  - ▶ Conservation work relating to places and areas of significance to Maori (e.g. marae restoration, pou repair, urupa maintenance, landscaping).
  - ▶ Professional services (e.g. research, condition reports, conservation plans, archaeological assessments, cultural values assessments, management plans, supervision of work).
  - ▶ Interpretation and public education and information.
24. The fund policy should provide clear guidance on the types of work that are not eligible for application to the fund. This type of work will involve construction of new buildings, alterations and additions, reconstruction, relocation, demolition, insurance and debt repayments.
25. The fund policy should state that heritage conservation projects that have already been completed at the time of the fund application will not be eligible to apply to the fund. An exception, however, should be provided for so that situations such as urgent works can be considered on a case-by-case basis.

## **Application process**

26. The fund policy should state how the public can apply for funding and include matters such as:

- ▶ Public advertisement of the fund and any funding deadlines.
- ▶ Application information requirements.
- ▶ The type of information to be included in the application form.
- ▶ Applicants may be asked to provide further information.
- ▶ Applicants must agree that the information in the application and information subsequently generated will be made available if required under the Official Information Act 1982.
- ▶ Applicants will be made aware of how Council will manage any private information with regard to the Privacy Act 1993.
- ▶ How many applications for the same property will be allowed each year.
- ▶ How unsuccessful applicants will be notified.

27. Further, the fund policy should state how funding will be granted. This will normally involve a decision by Council which is conditional on a written agreement between Council and the applicant which outlines the details of the grant and the associated conditions.

28. Funding should only be paid when the agreed work has been completed, inspected and approved.

## **Assessment of applications**

29. The fund policy should outline the process by which Council will assess the applications. As stated above, the process should involve a technical advisory committee that includes professional heritage expertise. In some instances, the NZHPT is a member of technical advisory committees or local authority heritage grant schemes.

30. The fund policy should provide criteria that will guide Council's decision-making. The criteria should include matters relating to heritage significance, risk, urgency, conservation standards, public benefit and cost effectiveness.

## **Conditions of receipt of funding**

31. All grants, and subsequent funding agreements, should include a number of standard conditions that include:

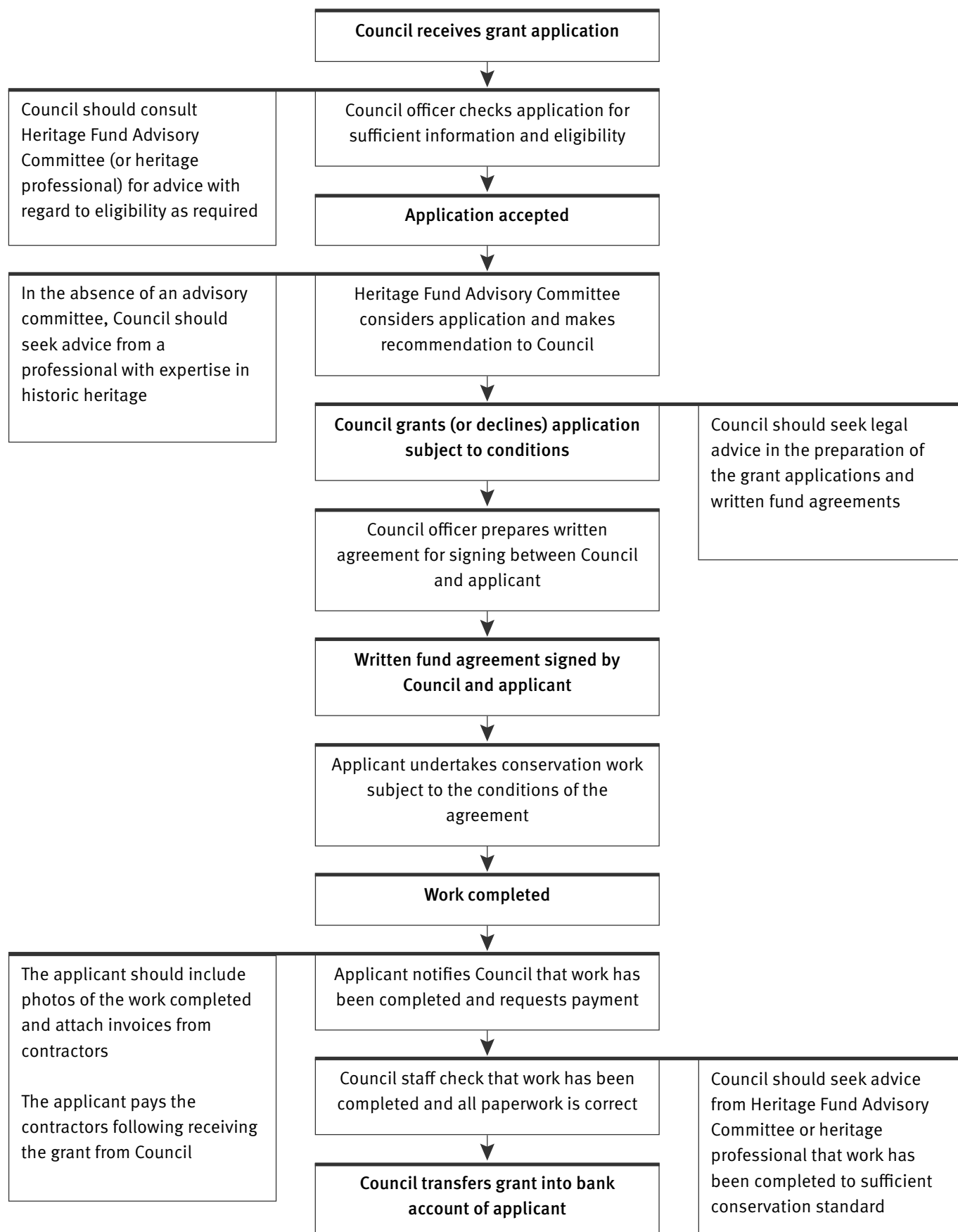
- ▶ That compliance with all applicable statutory requirements is the responsibility of the recipient.
- ▶ That payment of approved grant money is conditional on work being completed to satisfaction of Council and meeting best practice conservation standards (as assessed by a heritage conservation professional).

- ▶ The property must be available for inspection of the conservation work.
- ▶ That, wherever possible, acknowledgement of the funding given is provided by the erection of suitable signs and banners (supplied by Council).
- ▶ The conservation work should normally be commenced and completed within a stated period of time (e.g. commenced within 12 months and completed within two years of Council approving the grant).
- ▶ The recipient must agree to the public reporting of information such as: name of the recipient; name and address of the property and its heritage significance; funding allocation; and conservation work carried out.
- ▶ That the Council retain power at its discretion to require repayment if information in the application proves to be false or if conditions are breached.

#### **Monitoring and reporting**

32. The fund policy should state how Council will monitor all funded conservation work and reporting processes.

## Recommended Process for Local Authority Heritage Grant Schemes



## Appendix 2.

### Summary of district plan regulatory incentives (excluding consent fee waivers)

District Plan	Summary of incentive provisions for historic heritage	Section
Far North	Scale of activity (potential to increase to 100 percent).	12.5.6.2.1
	Subdivision, development bonus (form of conservation lot and possible consent cost waiver).	12.5.6.3.1
	Potential waiver of financial contribution.	14.6.3
Kaipara	Within the Subdivision Rules in the Zone Chapters, there is provision of increased development rights where protection of heritage resources is offered by an applicant as part of a subdivision process.	Part B: Land Use
Whangarei	Subdivision, environmental benefit.	73.3.2
Auckland Central Area	Heritage floor space bonus, existing use and activity incentive, exemption from consent fees, exemption from subdivision and financial contribution requirements if conservation plan has been prepared. Currently under review as part of preparation for unitary plan.	10.4.2
		10.9.3
		6.7.2.5
		6.7.5.7
Auckland Isthmus	Transfer of development rights, existing use and activity incentive, exemption from consent fees, exemption from subdivision and financial contribution requirements if conservation plan has been prepared. Currently under review as part of preparation for unitary plan.	5C.4.2
Auckland Hauraki Gulf	Conservation lots. Currently under review as part of preparation for unitary plan.	7.4.3
North Shore	Potential to waiver any development control of other non-heritage rule provision. Currently under review as part of preparation for unitary plan.	11.4.1.1
Franklin	Conservation lots, also note saying Council may consider relaxing other plan provisions. Currently under review as part of preparation for unitary plan.	22.11.4

District Plan	Summary of incentive provisions for historic heritage	Section
Proposed Hauraki	Relaxation or waiving parking requirements or bulk and location rules where this would encourage sustainable reuse and protection of heritage values.	
Proposed Waipa	Encourages the ongoing protection of Waipā's heritage items through the implementation of incentive rules relating to the reuse of such buildings. Policy 2.3.6.5 Makes provision for medical centres, offices, restaurants, cafés and other eating places, and childcare and pre-school facilities to occur within buildings listed in Appendix N1 (includes rules). The transportation zone also contains relaxation of parking, loading and access requirements.	Policy 22.3.6.2/2.3.6.5 plus rules
Matamata-Piako District Plan	Subdivision, conservation lots, waiver of car parking requirements.	6.1.3
Proposed South Waikato	Any otherwise non-complying subdivision in the Rural zone or Rural Residential zone, if as a result of the subdivision a significant natural area or a significant archaeological site is to be protected in perpetuity by covenant or other legal means to the satisfaction of Council. One additional protection lot is allowed under this provision per significant natural area or significant archaeological site that is being protected (conditions apply).	10.3
Thames-Coromandel	Subdivision, conservation lots.	752.3
Western Bay of Plenty (Operative 2012)	7.6.3 Building Act Flexibility Council may consider more creative solutions to building consent issues through section 47 of the Building Act.	7.6.3
Whakatane	Flexible zoning provisions, restoration.	4.1.14/4.1.8.4
Gisborne	Economic incentives section (parking dispensations, waiver of financial and reserve contributions).	3.11.2
Hastings	Subdivision, conservation lots. Plan Change 47	15.1.8.2
Marlborough Sounds	Subdivision, special purpose lots.	27.3.3.1.2

District Plan	Summary of incentive provisions for historic heritage	Section
Christchurch	<p>The Christchurch Central Recovery Plan introduced substantial zone waiver provisions in July 2012 to facilitate the heritage recovery of the city. The rule (applying to the Central City) states that in respect of any activity on any site involving any heritage building, place or object, any activity in or upon the same site shall not be required to comply with any of the relevant standards specified below:</p> <ul style="list-style-type: none"> <li>a. Scale of activities and residential coherence (Living Zones);</li> <li>b. Retailing (Living Zones);</li> <li>c. The following car parking and cycle parking standards in Vol.3, Part 13 Central City Zones: 2.4.1 (a) Car parking space numbers; 2.4.1 (c) Car parking space numbers; 2.6.1 Car parking space numbers.</li> <li>d. The following standards in Vol.3, Part 3: 2.2.1 Building Setbacks and Continuity (Central City Business Zone); 3.4.5 Street Scene (Business 1 Zones within the Central City).</li> <li>e. The following standards in Vol.3, Part 3 or Part 11, for alterations to heritage buildings only: 2.2.6, 2.2.16 and 2.2.12 Verandas, Minimum Unit Size, Outdoor Living and Service spaces (Central City Business Zone, and 3.2 Business 1 Zones within the Central City); 1.3.4(h) Acoustic insulation (Central City Business and Business 1 Zones within the Central City); 3.6.2 Gross Leasable Floor Area (Business 1 Zones within the Central City)</li> </ul>	
Kaikoura	Subdivision, allotment size flexibility.	13.12.11
Dunedin	Council may reduce or waive any control in the district plan if they are certain the proposal will restore, protect or maintain a heritage building.	



## Appendix 3.

### Summary of local authority resource consent fee waivers for historic heritage

#### Resource Consent Heritage Fee Waivers (as at October 2012)

Council	Summary
Far North District	Fees may be waived for applications concerning heritage orders, plan changes to the schedule.
Whangarei District	Possible resource consent application fee waiver.
Former Auckland, Manakau, North Shore, Rodney, Waitakere and Franklin Districts	Consent fees waivers were provided under operative district plans. Under review as part of new unitary plan process.
Hamilton City	Possible waiving of resource consent fees.
Matamata-Piako District	Resource consent fees are waived for applications concerning heritage sites.
Otorohanga District	Possible waiving of resource consent fees for resource consents which result in the protection, maintenance or upgrading of heritage resources.
Thames Coromandel District	Possible financial assistance for resource consents required under the district plan.
Waitomo District	Possible waiver of resource consent fees.
Rotorua District	No charge for applications for consents related to conservation, restoration and protection of heritage buildings and features listed in the district plan.

