

South Wairarapa District Council



Submission #334

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Submission information

Form: Draft Annual Plan Online Submission Form

Submitted by Anonymous

Monday, 19 May 2014 - 12:50pm

131.203.240.18

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

Featherston Community Board (Lee Carter Chair)

Address:

34 Lyon Street

Featherston

Wairarapa

Phone (day):

0272481364

Mobile:

0272481364

Email:

jadetui@xtra.co.nz

Submissions

I would like to discuss my submission with Council in Person:

Yes

Draft Annual Plan 2014/15:

Please find attached our annual plan submission

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Not currently in the Annual Plan – New Request

Request for CCTV/Security cameras for Featherston

We believe that cameras placed in high risk areas will be beneficial to the safety and protection of Featherston Community and Businesses. We would be looking to purchase cameras that can be integrated into a system that can be monitored from the Masterton Police station.

Further support for cameras have been highlighted

- from the Crime and Prevention Public meeting held 25 August, Your Worship Adrienne Staples highlighted that there would be an opportunity to obtain CCTV cameras;
- from the Featherston Town Square Feedback responses No.s 18,20, and 45 requesting for security and or CCTV cameras to be fitted; and
- Recently discussed at SWDC Graffiti working party meeting

Additional Request

We request that Council retain the 'Town Centre' funds.

Draft Annual Plan 2014/2015 –Page 15 The final configuration of the recently swapped land in Featherston – New Initiative

We request that no immediate action is taken over the proposed Featherston Town Square until more public consultation takes place and the Featherston Community Board has had an opportunity to evaluate feedback from such consultation.

Draft Annual Plan 2014/2015 -Page 41 Anzac Hall

We support works on the Anzac Hall for the 2016 anniversary.

This should include the painting of the outside of the Anzac Hall and resealing of the footpaths around the Anzac Hall, general beautifying of the Anzac Hall internally and externally.

Further support for Anzac Hall have been highlighted from the Featherston Town Square Feedback responses No.s 63 and 86.



W AIRARAPA H EALTHY H OMES

ANNUAL PLAN SUBMISSION SOUTH WAIRARAPA DISTRICT COUNCIL

19th May 2014

Introduction

South Wairarapa District Council is invited to continue to provide support for the Wairarapa Healthy Homes project in the 2014/15 financial year at a level the same as the past 11 years ie a **\$12,000 grant**.

This project involves the installation of energy efficiency retrofit measures into targeted Wairarapa homes. Community funding has been leveraged with the Energy Efficiency & Conservation Authority (EECA's) Warm Up New Zealand: Healthy Homes scheme to deliver the retrofit measures to those who need them most in our community.

EECA require communities to contribute third party funding. The Wairarapa Healthy Homes group fills that role and is made up of the three Councils, the Wairarapa DHB and Trust House. The third party funding is used to further subsidise the cost of the retrofit work beyond the level that EECA provide. The homes targeted have to meet criteria, which include residents with health needs and/or low income. We are currently going into year two of a three year funding cycle. We believe there is a need in our community to continue with the program.

Background

The Wairarapa Healthy Homes (WHH) project was set up in 2004 as a result of a common desire of a number of local organisations to improve the health and economic position of Wairarapa residents through the facilitation of an energy efficiency home retrofit project. Similar projects have been rolled out around the country since then and central government support has seen the targeted EECA scheme expanded and their subsidy rate increase from 40% to 60%.

Energy efficiency retrofits involve installing measures such as insulation (ceiling & under-floor), weather proofing and hot water cylinder wraps into homes to make them warmer, drier, healthier and less costly to heat. The project has targeted the homes of people most in need and has utilised referrals from social agencies – ie individuals and families who will receive the most benefit. The local community funding aspect is essential in assisting those families who are less able to afford the measures.

There is strong research to show the relationship between poorly insulated houses and illness, lost productivity, lost education opportunities and health system costs.