### Resource Consent Heritage Fee Waivers (as at October 2012)

Council	Summary
Gisborne District	Waiving of resource consent fees for applications for additions or alterations to heritage buildings and structures or for changes of use provided that the change of use is for adaptive reuse that complies with the ICOMOS charter provisions and the resource consent is granted. Refund of consent application fees when an archaeological site survey is undertaken and an archaeological site is identified and mitigating measures, including legal protection of that site, are undertaken.
Wairoa District	Possible waiver of application fees for use, development and subdivision activities that safeguard resources of value to the community.
New Plymouth District	There is no processing fee payable for non-notified resource consent applications for alterations or additions to district plan listed heritage buildings or items. Charges will apply to any external and specialist inputs if required.
Horowhenua District	Possible waiver of administration fees in the protection of heritage features.
Palmerston North	Possible waiver of fees to both complement the rules contained within the plan and to encourage the retention of buildings of cultural heritage value in private ownership.
Wanganui District	Where an activity would have been a permitted activity under the underlying zone, but requires resource consent under the above provisions, the Council will waive resource consent fees.
Kapiti Coast District	Waiver of building consent fees for work which protects or enhances heritage values for the first \$20,000 of building work and waiver resource consent fees where appropriate.
Masterton District	Resource consent fees will be waived for applications for alterations to heritage items or for changes of use provided that the change is for adaptive reuse and the resource consent is granted. Refund of consent application fees where an archaeological site survey is undertaken and an archaeological site is identified and mitigating measures including legal protection of the site are undertaken.
Porirua City	Possible waivers of fees.
Hutt City	\$3,000 is set aside to waive resource consent fees for alterations to heritage buildings.

### Resource Consent Heritage Fee Waivers (as at October 2012)

Council	Summary
Wellington City	Wellington City Council will reimburse resource consent fees to owners of listed heritage items or items in listed heritage areas. Private owners and charitable trusts, including church organisations, are eligible. A decision to grant resource consent fee reimbursement is at the discretion of the Council's Principal Heritage Advisor. Before granting reimbursement, heritage advisors may specify certain conditions. Applicants are required to agree in writing to these conditions and pay any reimbursed resource consent fees if the conditions are violated. The Council allocates \$50,000 each financial year to heritage resource consent fee reimbursement. A cap of \$2,500 is applied to each application.
Marlborough District	Possible waiving of resource consent application fees.
Nelson City	The Council introduced Zero Fees for non-notified resource consent applications to conserve and restore heritage buildings, places or objects. In the 2011/12 financial year resource consents to the value of \$2,500 were waived under this policy.
Selywn District	Historic Buildings, Places and Objects Fund: To help applicants meet the processing costs for resource consent applications related to the maintenance or restoration of cultural or historic buildings, and for projects involving the maintenance or restoration of cultural or historic sites or buildings. Maximum grant is \$2,000 (plus GST) available to those requiring some sort of consent due to their item being a listed heritage item in the district plan.
Timaru District	Possible waiving of resource consent application fees.
Mackenzie District	Process resource consent applications relating to historic buildings free of charge.
Central Otago District	Council recognises the public benefit in maintaining and enhancing heritage precincts by waiving application fees associated with resource consents for work within a heritage precinct that requires resource consent only because that activity is located within a heritage precinct.
Dunedin City	Council waives resource consent fees for minor works on heritage items listed in the district plan.

## Appendix 4.

### Summary of local authority heritage-related grants

#### Local Authority Heritage Grants as at October 2012

Council Fund	Total size of fund (2012)	Individual grant amount	Scope
Far North District Council Community Fund		Heritage Assistance Fund replaced by general community fund from 1 July 2009).	Applications to fund projects which promote, maintain, improve, develop or undertake recreational and community amenities, facilities, programmes and services in the district, other than those normally considered in Council's annual or long-term planning process.
Kaipara District Council Heritage Assistance Fund	\$15,000	Up to \$10,000 but individual grants are capped at 50 percent of the total cost of a project.	Funds could be used to support the structural review of these buildings and the identification of suitable means of improvement. The work to be undertaken is essential and appropriate to ensure preservation of the heritage resource.
Former Auckland City, Manukau, North Shore, Rodney and Waitakere heritage funds	Various – combined total is about \$50,000	Various – most grants tend to be up to \$10,000.	The former Auckland City, Manukau, North Shore, Rodney and Waitakere councils developed grant funds for historic heritage. These funds are now managed by Auckland Council. Information about the funds is available from the Auckland Council website. <sup>95</sup> There are also other sources of funding such as the local boards discretionary grants.
Auckland Council Built Heritage Protection Fund	\$10.3m		Established June 2011. \$10.3 million in 2011/2012. \$4.6 million per annum in following years. The primary role of this fund is to assist in purchase of heritage buildings at risk as a revolving initiative.

<sup>95</sup> <http://www.aucklandcouncil.govt.nz/EN/newseventsculture/communityfundingsupport/grantsfunding/environmentheritage/Pages/home.aspx>

### Local Authority Heritage Grants as at October 2012

Council Fund	Total size of fund (2012)	Individual grant amount	Scope
Waikato District Council Heritage Assistance Fund	Funding available on a three-yearly cycle.	The next heritage funding round is late February 2014.	To assist with the conservation, restoration and protection of valued heritage items within the Waikato District Council boundaries that are not Council owned.
Environment Bay of Plenty Regional Council Environmental Enhancement Fund	Up to 300,000	A single application should not exceed 10 percent of the total available funding.	<p>The fund's purpose is to assist regional organisations and community groups by providing financial and technical support for activities and projects whose primary purpose is to directly promote, enhance or protect:</p> <ul style="list-style-type: none"> <li>▶ the natural or historic (including cultural) character of;</li> <li>▶ public access to; and/or</li> <li>▶ public understanding.</li> </ul> <p>More specifically, it focuses on projects that look at public access of, the public's understanding of, and the natural or historic character of the environment.</p>
Napier City Council Art Deco Improvement Fund		Grants paid at a rate of \$25 per linear metre per floor and applies only to walls facing the street.	Eligible for buildings either in the Art Deco Heritage District or those commercial, industrial or community purposes buildings outside the CBD which are significant examples of art deco. Also for buildings listed with the NZHPT and buildings listed under the district plan. The fund does not apply to residential buildings.
Hastings District Façade Enhancement Scheme	\$16,000		The programme provides grant assistance to owners and tenants of heritage buildings in the CBD for the painting and enhancement of building façades of architectural and historical significance primarily within the CBD. However buildings along key traffic routes and within suburban commercial shopping areas can also be considered for a grant. The amount of grant is determined by the Urban Design & Parks Planner, and varies according to façade size, colour scheme costs and the profile and significance of the building.

### Local Authority Heritage Grants as at October 2012

Council Fund	Total size of fund (2012)	Individual grant amount	Scope
New Plymouth District Council Heritage Protection Fund	The Council contributes \$25,000 per year towards its Heritage Protection Fund and unspent funds are carried over to successive years.	Provided the work in question meets the Council's criteria for consideration, the amount of funding will be dependent on the importance of its building, the necessity, the availability of funds and applicant's resources.	The Heritage Protection Fund was established by the Council to help private landowners manage, maintain and preserve the heritage values of their properties. It provides a partial contribution towards the cost of a specific heritage project or work. Applications can be made for any item identified in the heritage schedule of the district plan.
Wanganui City Building Assessment Assistance Fund	\$29,000	Assistance is given as a dollar for dollar grant to a maximum grant of \$1,500 for any one report.	The fund helps owner or purchaser to have preliminary expert reports done for a building so they know what is needed to comply with the Building Act. These reports may be Initial Evaluation (IEPs) Procedures for earthquake-prone buildings or cover fire safety and physical access. The Fund is not for detailed design or physical works but for assessing the condition of the building and scoping necessary works. Buildings in the Old Town Conservation Overlay Zone, the Central Commercial Zone and on (or potentially on) the District Plan Heritage list are eligible.
Manawatu District Council Heritage Improvements Fund			Fund was reduced from \$50,000 for 2009/10, noting that fund currently has a positive balance (combines heritage incentive grants fund, heritage incentive planning grants fund, and earthquake risk building fund).

## Local Authority Heritage Grants as at October 2012

Council Fund	Total size of fund (2012)	Individual grant amount	Scope
Palmerston North Council Natural and Cultural Heritage Incentive Fund		Grants are 50 percent of the cost of approved works up to a maximum of: Commercial properties 10,000; Community properties (not subject to rates) 10,000; residential properties \$5,000; Conservation asset management plans \$5,000.	<p>The primary targets of the incentive fund are:</p> <ul style="list-style-type: none"> <li>▶ Heritage conservation work.</li> <li>▶ Heritage research, education and promotion initiatives.</li> <li>▶ Earthquake-prone heritage buildings.</li> <li>▶ Notable trees.</li> </ul> <p>Available for:</p> <ul style="list-style-type: none"> <li>▶ Owners of listed buildings, sites, objects or trees.</li> <li>▶ Rangitaane Iwi.</li> <li>▶ Non-profit incorporated heritage groups/organisations.</li> <li>▶ Specialist heritage places conservation/management bodies.</li> </ul>
Tararua District Council Heritage Protection Reserve	\$36,797	There is no specific amount for the size of any grant. A minimum of 50 percent of the project's total cost is required.	Applications can be made for any item identified in the Heritage Schedule of the District Plan including: historic buildings and places, historic churches, structures and monuments, archaeological sites and waahi tapu and registered historic areas. It may also apply to items that are not listed in the district plan if they meet the Heritage Advisory Group's criteria for significance.
Ruapehu District Council Heritage Grants Policy			An incentive for owners of heritage buildings listed in the District Plan Schedule of Heritage Buildings to maintain the buildings at a high standard. Note: to the NZHPT's knowledge, there have been no grants made under the policy and no specific money is set aside in the annual planning process.

### Local Authority Heritage Grants as at October 2012

Council Fund	Total size of fund (2012)	Individual grant amount	Scope
Hutt City Council Heritage Fund	\$130,000	Maximum not documented.	Any applications over \$15,000 will require a heritage report or advice from a suitably qualified heritage conservation professional. In all but exceptional circumstances, Hutt City Council will not pay more than 50 percent of the cost of conservation.
Kapiti Coast District Council Heritage Fund	\$27,000	Up to \$5,000.	To be eligible the place must be: a registered heritage feature (registered in the Kāpiti Coast District Plan Heritage Register, the New Zealand Archaeological Association Site Recording Scheme, or the Historic Places Trust Register); or any other heritage feature (including trees, buildings, wahi tapu or wahi taonga, heritage objects, or archaeological, historic or geological sites). However, the place must meet the General Criteria listed in this document; and b) have a heritage management plan. With respect to (a) above, the site does not have to be listed in the District Plan Heritage Register at the time the funding is applied for. It is sufficient to agree to registration in the Register.
Masterton District Heritage Fund		Annual Rates Credit.	Each property with an item listed in Appendix F.4A and F.4B of the Masterton District Plan will be given an annual credit of \$50 to be used for work that enhances or maintains the heritage item. The credit will be held and recorded by the Council until such time as the owner requests the money for these works and the consent is granted.



## Local Authority Heritage Grants as at October 2012

Council Fund	Total size of fund (2012)	Individual grant amount	Scope
Wellington City Council Built Heritage Incentive Fund	\$329,000	Up to 25 percent of the cost of the work to a maximum of \$80,000. Funding for conservation reports, technical advice and for domestic fire protection systems will be generally up to a maximum of \$10,000.	<p>Criteria: The project relates to buildings and objects listed in the district plan. The project enhances the heritage significance of the item concerned, and where elements of the item are protected by provisions of the District Plan (eg the exterior of a heritage place). The project must be for:</p> <ul style="list-style-type: none"> <li>▶ stabilisation, repair or restoration of original heritage fabric relating to historic buildings, structures, or objects, or</li> <li>▶ professional services (ie, structural strengthening reports, maintenance reports, conservation plans), or</li> <li>▶ reimbursement of Council resource consent fees for approved conservation work requiring a resource consent (note: projects which have received funding for either items above cannot also obtain reimbursement of Council resource consent fees).</li> </ul>
Nelson City Council Heritage Incentive Fund	Over \$60,000	Grants of \$1,000 (+GST).	<p>To be eligible, the building, object or site must be listed in the Nelson Resource Management Plan and it must not be owned by the Crown, Council, or its agencies.</p> <p>The following types of projects are eligible for funding:</p> <ol style="list-style-type: none"> <li>stabilisation, repair or restoration of original heritage fabric relating to historic buildings or structures (e.g. repairs to masonry, joinery, plaster or glazing, earthquake strengthening or fire protection), provided the work is to the standard approved by the Council;</li> <li>professional services (e.g. research, condition reports, conservation plans, heritage plans, conservation work specifications, management plans);</li> <li>the proposed work must have all necessary Council and NZHPT approvals.</li> </ol>
Tasman District Council Heritage Building Restoration Initiatives Fund	\$5,000	Grants of up to \$500.	Available for specialised restoration work on buildings identified as having heritage values and listed in the Tasman Resource Management Plan. Eligible restoration works any of repiling, repainting, reroofing, replacing guttering, earthquake strengthening and fire protection.