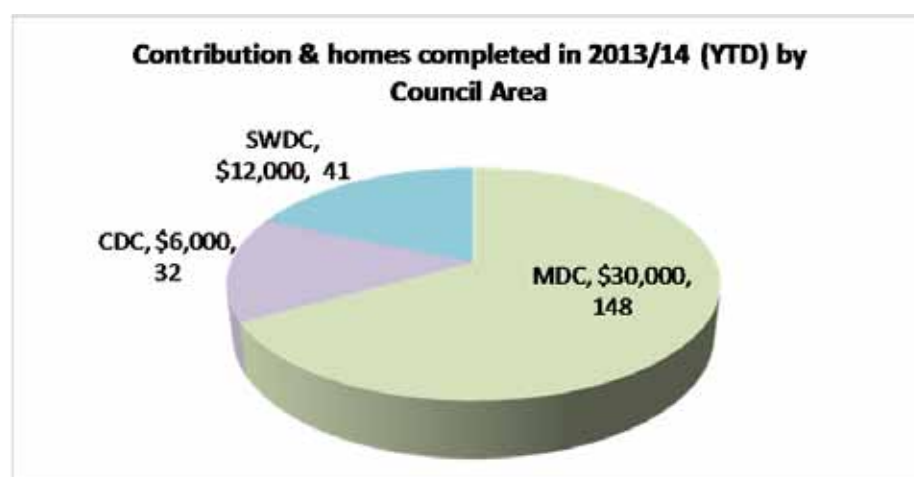
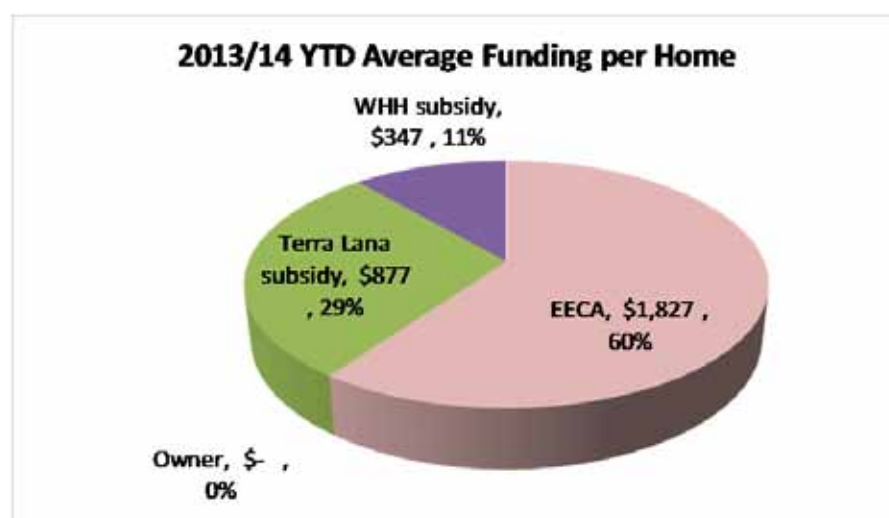
After houses are insulated, they are warmer and drier and there is a significant improvement in the health of the occupants. People reported taking fewer sick days off work and school, and having fewer GP and hospital visits. Hospital admissions for respiratory conditions also decreased.

The community funding is held and co-ordinated by Masterton District Council. Terra Lana are an insulation manufacturing company based in Christchurch and own EnergySmart who have a Wairarapa branch. Terra Lana hold a contract with EECA to deliver the retrofit work and need to have 3rd party funding to qualify for the 60% funded work.

2013/14 Report

The Warm Up New Zealand scheme began in August 2013 and EnergySmart have been busy completing the homes that they have contracted by EECA to do. A flat rate of \$400 (incl GST) per home is being paid from the WHH funding. Terra Lana also contribute to the third party subsidy so that home owners who qualify do not have to pay anything. By 30 April 2014 221 homes were completed.

A total of \$98,000 of WHH funding has been available and a target of 250 homes is expected to be achieved by 30 June 2014. The graphs below show the proportions of funding for the work and the location of the homes insulated.



Project Proposal 2014/15

We are going into year two of a three year project for EECA's Warm Up NZ. Third party funding remains a key to continuing delivery of subsidised retrofit work in the Wairarapa. Terra Lana have submitted a proposal to continue the Wairarapa project with a total of 664 qualifying homes to be retrofitted in the 12 months. Their proposal assumes the WHH community funding stays at the current \$100,000 level and will fund \$250 per home – a total of 400 homes subsidised by WHH. A further 264 qualifying homes owned by landlords will also benefit from the EECA 60% subsidy.