## Local Authority Heritage Grants as at October 2012

Council Fund	Total size of fund (2012)	Individual grant amount	Scope
Ashburton District Council Heritage Reserve Fund	\$60,831	The maximum individual grant from this source shall be no greater than 50 percent of the cost of the approved project and in any event shall be no more than \$7,000.	<p>Projects which relate to heritage buildings/items that are scheduled Category A in the Operative District Plan, Group A or Group B in the Proposed District Plan.</p> <p>Projects may be for specialised maintenance or may involve repairs to heritage buildings/items that suffered damage in the Canterbury Earthquakes, such as replacing matching cladding or windows or other fittings in order to retain the heritage values of the building/item.</p> <p>Projects shall provide a full project plan (including the proposed work schedule) and financial statements (including quotes, other funding and the details of an EQC claim if applicable). Projects must be on private land (not owned by the Council) unless a heritage building/item on Council land is managed by a community group or organisation.</p>
Christchurch City Council Heritage Incentive Grant Fund	383,000 (also a Character Maintenance Grant Fund of \$45,310)		Grants of between \$5,000 and \$49,999 require a Limited Conservation Covenant to be registered on the property and grants of \$50,000 or more require a Full Conservation Covenant to be registered on the property in perpetuity.
Canterbury Earthquake Heritage Building Fund		Up to 50percent total cost of repair or restoration project.	<p>The fund was established with contributions from Council, NZHPT, Government and private donations. It is a special appeal that was launched to help fund the repair, restoration and strengthening of character and heritage buildings damaged during the Canterbury earthquakes. The purpose of the fund is to provide assistance to owners of heritage buildings to repair damage caused by the Canterbury earthquake of 4 September 2010, Christchurch earthquake of 22 February 2011, and aftershocks. Funding is targeted at the gap between insurance cover, and the actual cost of repairs and associated works including conservation works, structural upgrading and Building Code compliance works. The fund consists of contributions from territorial authorities, the NZHPT and donations. Any funds received will be matched by the government who have set aside up to \$10 million.</p>

## Local Authority Heritage Grants as at October 2012

Council Fund	Total size of fund (2012)	Individual grant amount	Scope
Mackenzie District Council Heritage Protection Fund	\$5,000		<p>This is a contestable fund with applications to be called for during March each year. Any remaining funds may be allocated to individual applications throughout the year at the Council's discretion. Available for: Buildings, items or places currently listed in the Heritage Items Schedule as Category X,Y or Z heritage items; Buildings, items or places which have been approved by Council to be included in the Heritage Items Schedule as Category X,Y or Z heritage items; Trees or groups of trees in the Protected Trees Schedule; Archaeological sites; and waahi tapu sites or areas as identified by the NZHPT.</p> <p>Each individual application will be eligible for a maximum grant of \$2,500 or the following percentage of the sum required, whichever is the lesser:</p> <ul style="list-style-type: none"> <li>▶ Category X items 75 percent.</li> <li>▶ Category Y items 60 percent.</li> <li>▶ Category Z items 45 percent.</li> <li>▶ Protected Trees 50 percent.</li> <li>▶ Archaeological or waahi tapu sites 50 percent.</li> </ul>
Selwyn District Council Heritage Fund	\$15,000	A contestable fund distributed among successful applicants as grants (anywhere from \$500–\$7,500).	The purpose of the fund is to encourage and assist owners with work required to maintain and enhance heritage buildings in the district as well as that required on protected trees. Funds usually cover part of the work to be done with applicants making up the difference. The work must be completed in one calendar year. Payment is made upon receipt of the work being done.
Waimate District Council Heritage Fund	\$5,000	Normally grants will be limited to \$1,000. Not more than 50 percent of the total cost of a project can be granted from the fund.	Available to non-profit organisations that serve the social, educational, cultural or environmental well-being of the community.

### Local Authority Heritage Grants as at October 2012

Council Fund	Total size of fund (2012)	Individual grant amount	Scope
Hurunui Heritage Fund	\$5,000		Available to assist owners in the preservation of historic heritage
Dunedin City Council Heritage Fund	\$82,000	The majority of grants are between \$5,000-\$15,000, with occasional maximums up to \$60,000.	Available to non-profit organisations that serve the social, educational, cultural or environmental well-being of the community.
Waitaki District Council Heritage Fund	\$100,000	Grants up to \$1,000. loans negotiable.	Eligible for owners of an historic building in the Waitaki District or those who own land upon which an historic site is located. Priority will be given to assist buildings that are owned by groups or organisations.
Gore, Invercargill & Southland District Councils – Southland Regional Heritage Development Fund – Venture Southland	\$100,000	Grants will normally be limited to a maximum of \$10,000 to provide seeding funds for heritage projects of regional significance. Amounts above this limit may be considered for large projects of outstanding merit.	The purpose of this fund is to provide grants for projects and initiatives which preserve, communicate and promote Southland's heritage and are significant in a regional context .

## Appendix 5.

### Summary of local authority rates relief for historic heritage

#### Local Authority Heritage Rates Relief Schemes (as at October 2012)

Council	Summary
Far North District	The Council may postpone or remit rates where an area is afforded permanent legal protection through a covenant or reserve status.
Whangarei District	Possible rates relief.
Rodney District	Remission on rates (100 percent), excluding water or sewerage rates.
Hamilton City	Possible rates relief.
Matamata-Piako District	Possible rates relief to owners of heritage buildings.
Otorohanga District	Council will give consideration to rates relief on covenanted sites of heritage value.
South Waikato District	Council will resolve, on a case-by-case basis, what amount of rates (excluding rates for refuse collection, sewage disposal and water supply), up to a maximum of 33 percent, qualify for a remission.
Taupo District	Will consider rates relief for landowners to help encourage voluntary protection or enhancement of sites.
Waikato District	A 100 percent remission of all rates may be applied to land protected for historic or cultural conservation purposes.
Waitomo District	Possible rates relief.
Opotoki District	Providing rates relief for voluntary protection of resources on private land where such protection is of benefit to the wider community and in keeping with Council policy.
Tauranga City	Possible rates relief to assist heritage management.

### Local Authority Heritage Rates Relief Schemes (as at October 2012)

Council	Summary
Gisborne District	Partial rates relief for properties or the affected parts thereof, provided the heritage value of the item is maintained and, in respect of archaeological sites, suitable protection measures such as covenants are taken.
Central Hawkes Bay District	The extent of the rates remission if approved is to be 100 percent.
Hastings District	Land taken out of production and vested in a formal conservation covenant may be granted 100 percent remission of rates, with the exception of targeted rates for wastewater disposal, water supply and refuse collection.
Napier City	Rates remission for land subject to a heritage covenant under the Historic Places Act 1993 or any other covenant or agreement entered into by the owner of the land with a public body for the preservation of existing features of land, or of buildings, where the conditions of the covenant or agreement are registered against the title to the land and are binding on the subsequent owner of the land.
Wairoa District	Council will decide what amount of rates will be remitted on a case-by-case basis subject to a maximum of 50 percent of the rates owing.
Taranaki Regional	Remit all or part of the rates owed by the ratepayer in respect of rating units provided the conditions of the policy have been met.
South Taranaki District	Rates remission.
Stratford District	Will provide rates remission of up to 100 percent of the rates on land with a heritage structure on it to all ratepayers who meet the objectives, conditions and criteria of the policy.
Horowhenua District	Each application will be considered on its merits. If approved the value of the remission will be 100 percent in the case of Queen Elizabeth the Second National Trust covenants and 50 percent in other cases, of the general rates of that part of the rating unit covered by the application.
Manawatu District	100 percent of rates relief for listed Group A places and 50 percent for Category B places.

### Local Authority Heritage Rates Relief Schemes (as at October 2012)

Council	Summary
Palmerston North	Council will decide what amount of rates will be remitted on a case-by-case basis subject to a maximum amount of 33 percent of rates assessed for that rating unit per year.
Ruapehu District	Maximum of \$500 to be granted for a residential heritage property listed in the district plan as discretionary rates relief. Maximum of \$2,000 to be granted for a non-residential property listed in the district plan as discretionary rates relief.
Wanganui District	Council will decide what amount of rates will be remitted on a case-by-case basis subject to a maximum amount of 33 percent of rates owing per year.
Hutt City	Council will decide what amount of rates will be remitted on a case-by-case basis subject to a maximum amount of 50 percent of rates owing per year.
South Wairarapa	Council will decide what amount of rates will be remitted on a case-by-case basis.
Upper Hutt City	Allows Council to remit or postpone rates under selected criteria.
Marlborough District	Possible rates remission.
Nelson City Council	Owners of heritage buildings listed as either Group A or Group B in the Nelson Resource Management Plan, who commit to maintaining their buildings, are eligible for the remission.  Owners of buildings listed as Group A in the Nelson Resource Management Plan will be eligible for up to a 50 percent remission, and owners of buildings listed as Group B will be eligible for up to a 25 percent remission of their general rates based on land value. The remission does not include storm water, uniform annual general charges or waste water charges. Each application will be considered on its merits and provision of a remission in any three-year cycle does not set a precedent for similar remissions in future cycles. Rates remission will be made by passing a credit to the applicant's rates assessment.
Tasman District	Rates remission is available for owners of heritage buildings with a commitment to maintain their buildings in return.

### Local Authority Heritage Rates Relief Schemes (as at October 2012)

Council	Summary
Selwyn District	Ratepayers who own rating units which have some feature or cultural, natural or historic heritage is voluntarily protected may qualify for remission of rates under this policy. Applications should be supported by documentary evidence of the protected status of the rating unit, for example, the copy of the covenant or other legal mechanism. In granting remissions under this policy, the Council may specify certain conditions before remission will be granted. Applicants will be required to agree in writing to these conditions and to pay any remitted rates if the conditions are violated.
Ashburton District	There is a process regarding rates remission through the Rating Department.
Kaikoura District	Rate remission will be made by passing a credit to the applicant's rates assessment.
Timaru District	Rates remission available.
Waimate District	Council will grant full remission of the general rate where application is made to Council and is satisfied that the owner of the land has voluntarily preserved or enhanced natural, historical or cultural features of the land. Council may also consider the extent to which public access to the land is provided by the landowner and commercial gain is derived by them. This remission will be funded from within the general rate urban, or general rate rural as appropriate.
Central Otago District	Council will decide what amount of rates is to be remitted on a case-by-case basis, subject to a maximum of 30 percent of rates assessed in a year.
Clutha District	Council will consider up to 100 percent of general rates.



### Local Authority Heritage Rates Relief Schemes (as at October 2012)

Council	Summary
Dunedin City	<p>Available to non-profit organisations that serve the social, educational, recreational, cultural or environmental well-being of the community. Owners of heritage buildings undertaking major restorative works may be eligible for rates relief. Heritage rates relief aims to reward imaginative and/or productive reuse of heritage or townscape buildings. Rates relief is allocated from a contestable fund and the following considerations will guide decisions on who receives relief and the amount given:</p> <ul style="list-style-type: none"> <li>▶ The level of investment (there is a typical investment threshold of \$100,000).</li> <li>▶ The significance of the building.</li> <li>▶ The type of building use.</li> <li>▶ The location of the building.</li> </ul> <p>Dunedin also has a Targeted Rate Scheme for Earthquake Strengthening of Heritage Buildings. This allows building owners to obtain funding for earthquake strengthening of heritage buildings and pay this back through a targeted rate on their property. Eligible building owners may obtain amounts of up to \$50,000 to assist with earthquake strengthening. Larger amounts may be considered on a one-off basis. Additional assistance may also be available through the Dunedin Heritage Fund.</p> <p>In addition, Dunedin City Council has established a heritage residential B&amp;B rates category in June 2011. This is available for owners of heritage B&amp;B who were paying commercial rates following assessments by Quotable Value in 2010.</p>
Queenstown Lakes District	The extent of any rates remission will be determined on a case-by-case basis.
Environment Southland	Council officers will be delegated authority to remit 100 percent of rates on those portions of land which qualify.
Invercargill City	Council will decide what amount of rates will be remitted on a case-by-case basis.
Southland District	Council will grant a 50 percent remission of general rates. Where only part of a rating is affected, a separate rateable assessment will be required to be established for the area involved.

## Appendix 6.

### Summary of other types of incentives provided by local authorities

#### Other type of local authority incentives, as at October 2012

Council	Summary
Waitomo District	Possible assistance towards professional advice/information or the preparation of a conservation plan.
Gisborne District	Annual plan provisions for: i) two hours of free advice from a heritage consultant for items scheduled in the Post European Contact Schedule in respect of conservation or maintenance, restoration of original architectural elements and shop fronts, adaptive reuse and colour schemes; ii) two hours of free advice from an archaeologist or other suitably qualified person for items scheduled in the archaeological site or waahi tapu schedule regarding the preparation of a conservation or management plan; iii) heritage paint fund available to owners of heritage buildings on the Central Business District Schedule; and iv) a fencing fund to facilitate the protection of significant archaeological sites.
Central Hawkes Bay District	Funding is available for the identification of historic sites that arise from any subdivision or resource consent applications.
Hastings District	Subject to funding being available the Council will assist landowners to enhance the heritage nature of the building by the use of grants to upgrade and paint the facades of buildings above veranda height.
New Plymouth District	Up to two hours of Council paid architectural advice and up to one hour of Council paid colour scheme advice by the Council's advisors is available for buildings listed in the Councils Heritage Inventory, to promote design and colour compatible with the heritage values of the building.
Horowhenua District	Possible offer of low-interest loans in the protection of heritage features.
Manawatu District	There are low-interest loans for people who for some reason are ineligible for funding grants or rates remission.
Kāpiti District	Financial contributions for fencing and a range of other protective measures.

### Other type of local authority incentives, as at October 2012


Council	Summary
Hutt City	Council to subsidise on a case-by-case basis basic consultant fees for conservation advice for heritage buildings. Council offers to provide free advice to owners of heritage buildings on how to conserve heritage buildings in accordance with Council policies and other statutory requirements.
Masterton District	Fencing fund to protect significant archaeological sites. Applications will be considered according to: the level of threat and potential damage that could result if the site remained unfenced; and the significance of the archaeological site based on its uniqueness, representative nature, condition and importance to tangata whenua, the community and landowner.
Porirua City	Possible low interest loans, free information and assistance.
Nelson City	Heritage awards are being investigated.
Christchurch City	Council continues to offer heritage advice at no charge to the building owner, recognising the importance of this as an incentive for heritage protection.
Otago Regional	To provide for parking demand in the Business Resource Area through the provision of public car parking development except for on-site requirements associated with large traffic-generating activities. On-site requirements for parking may be relaxed where this will result in retention of a heritage item that would otherwise be lost.

### Other type of local authority incentives, as at October 2012

Council	Summary
Dunedin City	Awards for individuals or groups in recognition of restoration or protection of heritage items; Free advice on architecture and design to owners of heritage items; Repainting initiative: buildings identified as having heritage value with the Heritage Precinct are eligible for a financial contribution upon repainting. Initiatives are only granted where the repainting is in accordance with the principles outlined in the Council's Renovation and Colour Guidelines. The contribution is calculated at \$20 per lineal metre of building viewed from the street for every storey of the building. A contribution of \$10 per lineal metre of verandah paint is also available. The Council may award greater contributions for the repainting of heritage buildings with unique characteristics such as ornate decoration. Free advice to help in planning heritage improvements. Promote pre-application meetings to discuss options when undertaking work on a heritage building. Can bring together a heritage project team consisting of a Building Control Officer, Resource Consent Planner, and Heritage Planner to work with applicants during the consent process. Awards for individuals or groups in recognition of restoration or protection of heritage items. There are now awards for earthquake strengthening, heritage interior restoration, and re-use of a heritage building. Each receives a certificate, plaque and \$1,500 prize. These are awarded at the Dunedin Heritage Re-use Awards in March annually. \$70,000 in the Warehouse Precinct Heritage Area for heritage reuse assistance in 2012/2013 only.
Invercargill City	In order to promote quality development and redevelopment in the city centre the Council awards Civic Plaques to projects including those contained within the City Centre Heritage Precinct that comply with the guidelines and contribute to the vibrancy of the city.

## Appendix 7.

### Summary of Auckland City Central Area District Plan, heritage floor space bonuses granted and recipient sites (as at May 2009)


**CITY PLANNING**

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**HERITAGE FLOORSPACE BONUS REGISTER**

**SUMMARY OF HERITAGE FLOORSPACE BONUSES GRANTED**

Site Address Where Bonus Granted		Building Description	Heritage Floor Space Bonus Granted	
St No	Street Name		Transitional Plan m2	Operative 2004 Plan m2
30-32	Airedale Street	Two Terraced Houses		853
2-8	Chancery Street	Chancery Chambers		9,040
38-38	Customs Street East	Australis House	6,364	
42-42	Customs Street East	A H Nathan Building	8,355	
12-32	Customs Street West	Former Customs House		10,000
9-11	Durham Lane	Bluestone Store		3,035
3	Eden Crescent	Eden Hall		3,590
19a	Princes Street	Former Synagogue	1,650	
19	Princes Street	Northern Club		6,677
12	Queen Street	Former Chief PO	31,882	
269-285	Queen Street	Civic Theatre		6278
301-303	Queen Street	Town Hall	41,484	
187-189	Queen Street	AFPB Bldg	11,436	
118-124	Queen Street	Vulcan Bldg	4,290	
136-146	Queen Street	Elison Chambers		294
2	Symonds Street	St Andrews Church	5,295	
28	Symonds Street	St Pauls Church	10,000	
66-70	Wellesley Street	St Matthews in the City	28,229	
			150935	41757
		<b>Total HFS Bonus Granted</b>	<b>192692</b>	



## HERITAGE FLOORSPACE BONUS REGISTER

## SUMMARY OF RECIPIENT SITES

Site Address Where Bonus Granted		Bonus M <sup>2</sup> Floorspace Received or Retained	Bonus M <sup>2</sup> Floorspace Transferred Onward
76-84	Albert Street	2,938	97
92-96	Albert Street (191 Queen Street)	1,110	
9-11	Commerce Street	454	
54	Cook Street	97	
23	Customs Street East	154	
73-83	Customs Street West	25,900	
19-25	Durham Street West (171 Queen Street)	2,177	2,123
150-152	Fanshawe Street	1,447	
65	Fort Street	6,147	3,905
12	High Street	23,271	
10-18	Hobson Street	516	
49	Hobson Street	820	
6-10	Kitchener Street	2,500	
2-10	Princes Street	3,580	
132-136	Quay Street	2,800	
186-194	Quay Street	3,215	
45	Queen Street	667	
151	Queen Street	1,541	
80	Queen Street	3,592	
71	Queen Street	1,956	

28-32	Shortland Street	0	10,296
42	Shortland Street	9,404	
37	Turner Street	2,123	
11	Union Street	310	
167	Victoria Street West	3,965	
152-170	Victoria Street West	1,057	
56-57	Wakefield Street	4,264	
		105,087	16,481

--Submitter Details--

Name: Sue Fox Acting chair

--Ratepayer Details--

Ratepayer: Non-ratepayer

Organisation: Featherston Ratepayers and Residents

Age:

Do you want to speak to your submission? Yes

Speaking preference: May 14th

--Rates Affordability--

Do you agree with the proposed overall average rates increase for the next 10 years, enabling the proposed expenditure outlined in this document? Disagree

If not what general rates increase do you support? Other

Other: In line with national average or less

If you ticked 'disagree' which activity areas do you think we should spend less on?

Since SWDC ratepayer base is so very small council activities should be strictly confined to provision of core services such as consenting, roads, waste disposal and waste/fresh water and management of council owned assets. Much can be done to promote the attractiveness of the district (commercial and tourist) by providing core services immaculately and creatively within the baseline budget provided by rates and central government. Sadly this means that projects such as Youth Development and Sports Management which might be affordable in Wellington City or even Masterton District are not realistic for a ratepayer base of about 6000.

--Future Growth and Development--

Select your preferred option: Option Two

If you have any views on this project please comment below:

If a spatial plan is needed at a district level outside the district and regional plans then this should be budgeted to fall within the provision of planning and consenting services. Changes are being proposed to the district plan. Could more spatial guidance be implemented through this medium?

Certainly growth should not under any circumstances be allowed in an unstructured way. If this is occurring why have we got to this point? If it is correct that our population will only grow by 1000 over the next 10 years then there is no support for the need for a \$300000 spatial plan.

--Youth Training and Development--

Select your preferred option: Option Two



If you have any views on this project please comment below: Other organisations such as the Ministry for Education and Ministry of Social Development provide for this.

--Promoting and Enhancing our District--

Select your preferred option: Option Two

Option Three: Suggested expenditure:

If you have any views on this project please comment below:

Council can make the district attractive by providing well managed infrastructure within baseline.

--Infrastructure for Visitors--

Select your preferred option: Option Two

If you have any views on this project please comment below:

Council can make the district attractive by providing well managed infrastructure within baseline. Council provides funding to Destination Wairarapa which promotes our area.

--Sports Coordination--

Select your preferred option: Option Two

If you have any views on this project please comment below: The Sports Council and other organisations provide ample grants for this already. Council already supports some sports through its annual grant funding as do the community boards.

--Reducing Waste Going to Landfills--

a. Do you support provision of kerbside food waste collections?

No

b. Do you support provision of 240 litre wheelie bins for recycling? No

c. Do you support provision of an e-waste service at transfer stations or an advertised collection service scheduled throughout the year? No

d. Do you support provision of a recycling/recovery centre at a transfer station? No

These ideas are not mutually exclusive, you can support more than one. These ideas are not included in the current rates increase of 5.99% in year one. If you have any views on these ideas please comment below: These are not a priority at a time when we are facing 7.2% rate rises in Featherston. These might be good ideas but are not priorities at this time. They should be re-considered in 3 years time. Central government also promotes waste lowering to the general population

--Water Conservation--

Select your preferred option: Option Two

3. What other options would you like Council to investigate to conserve water in our district?

If you have any views on these ideas please comment below:  
Council is ahead of many districts in the installation of water meters. Other initiatives should be considered in 3 years time once the bulk of the impact of waste water updates has been absorbed.

--Fees and Charges--

Do you have any comments about the proposed changes to fees and charges as outlined on page 14?

If council encourages new development then commercial and residential ratepayers increase. This shares the burden of paying for council services.

Council should reconsider the net benefit of these fee hikes and could perhaps even have a no fees policy to encourage more new home to be built.

--Grants--

If you are applying for a grant please complete the grant application form and attach:

--Other Feedback--

Please provide any other comments below:

Council must understand that there is substantial concern for the financial proposals in the plan when they are based on an increase in district population of only 1000 over 10 years. The likelihood is that we need to be already planning to increase core services.

It would be preferred that Council should seek to lower the impact of upgrading wastewater facilities in this LTP by focusing on core services ie those not entailing a percentage increase in the rates for at least the next 3 years when the plan will be reviewed again.

There were some proposed amendments to policies in the LTP however the changes were not highlighted nor was the policy support for the changes and the impact of them explained.

Upload File:

Upload Additional File:

The results of this submission may be viewed at:

<http://www.swdc.govt.nz/node/1029/submission/1070>



## **Wairarapa Chamber of Chamber of Commerce Submission to South Wairarapa District Council on its Long-Term Plan 2018-28**

### **ABOUT THE CHAMBER**

The Wairarapa Chamber of Commerce (The Chamber) is a not-for-profit membership-based organisation. Members range from sole-traders to major companies employing over 200 people, incorporating a wide range of businesses from service providers to manufacturing, property development to farming.

The Chamber's focus is on being a major contributor to economic development in Wairarapa by encouraging and supporting business growth through the principles of collaboration, connection and advocacy.

A member of the Central Region Hub, the Wairarapa works alongside Taranaki, Whanganui, Manawatu, Dannevirke, Hawke's Bay, Kapiti, Porirua, Hutt Valley and Wellington chambers to advocate for robust infrastructure, productive government policy and better business services across the Lower North Island.

The Wairarapa Chamber is one of the 30 chambers that make up the New Zealand Chambers of Commerce and Industry (NZCCI), whose network represents over 20,000 businesses around the country.

### **CONSIDERATIONS FOR THE COUNCIL**

The Chamber welcomes the opportunity to submit on South Wairarapa's Long-Term Plan (the Long-term Plan).

The Chamber is attracting an increasing number of new members from South Wairarapa, and as these businesses are contributors to South Wairarapa's ratetake, they have a significant interest in the planning and operation of South Wairarapa District Council (the Council).

The Chamber on the whole is supportive of the proposed changes to the Long Term Plan via the Consultation Document, but would like to take the opportunity to highlight to the Council some areas in which we believe improvement is needed.

The Chamber would encourage the Council to consider what they can do to help bring the wider community together to discuss a whole of Wairarapa solution to our emerging water storage deficit.

Additionally, the Chamber would like to see the Council place more support behind the Wairarapa regional airport and would urge the council to explore further solutions for the district's transport infrastructure, given that it is struggling to meet the increasing demands placed on it by the growing Wairarapa economy.

## **A WHOLE OF WAIRARAPA WATER STORAGE**

There is a growing awareness amongst the Wairarapa Chamber of Commerce member base that climate change will create a hotter, drier and more arid Wairarapa. A recent guest speaker of the chamber Dr Alex Pezza of NIWA has suggested that rainfall in the Wairarapa is forecast to reduce by 10-15% by 2090. The impact of this to the business and community alike needs to be considered on a whole of Wairarapa level today, to ensure a proactive and efficient solution can be considered.

There are a number of private business (both farmers and commercial businesses) looking at private water storage options to shore up the businesses need for reliable quality water. The Chamber is also aware that all three councils are looking at investment to shore up their water storage systems.

Further to this the Whaitua Committee proposal to reduce the minimum water flows in the upper Rumahunga catchment will clearly create a further demand from private business and community for a water storage solution.