The WHH committee remains very happy with the quality, service levels and completion rates of Terra Lana / EnergySmart. Their proactive approach to securing EECA contracts and maintaining a local branch, employing local people has contributed to the project's success over the last ten years.

Summary

Our target for the next 12 months (to 30 June 2015) is for 664 qualifying Wairarapa homes to be retrofitted, 400 of which will be at no cost to the home owner. 264 landlord/rental homes are also included and will be eligible for the EECA subsidy.

Meeting that target is dependent on there being sufficient community funding available. The WHH steering committee remains committed to making sure that community funding is applied to leverage huge benefits to the Wairarapa.

We appreciate the support of South Wairarapa District Council in providing \$120,000 of the funding for this very successful community project over the last ten years and ask that **\$12,000** is again allowed for in your 2014/15 Annual Plan.

Mr R. C. (Bob) Francis

Chairman of Wairarapa Healthy Homes Steering Group

Wairarapa Healthy Homes Project - Financial Report

10 Months to 30 April 2014

The figures reported below relate to the financial transactions that WHH has funded. Not included are any homes where an EECA subsidy has been applied, but no WHH subsidy.

Costs	No.	2011/12	2012/13	2013/14 YTD	Average per Home
Project Setup & Promotion					
Retrofit Measures					
2004 - 2010/11	1,361				-
2011/12	127	467,976			3,685
2012/13	188		837,048		4,452
Current Year 2013/14 (10 mths)	221			674,218 ¹	\$ 3,051
Totals	1,897	467,976	837,048	674,218	

Income

EECA		282,912	499,409	403,815	\$ 1,827
Owner contributions**		96,217	86,052	-	
Terra Lana subsidy			151,771	193,721 ²	
		379,128	737,232	597,536	
Community Funding Applied		88,848	99,816	76,683	
Average WHH community funding per home	\$	700	\$ 531	\$ 347	
		19%	12%	11%	

Community Funding (excluding 'in kind')	Proj Life to date	2012/13	2013/14	Proj Life to date
Wairarapa DHB	320,000	20,000	20,000	360,000
Trust House Charitable Trust*	330,000	30,000	32,000	392,000
Eastern & Central Community Trust	100,000			100,000
Masterton DC	265,000	30,000	30,000	325,000
Sth Wairarapa DC	96,000	12,000	12,000	120,000
Carterton DC	46,000	6,000	6,000	58,000
Genesis Energy	25,000			25,000
Powerco	20,000			20,000
WINZ	4,240			4,240
	1,206,240	98,000	100,000	1,404,240
Total Income		\$ 835,232	\$ 697,536	\$1,404,240
Opening carried forward funds		\$ (1,113)	\$ (2,928)	
Closing carried forward funds		\$ (1,113)	\$ (2,928)	\$ 20,389

Notes

1 Costs are based on EnergySmart's contract with EECA, per measure installed.

2 Terra Lana contribute profits back to scheme as a subsidy, average \$877 per home (prior year \$807).

In 2013/14 all homes to which WHH contributed a subsidy were zero cost to owner/occupiers.

Wairarapa Healthy Homes average contribution in 2013/14 YTD = \$347 (excl GST) (prior year \$531)

Certified as an accurate record of Costs and Income of the Wairarapa Health Homes Project as recorded through the Masterton District Council financial system.

David Paris
Manager Finance, MDC

Submitter : Martinborough Community Patrol
Address: c/- Pam Colenso, 30 New York Street, Martinborough 5711
Phone: 0274 414892 Email: pmcolenso@xtra.co.nz

Submission:

Over the years there has been a lot of discussion regarding having CTV camera's in the area of Kitchener Street, Jellicoe Street and the Square.

Support for this has previously come from the Martinborough Business Association and our local community Constable.

As technology has progressed and the option of having these monitored from Masterton Police Station, Martinborough Community Patrol would like the Council to include provision for purchasing camera's in the Annual Plan.

Early indications put the estimated cost at \$10,000 per unit, by making provision for this in the Annual Plan, at say around \$20,000, then the balance of the cost of these could be sought from local businesses, fundraised or applications for grants submitted. Martinborough Community Patrol would be happy to co-ordinate this.