The Chamber believes there is an opportunity for all of these parties to pool resources, influence and capital to deliver a more cost effective, efficient and enduring solution that could benefit the wider community. We believe there is an opportunity to collaborate with the Wairarapa Water Project to further add weight to this concept. This may involve a reshaping of the project to ensure that a more encompassing solution is reach for the Wairarapa.

Greater Wellington Regional Council is believed to be seeking to establish a community-led approach to the Wairarapa Water Project, in part due to their conflicted position with respect to the resource consent decision, but more importantly to ensure the project is in fact community-led.

The Chamber would encourage the Council to consider what they can do to help bring the wider community together to discuss a whole of Wairarapa solution to our emerging water storage deficit. There is a need to bring the community together to proactively build a more encompassing, and capital efficient solution.

## **CONCLUSION**

The Chamber is supportive of the proposed changes to the Long Term Plan via the Consultation Document, but would also like the Council to take note of the Chamber's considerations, and in particular a whole of Wairarapa water storage solution.

*The Chamber would welcome the opportunity to talk to this submission during the submission hearings.*

**From:** Mary Biggs

**Sent:** Monday, 23 April 2018 6:23 p.m.

**To:** Suzanne Clark - Committee Secretary <Suzanne.Clark@swdc.govt.nz>

**Cc:** Pete Monk <pete@booktown.org.nz>; Vanessa-Jayne Hunt <vanessa-jayne@booktown.org.nz>

**Subject:** Featherston Booktown's application to the SWDC LTP

Hello Suzanne

As promised, here is Featherston Booktown's (FBT) 2018 application to the SWDC Long Term Plan.

We would be very grateful if you could include it with the other applications, even though I am a couple of hours past the deadline.

The application is supported by these documents (which are attached at the end of the application form):

- FBT Balance Sheet as at 28 February 2018
- FBT Summary P&L FY2018 to end of March 2018 (please note these figures relate to 2017 Featherston Booktown Festival)
- FBT Consolidated Budget 2018
- FBT Grants, Donations and Sponsorships 2018
- To view the 2018 Featherston Booktown Festival programme please go to the website:  
[www.booktown.org.nz/2018-programme](http://www.booktown.org.nz/2018-programme)
- To view notes about the FBT Board and Festival Director please go to the website:  
<https://www.booktown.org.nz/about>

I hope this application is comprehensive for your deciding committee. If more information is needed, please don't hesitate to email or ring me (details below in the signature line).

Thank you again for your help this morning Suzanne. I hope your day turned out well!

Love

Mary Biggs

Deputy Chair, Featherston Booktown Trust

## South Wairarapa District Council

### 2018/28 Long Term Plan

### Grant Application Form

Email to: [ltip@swdc.govt.nz](mailto:ltip@swdc.govt.nz) before 4 pm, 23 April 2018

#### 1. ORGANISATION DETAILS

Name of organisation:  
Featherston Booktown Trust

Physical address:

c/- Pete Monk, Treasurer

7 Kereru Drive

Featherston 5710

Postal address:

As above

Contact Person:

Mary Biggs

Phone No (Day):

0274 836 181

Email:

Mary@lavendersgreen.co.nz

Mobile No:

0274 836 181

Phone No (After hours):

06 308 8319

When was the organisation formed and what are its aims and objectives?

Featherston Booktown Trust was formed in 2015.

The Trust aims to promote literacy and literature through the celebration of second-hand books, writers and ideas. We hold our annual Featherston Booktown weekend during the second weekend of May each year. The Booktown weekend brings together locals, visitors, book sellers, writers, readers, academics, young people and children.

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Total number of members in your organisation?	Seven Board Members
How many full-time equivalent people work in your organisation?	0.5 full time equivalent people (Programme Director and Operations Manager)
How many volunteers work in your organisation?	Up to 100 local volunteers particularly over the Booktown weekend.
Date of last AGM?	6 August 2017
Are you GST registered? Y/N      NO	GST No: N/A

Officers of organisation	
Chair: Peter Biggs	Phone No: 021 308 828
Secretary: Ross Vickery	Phone No: 027 513 1417
Treasurer: Pete Monk	Phone No: 027 220 3300

## 2. PROJECT OVERVIEW

Specific reason for grant application (e.g. upgrade to facilities/purchase of equipment/one-off event):

We are requesting \$8,000 to help us pay for presenters to the Featherston Booktown Festival – their speaking fees, accommodation and travel costs when applicable. In 2018 for example, we have John Campbell coming down from Auckland to compere and interview at two events, including a new event on the Saturday night – True Stories Told Live. Most of our speakers will travel from Wellington or from the wider Wairarapa Valley. We offer them a modest \$150 payment per “performance”. We are now on our fourth Featherston Booktown Festival and we face increasing pressure to either raise our presenter offering or risk not obtaining the high calibre of presenters which add value to the community. Our vision is to increase the offering and engage many more people in our wider community. Our programme this year has increased to 24 pages jammed packed with events, workshops and talks. Last year the programme ran to 16 pages.

Where and when will the activity/event take place or what is the anticipated completion date of the project (please note funds cannot be allocated retrospectively)?

Featherston Booktown Weekend 2018 (11 – 13 May 2018). The Festival takes place in and around the Featherston village. The Booksellers are in the ANZAC Hall complex and speakers and workshops are staged in The Royal Hotel, The RSA, Brac & Bow, St Teresa's School.

We anticipate a month's wrap up, so the Festival 2018 will be finalised and accounted for by June 2018. We will then start planning in earnest for Featherston Booktown Weekend 2019 (10 – 12 May 2019).

If the timing of the 2018 Featherston Booktown Festival does not work for your funding timing, could you please consider us for funding for the 2019 Booktown Festival, which will follow a similar programme and structure?

Why should South Wairarapa District Council (SWDC) support this project/event?

Featherston Booktown benefits our local community, the wider Wairarapa community, our national and international visitors and our young people.

This year's focus, as suggested by our Patron, Joy Cowley ONZ, is on encouraging our young children and youth (particularly boys), to read and to take delight in reading. We have many specific events for children run and supported by local crafts people, writers (Joy Cowley "Reading for Children") and venues (The Featherston Library). We have funding for free book vouchers to the value of \$15 to go to every pupil of the three Featherston primary schools. Children will have their own money therefore to buy their book of choice and this in turn benefits the Booksellers.

We want to engage with our residents and make them proud of our town and give a boost to our local businesses over the festival weekend.

We aim to establish Featherston as a vibrant rural, cultural and educational hub for books, writing and ideas, for example the NZ Book Council is supporting us in the staging of 2018's new event: True Stories Told Live; they have helped us source speakers – all of which has national appeal.

Someone described Featherston as the "Cinderella" of the South Wairarapa recently. Greytown operates as a beautiful town to visit, stay and shop in; Martinborough is known for its vineyards. We are aiming to create Featherston as the second-hand book centre of New Zealand and establish Featherston as a "place for fossicking". When Featherston Booktown had its first festival in 2015, there was one second-hand bookshop in town. There are now five, with a sixth one opening by the end of the year.

Who will benefit from these funds and in what way?



All our visitors to the Festival weekend will benefit from the funds for Presenters, as they listen to the presenters and engage in innovative ideas and learnings from history. The buzz in the town about Booktown uplifts the locals, engenders a willingness to help each other as volunteers and brings out the best in people and businesses who are getting right behind the organisers. Local residents want to decorate the town and proudly show it off.

There is a flow on effect of bringing visitors to Featherston as well as the other towns of the South Wairarapa. Overnight accommodation providers, hotels, bars, restaurants and cafes.

Some of our beautiful venues (like the ANZAC hall complex and the Tauherenikau race course), get fully utilised, show-cased and appreciated.

Children will bring their parents to many events that have been designed for them, like Play Shop Fairy tales, "Create your book" Workshop, and to use their Book Vouchers to spend with the Booksellers. Etc.

Would you like to speak in support of your application at a meeting of the South Wairarapa District Council? Yes/No

Yes, someone from Featherston Booktown will be able to speak to this application.

*Submission hearings will be held on 14 & 15 May 2018 at the Council Chambers, Martinborough*

### 3. FINANCIALS

Funding requirements	
Total cost of project	\$64,549
Your organisation's contribution	\$13,010.33
Other outside funding (please supply brief details)	\$42,117 Please see attached sheet showing our funders
Amount applied for in this application	\$8,000
Shortfall (please provide brief details of how will balance be found)	\$6,132 Loss We are seeking extra sources of sponsorships from local businesses; donations from previous benefactors and applying to Rotary – both for community and youth funding

Project income (if applicable), e.g. generated from sales to public	\$16,300
Is organisation a registered charity?	Yes/No YES
Have you applied to SWDC for funding before?	Yes/No Yes,
If yes, when, for what purpose and how much was granted?	We received \$5,000 in funding in 2017 – thank you very much!

Bank account details	
Name of bank:	Kiwi Bank
Account name:	Featherston Booktown
Account No:	38 9017 0233637 00

#### 4. Declarations

We agree to comply with requests from an officer or councillor from SWDC for additional information in relation to this application.

##### Statement to comply with the Provisions of the Privacy Act 1993

The personal information above is collected and will be held by SWDC for the purpose of considering your application for financial assistance. You have the right of access to, and correction of, personal information about you, that we hold.

##### Authorisation

- I certify that the information provided in this application form is true and correct to the best of my knowledge.
- I have the authority to make the application on behalf of the organisation.
- I agree that the necessary documentation listed below is attached to this application.
- I confirm that we will complete and return a grant accountability form within two months of the project being completed.
- The organisation will keep receipts and a record of all expenditure for 7 years.
- Any unspent funds will be returned to SWDC.
- All expenditure will be accounted for in the Grant Accountability Form.

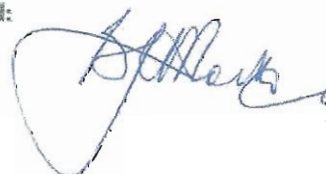
##### Signatory One

Signed:



##### Signatory Two

Signed:





Full name: Mary Biggs  
Monk

Full name: Pete

Designation: Deputy Chair

Designation: Treasurer

Date: 23 April 2018

Date: 23 April 2018

**Supporting documentation required for this application**

- |   |                                     |
|---|-------------------------------------|
| • Most recent annual accounts including notes and review/audit report.  | <input checked="" type="checkbox"/> |
| • Income and expenditure statement for part year and inaugural minutes (if organisation has been operating for less than 12 months) | <input checked="" type="checkbox"/> |

## **South Wairarapa District Council 2018/28 Long Term Plan Grant Application**

### **Conditions of Grant:**

#### **Residential eligibility:**

- Organisations, Charitable Trusts & Incorporated Societies must currently operate within South Wairarapa or have a broader Wairarapa-wide benefit.

#### **Application forms:**

- Will be accepted either in electronic or hard copy form.
- A separate application must be made for each project or event.

#### **Annual grant:**

- All applications are considered by the South Wairarapa District Council and awarded at their discretion and on the merits of each project for the greater wellbeing of the South Wairarapa community.
- There is no maximum amount for any one grant, however, the SWDC's resources are limited and funding support is not guaranteed on an on-going basis.
- Applicants will need to re-apply each year for consideration of funding to continue.
- There is a 12-month time limit for uplifting the funds from the date of notification of approval.
- After 12 months, if funds have not been uplifted the grant will be rescinded and a new application must be completed and submitted for consideration.
- Unused funds must be returned to SWDC.

#### **Supporting material:**

- Organisations are required to provide copies of their most recent annual report and financial statements that have either been audited or reviewed by a suitably qualified person.

# SHARE YOUR VIEW ON OUR FUTURE

Feedback must be received by 4pm Monday 23 April 2016.

Please read the consultation document before providing your feedback. You can get your feedback to us in the following ways:

EMAIL [ftp@swdc.govt.nz](mailto:ftp@swdc.govt.nz)

ONLINE [www.swdc.govt.nz](http://www.swdc.govt.nz)

FAX (06) 306 9373

BY POST

South Wairarapa District Council

PO Box 6

Martinborough 5741

IN PERSON Drop this form to your local library or the Council office in Martinborough

Your name and feedback will be public documents. All other personal details will remain private.

NAME Leo Vollebregt

POSTAL ADDRESS \_\_\_\_\_

RATEPAYER ☐ Urban ☐ Rural ☐ Commercial ☒ Non ratepayer

AGE: ☐ 15-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☒ 55-64 ☐ 65+

Yes I/we would like to speak to this submission: ☐

SPEAKING PREFERENCE ☒ May 14th ☐ May 15th

Organisation: Wairarapa Waka Māori Inc. Inc.

(Only if authorised to submit on behalf of organisation, one submission per organisation)

## Taxes Affordability

Do you agree with the proposed overall average rates increase for the next 10 years, enabling the proposed expenditure outlined in this document?

☒ Agree ☐ Disagree

If not what general rates increase do you support?

☒ 3% (inflation only) ☐ 5% ☐ Other \_\_\_\_\_

If you ticked 'disagree' which activity areas do you think we should spend less on?

## Land Use and Development

**Option One:** Do you support Council's initiative to prepare a spatial plan for the South Wairarapa as outlined on page 4 of the Consultation Document? Cost: \$300,000 over 10 years. Impact on rates: 0.23% per annum increase; or

**Option Two:** Continue to allow growth in an unstructured way. This option would have no immediate impact on rates, but could result in higher rates in the future due to less efficient use of Council resources than could be achieved with planned development.

Select your preferred option:

☐ Option One ☐ Option Two

If you have any views on this project please comment below:

## Youth training and development

**Option One:** Do you support Council's initiative to provide grants to support youth training and development and to provide recreational activities as outlined on page 5 of the Consultation Document? Cost: \$75,000 per annum. Impact on rates: 0.57% per annum increase; or

**Option Two:** Status quo with no impact on rates.

Select your preferred option:

☐ Option One ☐ Option Two

If you have any views on this project please comment below:

## Promoting and enhancing our district

**Option One:** Do you support Council's initiative to promote and enhance our district as outlined on page 5 of the Consultation Document? Cost: 300,000 over 10 years. Impact on rates: 0.23% per annum increase; or

**Option Two:** Status quo with no impact on rates; or

**Option Three:** Proceed with annual expenditure at a level other than that proposed. Amount: \$

Select your preferred option:

☐ Option One ☐ Option Two ☐ Option Three

If you have any views on this project please comment below:

## Infrastructure for visitors

**Option One:** Do you support Council's initiative to provide more infrastructure for visitors (e.g. more public toilets, drinking fountains, motor caravan dumping stations, better rubbish and recycling facilities) as outlined on page 5 of the Consultation Document? Cost: \$50,000 per annum for 5 years. Impact on rates: 0.006% per annum increase; or

**Option Two:** Status quo with no impact on rates.

Select your preferred option:

☐ Option One ☐ Option Two

If you have any views on this project please comment below:

## Sports coordination

**Option One:** Do you support central coordination of sport across the district as outlined on page 5 of the Consultation Document? Estimated cost of \$50,000 per annum (a further 0.38% per annum rates increase); or

**Option Two:** Status quo with no impact on rates.

**Select your preferred option:**

☐ Option One ☐ Option Two

If you have any views on this project please comment below:

## Reducing waste going to landfills

Council is considering the following changes, indicate which of the following you would support (costs not included in LTP budgets).

- A Do you support provision of kerbside food waste collections? This service is estimated to cost \$73,000 per annum (a further 0.55% per annum rates increase). See page 6 of the Consultation Document for more detail.  
☐ Yes ☐ No
- B Do you support provision of 240 litre wheelie bins for recycling? This service is estimated to cost \$32,000 per annum (a further 0.24% per annum rates increase). See page 6 of the Consultation Document for more detail.  
☐ Yes ☐ No
- C Do you support provision of an e-waste service at transfer stations or an advertised collection service scheduled throughout the year? This service is estimated to cost \$7,000 per annum (a further 0.05% per annum rates increase). See page 6 of the Consultation Document for more detail.  
☐ Yes ☐ No
- D Do you support provision of a recycling/recovery centre at a transfer station? This service is estimated to cost \$14,000 per annum (a further 0.11% per annum rates increase). See page 6 of the Consultation Document for more detail.  
☐ Yes ☐ No

These ideas are not mutually exclusive, you can support more than one. These ideas are not included in the current rates increase of 5.99% in year one.

If you have any views on these ideas please comment below:

## Water conservation

Council is considering ways to conserve water.

**Option One:** Do you support undertaking a feasibility study to investigate ways to reduce water usage or increase water storage? The study is estimated to cost \$50,000 (a further 0.38% per annum rates increase for the 2018/19 year only). See page 6 of the Consultation Document for more detail; or

**Option Two:** Do you support continuation of Council's current approach to water conservation i.e. encouraging users to reduce their water usage as outlined on page 6 of the Consultation Document?; or

**Option Three:** What other options would you like Council to investigate to conserve water in our district?

**Select your preferred option:**

☐ Option One ☐ Option Two ☒ Option Three

**Option Three:**

It is essential for long-term reliability of water for urban, rural and environment that water be conserved.

If you have any views on these ideas please comment below:

is supported by SWDC. We would like to be involved in the discussion. Kerbside charges

Do you have any comments about the proposed changes to fees and charges as outlined on page 14 of the Consultation Document?

(Cont.)

If you are applying for a grant please complete the grant application form which is available on our website or at the addresses listed at the top of this form.

## Other feedback

Council would like to hear any other feedback you have in relation to the content of the Consultation Document or any of the LTP supporting information or anything you think needs to be included that is not.

Please provide any other comments below:

Thanks for sharing your views and helping to shape South Wairarapa

(Continue on another sheet if required)



*Zero Food Poverty. Zero Food Waste.*

Submission to  
South Wairarapa District Council 2018/2028 Long-Term Plan

*We are:*

Waiwaste is a Masterton based food rescue organization operating since June 2015. We rescue food from local food suppliers and producers that is good enough to eat but not good enough to sell. This food is redistributed to community groups working with people in need.

We currently operate with 14 volunteers from a base shared with Masterton Foodbank .

*Our contributions to the community and environment:*

As of March 2018 Waiwaste has **rescued 24,756 kg** of food that was destined for the Masterton landfill. We estimate this reduced MDC landfill greenhouse carbon emissions by approximately **189,900 kg of CO<sub>2</sub>**.

Waiwaste-rescued food has been distributed primarily through Masterton Foodbank parcels, providing approx. **70,733 meals**.

*Where to now:*

Having developed effective operational systems and community contacts we are now ready to rescue more food and provide it to a greater number and variety of community groups. It is our aim to develop branches of Waiwaste in both South Wairarapa and Carterton.

Waiwaste Three-Year Aims:

2018/19

- Register as an Incorporated Society and for Charitable Status
- Raise funds for and employ a part-time Coordinator to expand our services
- Increase number of food donors
- Increase number and variety of food recipient groups
- Increase number of Waiwaste volunteers and develop further training in food handling and hygiene.
- Secure our own premises and raise funds for operational costs
- Develop branches of Waiwaste throughout the Wairarapa, linking local food donors with local community groups



- Coordinate with Love Food Hate Waste to offer awareness raising events in the community
- Raise awareness of food waste and food poverty through media, social media, and community, service and business organisations

## 2020

- Continued expansion of Waiwaste services
- Raise funds for a Waiwaste vehicle and employment of a driver
- Further develop fundraising and educational community events
- Lobby for funding support from producers of waste

## 2021

- Develop a community and schools educational programme on food waste

### *How we contribute to your goals:*

Waiwaste's focus sits clearly within the strategic priorities of South Wairarapa District Council by minimising waste going to landfills.

Food waste and food poverty is a growing concern of New Zealanders. We are addressing this by innovatively linking business waste management concerns with community social needs and participation, and environmental imperatives.

### *We need from you:*

- Nothing at this stage!  
We just want you to be aware of us, and our intentions to expand into South Wairarapa.

We would welcome the opportunity to talk to our submission.

Waiwaste Food Rescue

waiwaste2@gmail.com

Jeremy Logan, Chairman Ph 0274332215

Elise Sadler, Coordinator Ph 0224291955

--Submitter Details--

Name: Shelly O'Neill

Email Address:

--Ratepayer Details--

Ratepayer: Urban

Organisation:

Do you want to speak to your submission? No

Speaking preference:

--Rates Affordability--

Do you agree with the proposed overall average rates increase for the next 10 years, enabling the proposed expenditure outlined in this document? Agree

If not what general rates increase do you support?

Other:

If you ticked 'disagree' which activity areas do you think we should spend less on?

--Future Growth and Development--

Select your preferred option: Option One

If you have any views on this project please comment below:

--Youth Training and Development--

Select your preferred option: Option One

If you have any views on this project please comment below:

--Promoting and Enhancing our District--

Select your preferred option:

Option Three: Suggested expenditure:

If you have any views on this project please comment below:

--Infrastructure for Visitors--

Select your preferred option: Option One

If you have any views on this project please comment below:

--Sports Coordination--

Select your preferred option: Option One

If you have any views on this project please comment below:

--Reducing Waste Going to Landfills--

a. Do you support provision of kerbside food waste collections?

Yes



- b. Do you support provision of 240 litre wheelie bins for recycling? Yes
  - c. Do you support provision of an e-waste service at transfer stations or an advertised collection service scheduled throughout the year? Yes
  - d. Do you support provision of a recycling/recovery centre at a transfer station? Yes
- These ideas are not mutually exclusive, you can support more than one. These ideas are not included in the current rates increase of 5.99% in year one. If you have any views on these ideas please comment below:

--Water Conservation--

Select your preferred option: Option One

3. What other options would you like Council to investigate to conserve water in our district?

If you have any views on these ideas please comment below:

--Fees and Charges--

Do you have any comments about the proposed changes to fees and charges as outlined on page 14?

--Grants--

If you are applying for a grant please complete the grant application form and attach:

--Other Feedback--

Please provide any other comments below:

Upload File:

Upload Additional File:

The results of this submission may be viewed at:

<http://www.swdc.govt.nz/node/1029/submission/1071>

**WELLINGTON REGIONAL ECONOMIC DEVELOPMENT AGENCY**

Submission on

SOUTH WAIRARAPA DISTRICT COUNCIL

**Long Term Plan 2018 – 2028**

**23 April 2018**



## INTRODUCTION

WREDA is the regional economic development agency for the Wellington region. WREDA combines the activation of the economic development responsibilities of Wellington City Council and Greater Wellington Regional Council to advance the prosperity and liveability of the Wellington region.

WREDA's commitment is to advance the prosperity, vibrancy and liveability of the Wellington region through a programme of work that is based on promoting and substantiating the unique character of our city-region, supporting existing and new businesses to thrive, and driving projects which lead to enhanced economic growth. Our vision is for Wellington to be the most prosperous, liveable and vibrant region in Australasia by 2025.

WREDA is also the region's marketing and destination story telling engine promoting Wellington as the most liveable and vibrant region in Australasia and, establishing a platform for the regions businesses to prosper.

To achieve this aim we work closely with key partners including councils, government agencies, individual businesses and business organisations, institutions and venue service providers.

## SUBMISSION

WREDA would like to provide a submission on South Wairarapa's 10 year long term plan to support your Kāinga Ora – making South Wairarapa a great district to live, work and play.

For all councils, striking a balance for the investment priorities of rate payer's money in your community is a great challenge. Preparedness for the future through district planning and, being connected are key to South Wairarapa's growth and reaching your long-term goals.

With this in mind, WREDA supports:

1. Future growth and development.
  - Economic growth in regions is limited when there is a lack of available housing to buy or rent, preventing new businesses and residents from moving to the region. Initiatives developed to prepare plans to accommodate this growth are supported by WREDA
2. Grants for youth training, development and recreational activities which add to making South Wairarapa a great place to live and play for youth. This also creates a sense of pride and loyalty for the region which will have a long-term benefit.
3. Investment to promote and enhance your community and increase visitor numbers to the district.
  - This will ensure South Wairarapa maximises future opportunities for growth, economic development and employment for residents.

4. Infrastructure investment which will support the steady increase in visitor numbers to the region in the future, and create a positive impact for the South Wairarapa District.

We look forward to continuing our work with you and supporting South Wairarapa with your long-term plan goals.

Wellington Regional Economic Development Agency

--Submitter Details--

Name: David Binning

--Ratepayer Details--

Ratepayer: Rural

Organisation: Binning Family Trust

Do you want to speak to your submission? Yes

Speaking preference: May 15th

--Rates Affordability--

Do you agree with the proposed overall average rates increase for the next 10 years, enabling the proposed expenditure outlined in this document? Disagree

If not what general rates increase do you support?

Other: That the Rates increase be tagged to the CPI plus 1.25% which keeps the value of the rates constant

If you ticked 'disagree' which activity areas do you think we should spend less on?

1. Unaffordable expenditure such as the Waihenga Centre.
2. The employment of people in the SWDC who do not place any value on their customers, who are the Ratepayers of the District.

--Future Growth and Development--

Select your preferred option: Option One

If you have any views on this project please comment below:

Planning is essential but as a rurally based area we need to place greater value on our more productive land and stop the stupid urbanization of our best land (such as that surrounding Greytown) and ensure it is preserved for future generations.

--Youth Training and Development--

Select your preferred option: Option Two

If you have any views on this project please comment below: We are NOT a social development organisation - stick to the knitting and ensure SWDC provides excellence in core services.

--Promoting and Enhancing our District--

Select your preferred option: Option Three

Option Three: Suggested expenditure: Support for existing Wairarapa Wide Promotional activities.

If you have any views on this project please comment below:

--Infrastructure for Visitors--

Select your preferred option: Option One

If you have any views on this project please comment below:

--Sports Coordination--

Select your preferred option: Option Two

If you have any views on this project please comment below:

--Reducing Waste Going to Landfills--

a. Do you support provision of kerbside food waste collections?

Yes

b. Do you support provision of 240 litre wheelie bins for recycling? Yes

c. Do you support provision of an e-waste service at transfer stations or an advertised collection service scheduled throughout the year? Yes

d. Do you support provision of a recycling/recovery centre at a transfer station? Yes

These ideas are not mutually exclusive, you can support more than one. These ideas are not included in the current rates increase of 5.99% in year one. If you have any views on these ideas please comment below:

--Water Conservation--

Select your preferred option: Option Three

3. What other options would you like Council to investigate to conserve water in our district? That ALL properties undertake the installation of water tanks (10,000litres minimum size) to reduce the need for increased water resources supplied by SWDC  
If you have any views on these ideas please comment below: If SWDC obtained a costing from water tanks suppliers for a range of tanks and make these available to ratepayers at say 7.5% margin to the council. Make it compulsory for all properties to install a tank and make the payments to those less well off spread over 5 years with the cost of the money being paid for out of the 7.5% margin.

--Fees and Charges--

Do you have any comments about the proposed changes to fees and charges as outlined on page 14? Yes they exceed the CPI in many cases.

--Grants--

If you are applying for a grant please complete the grant application form and attach:

--Other Feedback--

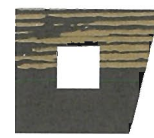
Please provide any other comments below:

Upload File:

Upload Additional File:

The results of this submission may be viewed at:

<http://www.swdc.govt.nz/node/1029/submission/1072>



24 April 2018

Her Worship The Mayor - Viv Napier  
South Wairarapa District Council  
P O Box 6  
Martinborough 5741

Dear Viv,

On behalf of Aratoi Wairarapa Museum of Art and History, please consider herewith our submission to South Wairarapa District Council (SWDC) for **\$45,000** for the Aratoi Regional Trust (ART), essential to our annual operating budget.

Upon reviewing the 2018-28 SWDC Long Term Plan Consultation Document, it is noted that SWDC seeks approval for the expenditure in the area of "promoting and enhancing the district" and "enhancing the infrastructure for visitors". These are also outcomes that Aratoi continuously strives to achieve. From the SWDC expenditure budget of nearly \$20 million for the next rating year, approximately 2.17% is budgeted for Economic, Cultural and Community Development. We believe that Aratoi is well placed within this budget area to embrace the South Wairarapa arts and cultural scene and in doing so, promote and bring visitors to the area.

Aratoi enjoys its existing relationship with SWDC and community and we continue to broaden our association with various events and establishments in the South Wairarapa. Our current semi-permanent exhibitions *Ngā Aho Raranga – Textiles from the Māori Collection* and *Face Time – Portraits from the Collection* strongly link to South Wairarapa. Earlier this year, Aratoi supported the commemorations of the 75<sup>th</sup> anniversary of the PoW incident in Featherston by lending Robin White's iconic work 'Summer Grass' and we partnered with Ventana Creative Collective in Martinborough for the Wairarapa Art Review. Aratoi further continues donations of high-quality text panels and props to Featherston Heritage Museum.

In an effort to increase education and learning for all children in the Wairarapa, Aratoi holds the annual **Schools Art** exhibition, offers regular school holiday programmes and has developed a **free education programme** with a strong focus on our shared history for all Wairarapa children to enjoy during terms 2 and 3.

Supporting a public museum and art gallery is an intrinsic part of promoting the cultural well-being of a community. Aratoi is the region's recognised professional museum and art gallery. We look forward to a positive response to this funding submission. Thank you once again for your continued support of Aratoi.

Kind regards

Susanna Shadbolt, Director



# South Wairarapa District Council

## 2018/28 Long Term Plan

### Grant Application Form

Email to: [ltip@swdc.govt.nz](mailto:ltip@swdc.govt.nz) before 4 pm, 23 April 2018

#### 1. ORGANISATION DETAILS

Name of organisation:

ARATOI WAIRARAPA MUSEUM OF ART AND HISTORY

Physical address:

CNR BRUCE & DIXON STREETS

MASTERTON

Postal address:

P O BOX 648

MASTERTON

Contact Person:

SUSANNA SHADBOLT

Phone No (Day): 06 370 0001

Email:

[susanna@aratoi.co.nz](mailto:susanna@aratoi.co.nz)

Mobile No: 021 2226812

Phone No (After hours):

When was the organisation formed and what are its aims and objectives?

By Trust Deed 4 December 1995.

Our Museum is the place where history and stories are told. It is a community forum for learning, understanding, and participation in art, history and culture. Aratoi collects, holds, preserves and presents art, heritage objects, history and culture on behalf of the Wairarapa region and its visitors.

Total number of members in your organisation?	
How many full-time equivalent people work in your organisation?	X1 + x6 PTE
How many volunteers work in your organisation?	Approx. 450 Friends of Aratoi
Date of last AGM?	1 December 2017
Are you GST registered? Y/N Yes	GST No: 65-823-403

Officers of organisation	
Chair: Barbara Roydhouse	Phone No: 027 6048375
<del>Secretary:</del> Trustee: David Moriarty	Phone No: 021 350349
Treasurer:	Phone No:

## 2. PROJECT OVERVIEW

Specific reason for grant application (e.g. upgrade to facilities/purchase of equipment/one-off event):

On-going operational funding in order to contribute to the cultural development of the Wairarapa.

Where and when will the activity/event take place or what is the anticipated completion date of the project (please note funds cannot be allocated retrospectively)?

For the new Aratoi financial year, 1 July 2018 – 30 June 2019.

Why should South Wairarapa District Council (SWDC) support this project/event?

To continue the fostering of the relationship of co-promotion of the districts tourist and cultural amenities within the wider South Wairarapa District.

**Who will benefit from these funds and in what way?**

All rate payers and Councils in the Wairarapa through increased visitor numbers to the region.

All Wairarapa residents and visitors to Aratoi Wairarapa Museum of Art and History and the surrounding areas.

**Would you like to speak in support of your application at a meeting of the South Wairarapa District Council? Yes/No**

*Submission hearings will be held on 14 & 15 May 2018 at the Council Chambers, Martinborough*

### 3. FINANCIALS

Funding requirements	
Total cost of project	\$ 926,000
Your organisation's contribution – Self-generated and self-sourced external funding	\$ 248,000
Other outside funding (please supply brief details) OTHER LOCAL COUNCILS AND LANDS TRUST MASTERTON BUILDING GRANT	\$ APPROX 633,000
Amount applied for in this application	\$ 45,000
Shortfall (please provide brief details of how will balance be found)	\$ Any funding not received from external sources will have to be met through Aratoi's self-generated income sources or reserves.
Project income (if applicable), e.g. generated from sales to public	\$
Is organisation a registered charity?	Yes/No
Have you applied to SWDC for funding before?	Yes/No
If yes, when, for what purpose and how much was granted?	2017/18, OPERATIONAL FUNDING, \$25,000

<b>Bank account details</b>	
<b>Name of bank:</b>	WESTPAC BANKING CORPORATION
<b>Account name:</b>	ARATOI REGIONAL TRUST
<b>Account No:</b>	03-0687-0339253-00

#### 4. Declarations

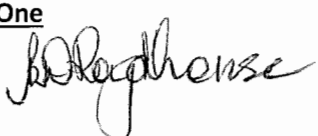

We agree to comply with requests from an officer or councillor from SWDC for additional information in relation to this application.

##### Statement to comply with the Provisions of the Privacy Act 1993

The personal information above is collected and will be held by SWDC for the purpose of considering your application for financial assistance. You have the right of access to, and correction of, personal information about you, that we hold.

##### Authorisation

- I certify that the information provided in this application form is true and correct to the best of my knowledge.
- I have the authority to make the application on behalf of the organisation.
- I agree that the necessary documentation listed below is attached to this application.
- I confirm that we will complete and return a grant accountability form within two months of the project being completed.
- The organisation will keep receipts and a record of all expenditure for 7 years.
- Any unspent funds will be returned to SWDC.
- All expenditure will be accounted for in the Grant Accountability Form.

<b>Signatory One</b>		<b>Signatory Two</b>	
<b>Signed:</b>		<b>Signed:</b>	
<b>Full name:</b>	BARBARA ROYDHOUSE	<b>Full name:</b>	SUSANNA SHADBOLT
<b>Designation:</b>	CHAIR – ART	<b>Designation:</b>	DIRECTOR
<b>Date:</b>	26-04-2015	<b>Date:</b>	26-4-18

##### Supporting documentation required for this application

- |   |                       |
|---|-----------------------|
| • Most recent annual accounts including notes and review/audit report.  | <input type="radio"/> |
| • Income and expenditure statement for part year and inaugural minutes (if organisation has been operating for less than 12 months) | <input type="radio"/> |

# South Wairarapa District Council

## 2018/28 Long Term Plan

### Grant Application Form

Email to: [ltip@swdc.govt.nz](mailto:ltip@swdc.govt.nz) before 4 pm, 23 April 2018

#### 1. ORGANISATION DETAILS

**Name of organisation:**

[Wairarapa Safer Community Trust](#)

**Physical address:**

[185 High Street South, Carterton 5743](#)

**Postal address:**

[P.O. Box 184, Carterton 5743](#)

**Contact Person:**

**Tere Lenihan**

**Phone No (Day): 063795407 extn: 10**

**Email: [terel@waistct.org.nz](mailto:terel@waistct.org.nz)**

**Mobile No: 021509493**

**Phone No (After hours): 06 3786041**

**When was the organisation formed and what are its aims and objectives?**

Wairarapa Safer Community Trust (WSCT) became a Trust on 16<sup>th</sup> March 2016 and historically was Southern Wairarapa Safer Community Council which had been in operation since 1998.

**The Purpose of WSCT Trust:**

The purpose of the Trust is to provide a legal and governing structure for leading charitable initiatives, education, charitable programmes, services and inter-agency collaboration, In particular the Trust will:

Provide parenting and whanau education to assist parents and caregivers to manage challenging childhood and adolescent behaviours,

To work with and co-ordinate with government, voluntary and community groups to advance charitable community services which works towards creating or developing a strong, inclusive and safe community.

WSCT has in its Strategic Plan:

Vision

Recognised Leader in our Work

Mission:

Helping to grow a community that is safer and healthier – through quality services and partnerships.

<b>Total number of members in your organisation?</b>	6
<b>How many full-time equivalent people work in your organisation?</b>	7
<b>How many volunteers work in your organisation?</b>	10
<b>Date of last AGM?</b>	Not required as per the organisation's Trust Deed 16/03/2016
<b>Are you GST registered? Y</b>	<b>GST No: 117-078-698</b>

<b>Officers of organisation</b>	
<b>Chair: Don Irwin</b>	<b>Phone No: 0272269892</b>
<b>Secretary: A Lenihan</b>	<b>Phone No: 06 3795407</b>
<b>Treasurer: Financial and Risk Committee / Annie Lenihan</b>	<b>Phone No: 06 3795407</b>

## 2. PROJECT OVERVIEW

**Specific reason for grant application (e.g. upgrade to facilities/purchase of equipment/one-off event):**

Proactive parenting:

WSCT conducted a 6 moth pilot over a six month period to identify the need as follows:

Baseline: (Why/how did we survey/identify need?)

- Wairarapa Youth Survey conducted in Wairarapa
- 97% of Whakapuaki Whanau clients verbally identified Parent Education & Support as their primary need and most effective delivery (as evidenced in written evaluations)
- Feedback from agencies and organisations and wider community around gaps in parenting services, especially for rural Families / whanau / whanau, Families /

whanau / whanau whose children are in care and Families / whanau / whanau who do not meet criteria for other services. There have been 9 individual referrals for grandparents raising their own grandchildren which is further evidenced with total number of referrals as below.

- Need for Evidence based programme for 0-12.
- Triple P only homebased programme delivered for this age group in Wairarapa. (as evidenced by referrals)
- Number of referrals from other funded deliverers of parenting support as a result of the above bullet points (breakdown of referrals as below)

**What did we deliver/do? (In the 6 months)**

- We have worked with 41 Families / whanau / whanau
- We have 10 Families / whanau / whanau on the Waiting List
- 27 Families / whanau / whanau have been Exited / re-referred to other Agencies
- 14 Families / whanau / whanau currently engaged in the Homebased Parent Education & Support.

**Breakdown of referrals**

Oranga Tamariki	12
Social Workers in Schools	5
Youth Services	4
Family / whanau Works	1
Multi Systemic Therapy	3
STAND for Children	3
Psychology Wairarapa	1
CAMHS	3
Whaiora	5
Masterton Family / whanau Education Centre	1
DHB / Paediatrician	4
DHB / Public Health	1
Schools	3
Self-referrals	5
Total	51 (including waiting list)

**What did the delivery look like/involve?**

- Each family / whanau has an introductory visit to assess their needs and see if the service is right for them
- A Family / whanau Plan is made with specific targets set and goals identified. With Parent Educator they decide what they want delivered (e.g. Triple P or other tailor-made programme)
- Families / whanau are offered either weekly or fortnightly visits depending on need or urgency. This gives them time to try/practice or implement new strategies and ideas
- Each family / whanau is provided with a Diary for monitoring progress, tools and resources to meet their needs. This is a very individual process. Each family / whanau attending Triple P has extensive resources provided, and all Families / whanau / whanau receive hand-outs, Tip sheets and tools to support their learning
- The programme has 2 very specific strands – Education AND Support. All programmes are positive, strength-based and reflect best current practice.

- The duration of programme depends on individual need. Visits typically take 1 – 1.5 hours. Parents average 6 – 10 sessions per programme depending on needs, progress and engagement
- Each family / whanau has a thorough EVALUATION) and has a chance to reflect on the changes they have made, identify what has worked and why and how to maintain progress. Clients are supported or re-referred to ensure that their needs are met
- Proactive Parenting does not work in isolation, but closely with other agencies and services as needed. Referrers are kept informed
- 6 homebased Parent Education & Support clients have also been involved in Strengthening Families / whanau
- This wide and varied range of services / programmes / initiatives from managing aggression, tantrums & emotional regulation, oppositional behaviour, routine setting and different parenting styles. Families / whanau / whanau are recognised as the “experts” of their own lives and all delivery is positive, strength based and self-driven

We have a group programme called Proactive Parenting Today which began on March 22 with 15 participants enrolled.

This includes 5 fathers with children not currently in their care who have been asked to do a parenting programme and are not eligible for it because of not having the children in their care– this is an identified huge gap.

The participants enrolled have heard about the programme from a variety of sources including schools, Early Childhood centres, Triple P national website, service providers and word of mouth.

The programme is 8 weeks of 2.5 hour modules as follows:

- Talking about Feelings
- Encouraging Co-operation
- Coping with Challenging Behaviours
- Self Esteem Building (X2 adult/Child)
- Parenting without Physical Punishment
- Honesty Issues (Lying and Stealing)
- Building Great Relationships

#### **How do we know the clients are better off?**

Evaluation reports directly from Clients:

- Manage behavioural issues on own
- Reduction in negative Parenting behaviour
- Nutrition which involved regular exercise
- Children sleeping through the night (routine)
- Families / whanau stating their ability to manage situations on their own
- Reduction in aggression i.e. hitting, smacking and hitting

Comments in Evaluation Report from Clients:

- The support motivated us to take action like a gentle kick in the pants
- We have cut down screen time and have more quality family / whanau time
- My confidence improved dramatically
- I learnt how to praise my daughter
- I can manage angry outbursts better
- I know how to give positive instructions



- There is less hitting and shouting
- He hasn't been sent home from school all term
- I was listened to and my concerns were helped
- We all get on better with each other and the kids fight less
- We have learned why she behaves angrily and some ideas have helped
- I know how to use quiet time and time out
- I learned how to listen and they listen to me more
- We are managing tantrums and they are happening less

WSCT identified the need especially in the South Wairarapa and have now developed the following :

**Overarching 'high level' statement:**

To provide Parent Education & Support programmes for vulnerable parents and caregivers of children aged 2-16 years with the tools they need to manage challenging childhood behaviours and issues.

**What do these programmes look like/what will we deliver?**

**Home-based:** A minimum of 15 Whanau will receive Parent Education & Support programmes in either their home or our office according to preference. They will each have an individual Family/Whanau Plan and complete a Proactive Parenting Questionnaire when they begin. At the end they will Evaluate and re-do the Proactive Parenting Questionnaire so that we can capture exactly what has changed for them, and measure the programme outcomes.

They will access between 6 and 10 sessions of approximately 1 to 1.5 hours.

Parents have an initial meeting to assess their needs and choose the shape of their programme. The Evaluation and Parenting Experience Survey measure their programme and the new skills they have learned.

They will have a flexible range of options to shape their programme including the following:

Triple P Primary Care level 3 – this is an evidence based programme that utilises DVD footage, resource books, tip sheets, and a trained and accredited Triple P provider.

Other options include home-based learning using modules from our group programme Proactive Parenting – adapted for home learners (see topics below\*)

Additional modules are available to cover pubertal issues, managing social media and peer pressures, and a range of issues not covered by Triple P.

Tools used include accessing a wide range of NZ developed resources such as SKIP, Brainwave Foundation and Skylight, depending on client need.

**Group-based:** We will deliver x2 Group parenting programmes as follows

**Proactive Parenting Today:**

This programme has eight modules, which take 2.5 hours each.

The programme is for parents & caregivers with children aged three -12 years. All participants are welcome, including grandparents, stepparents, foster parents and parents with children not currently in their care.

The programme is for a minimum of eight participants and a maximum of 15.

The parents will rate their skill level on all the topics at the beginning of the programme, using the Proactive Parenting Questionnaire, and again at the end of the programme as part of the evaluation process.

These are the topics (\*)

- Talking about Feelings

- Raising Cooperative Children
- Coping with Challenging Behaviours
- Building High Self Esteem (for parents and carers)
- Building High Self Esteem (for children)
- Parenting without Physical Punishment
- Honesty issues; Lying & Stealing
- Playing, Having Fun and Relationship Building

The programme is relaxed, interactive, and has been peer assessed by a wide number of services and providers.

Each participant receives appropriate handouts and resources as part of their learning. Additionally we provide an Attendance Certificate and Graduation Celebration at the end of the programme, with a written Evaluation process as well as an opportunity for verbal feedback.

#### Proactively Parenting Teens:

This programme has four modules, which take 3 hours each.

The programme is for parents & caregivers with children/youth aged 11 -16 years. All whanau are welcome.

This programme is for a minimum of 8 parents and a maximum of 15.

The parents will rate their skill level and knowledge of all the topics at the beginning and end of the programme delivery using the Proactive Parenting Questionnaire.

These are the topics:

- Physical and Emotional Change
- Managing Scary Challenges (alcohol, drugs, internet etc.)
- Bullying and Abuse
- Emerging Sexuality

Each participant will again receive resources and tools to support their learning.

#### **Narrative:**

The demographic for our programmes is very wide as evidenced by the diverse referrals and the wide range of referrers in the Wairarapa.

What all of the participants have in common is their need for support and new tools to assist them with parenting, and managing their families.

The reasons for our referrals are variable – including issues such as traumatic childhoods themselves, alcohol, drug and violence issues. Children displaying extremely challenging behaviours, issues at school, bullying, being bullied or constantly getting into trouble.

Parents state that they know what they are NOT allowed to do, however they do not know what they CAN do to fix issues.

Many of our referrals come from other organisations where the child/family or whanau does not meet the criteria for help from existing services (please see list of referrals).

Examples of the above include parents who do not have children in their care, and so they cannot access Incredible Years, children who have been referred to CAHMS or other Mental health Services but have been assessed as behavioural rather than mental health. Many families state that they have been bounced around various services and what they all want is tools to help them manage their children. We also have a growing number of referrals for grandparents who are raising their grandchildren. Our programmes acknowledge that whanau are the experts of their own families and we support them to find their own solutions, while providing proven and best practice tools.

#### Project two:

Development of an online Social Services Directory to be managed by WSCT and accessible to all individuals within this region.

Currently there is a Safer Wairarapa Social Services Directory for the Wairarapa, which is currently outdated. 'Safer Wairarapa' was an accredited division of the World Health Organisation, unfortunately Safer Wairarapa no longer exists.

There have been numerous enquiries about the update of this directory and WSCT have undertaken to do this with the support from an IT specialist.

This valuable directory will be managed by Wairarapa Safer Community Trust with a view of utilising / training of volunteers for the implementation of the directory.

**Where and when will the activity/event take place or what is the anticipated completion date of the project (please note funds cannot be allocated retrospectively)?**

**Proactive Parenting**

Due to the high demand of a specialised Parenting Programme the commencement date of this programme will coincide with the approval of funding from SWDC.

We anticipate that this programme will continue through to 2019 and beyond as training will occur of new parenting educators immediately.

**Social Services Directory**

If funding is allocated to this necessary Social Services Directory this will immediately be online in 2018.

**Why should South Wairarapa District Council (SWDC) support this project/event?**

For SWDC Community Outcomes identified in SWDC LTP to achieve its outcomes within the plan, it is necessary that its community members have the tools in their kete for SWDC to achieve its goals.

'THE ACTIVITY GOAL AND PRINCIPAL OBJECTIVES The public protection activity goal is: a) To ensure adequate levels of protection of public health, welfare and safety. The Council's principal objectives are: a) To ensure that services are provided to meet legislative requirements and reasonable community expectations. b) To ensure that the required services are provided in a cost effective manner to the community. c) To put in place appropriate operational regimes for all matters relating to public protection'.

Both Proactive Parenting and Social Services Directory will contribute and support Community Outcomes.

**Who will benefit from these funds and in what way?**

Members of the community who are referred to our services, self referrals, NGO's and the like who access the Social Services Directory.

Most importantly our families / whanau will be the greatest beneficiaries of these projects.

<p>Would you like to speak in support of your application at a meeting of the South Wairarapa District Council?    Yes</p> <p><i>Submission hearings will be held on 14 &amp; 15 May 2018 at the Council Chambers, Martinborough</i></p>

### 3. FINANCIALS

Funding requirements	
Total cost of project	\$97 950.00
Your organisation's contribution	\$30, 000
Other outside funding (please supply brief details)	\$MSD application in process amount unknown
Amount applied for in this application	\$10,500
Shortfall (please provide brief details of how will balance be found)	\$Funding applications re currently in the process and awaiting amounts
Project income (if applicable), e.g. generated from sales to public	\$NA
Is organisation a registered charity?	Yes
Have you applied to SWDC for funding before?	Yes
If yes, when, for what purpose and how much was granted?	The organisations secured a grant in 2017-2018 for the organisation to continue with its activities which aligned with SWDC LTP

Bank account details	
Name of bank:	ANZ

<b>Account name:</b>	Wairarapa Safer Community Trust
<b>Account No:</b>	06-0689-0326050-00

#### 4. Declarations

We agree to comply with requests from an officer or councillor from SWDC for additional information in relation to this application.

##### Statement to comply with the Provisions of the Privacy Act 1993

The personal information above is collected and will be held by SWDC for the purpose of considering your application for financial assistance. You have the right of access to, and correction of, personal information about you, that we hold.

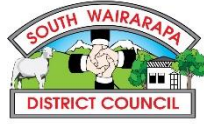
##### Authorisation

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- I have the authority to make the application on behalf of the organisation.
- I agree that the necessary documentation listed below is attached to this application.
- I confirm that we will complete and return a grant accountability form within two months of the project being completed.
- The organisation will keep receipts and a record of all expenditure for 7 years.
- Any unspent funds will be returned to SWDC.
- All expenditure will be accounted for in the Grant Accountability Form.

<u>Signatory One</u>	<u>Signatory Two</u>
<b>Signed:</b>	<b>Signed:</b>
<b>Full name:</b> Don Irwin	<b>Full name:</b> Tere Lenihan
<b>Designation:</b> Chairperson	<b>Designation:</b> Manager
<b>Date:</b> 23.04.18	<b>Date:</b> 23.04.18

##### Supporting documentation required for this application

- |   |   |
|---|---|
| • Most recent annual accounts including notes and review/audit report.  | X |
| • Income and expenditure statement for part year and inaugural minutes (if organisation has been operating for less than 12 months) | ○ |



## **South Wairarapa District Council**

### **2018/28 Long Term Plan Grant Application**

#### **Conditions of Grant:**

##### **Residential eligibility:**

- Organisations, Charitable Trusts & Incorporated Societies must currently operate within South Wairarapa or have a broader Wairarapa-wide benefit.

##### **Application forms:**

- Will be accepted either in electronic or hard copy form.
- A separate application must be made for each project or event.

##### **Annual grant:**

- All applications are considered by the South Wairarapa District Council and awarded at their discretion and on the merits of each project for the greater wellbeing of the South Wairarapa community.
- There is no maximum amount for any one grant, however, the SWDC's resources are limited and funding support is not guaranteed on an on-going basis.
- Applicants will need to re-apply each year for consideration of funding to continue.
- There is a 12-month time limit for uplifting the funds from the date of notification of approval.
- After 12 months, if funds have not been uplifted the grant will be rescinded and a new application must be completed and submitted for consideration.
- Unused funds must be returned to SWDC.

##### **Supporting material:**

- Organisations are required to provide copies of their most recent annual report and financial statements that have either been audited or reviewed by a suitably qualified person.
- Within two months of completion of the project or event, applicants are required to send to the SWDC a completed Grant Accountability form.

##### **Payments:**

- GST registered applicants must provide a tax invoice to enable the grant to be paid
- Grants will be paid directly into the applicant organisation's designated bank account.
- SWDC may request receipted accounts as evidence of payment in advance of release of this grant.

**Please return the completed by 4.00 pm on Monday 23 April 2018 to:**

South Wairarapa District Council

PO Box 6

Martinborough 5741

Or email: [ltip@swdc.govt.nz](mailto:ltip@swdc.govt.nz)