As our town does not have the security of having a Community Constable solely for Martinborough, having the cameras would give our residents and business owners a sense of security in knowing that any offender could be identified by the camera footage, plus the deterrent of just having the cameras has shown to be effective in cutting down on crime.

Thank you for considering our submission and we look forward to a favourable response.

Pam Colenso
Chair
Martinborough Community Patrol.

We would be happy to speak to our submission.

Submitter: Pam and Ted Colenso
Address: 30 New York Street, Martinborough
Phone: 0274 414892
Email: pmcolenso@xtra.co.nz

Martinborough Town Hall

We wish to register our support for the Town Hall proposal to strengthen and renovate the existing building plus adding the Community Centre alongside this, incorporating the Library, Visitor Centre, Plunket and individual meeting rooms, etc.

We realize that this is a major project, but the community support already shown, only strengthens the argument that this is going to be of huge benefit to Martinborough and the surrounding ward.

We cannot stress strongly enough that Council support for this project is crucial to making this a success and we look forward to seeing provision in the Annual Plan for this.

Pam and Ted Colenso

We do not wish to speak to our submission.

Submission to:

South Wairarapa District Council 2014/15 Draft Annual Plan

May 2014

From: Enviroschools Wellington regional team

Contact:

Karyn Burgess, Regional Coordinator, Enviroschools Wellington

Ph 021 133 2569

Email karyn.burgess@gw.govt.nz



Enviroschools Wellington requests an additional \$1,500 p.a. from South Wairarapa District Council (bringing total funding to \$10,500 p.a.) to be able to advance a stronger, more progressive regional approach the Enviroschools Programme in the Wellington region. As part of an emerging regional strategy for Enviroschools, we aim to build on the success of the programme to bring our delivery in all parts of the region into closer alignment with what is offered in other parts of the country. We are requesting funding adaptations from all funding partners in the hope that we can move forward cohesively as a region.

Enviroschools Wellington would like to thank South Wairarapa District Council for its ongoing support of the Enviroschools Programme.

A successful, nationwide network

The Enviroschools Programme has been implemented nationwide with over 900 schools and early childhood centres – representing a reach of over 240,000 young people and their families. Developed in the late 1990's by councils in Waikato as a non-regulatory tool, the success of the programme has seen it come to be widely recognised both nationally and regionally as a best-practice programme for engaging young people in sustainability and resource management.

In the South Wairarapa district, young people and their families from 5-6 schools continue to engage in positive community learning and action for sustainability in an ongoing way. Many more young people and their families have connected in some way with the Enviroschools network to gather and contribute ideas for action in their schools and communities.

Addressing the drivers of council costs

The work enviroschools are doing in the community addresses the drivers of Council's costs and achieves numerous Council resource management and public service objectives, such as reducing water and energy usage, increasing the use of non-car modes of transport, reducing waste to landfill, protecting and enhancing environmental assets, and building resilient, efficient and sustainable communities.

Please refer to the Enviroschools and Te Aho Tū Roa Wellington Region Snapshot 2013 for examples of the inspiring action taking place in school communities throughout the region, including the South Wairarapa District.

We are also looking forward to sharing our experiences from the upcoming teacher and student learning and action event taking place on Thursday 22nd May where the theme is native migratory fish.

Changing regional context and emerging regional strategy

SWDC's support of the Enviroschools Programme is part of a much larger region-wide network of support, reaching over 80 school and early childhood education centre communities. Greater Wellington Regional Council, all the territorial authorities in the region (it is highly likely that Upper Hutt City Council will join the support network this year, completing the complement of territorial authorities in the region), Lands Trust Masterton and the three Kindergarten Associations in the region all support the programme.

A regional strategy has emerged from our collaboration with supporting partners that sees us working towards a time when all school communities are making progress towards an ongoing, integrated and self-directed approach to education for sustainability. Wairarapa is leading the region in terms of contributing to this vision with with the highest percentage of schools from the area participating in the Enviroschools Programme.

The Enviroschools Programme is also increasingly relied upon as a preferred provider in sustainability education, providing a vital, and overarching component in a portfolio of sustainability focused programmes where the other components in the portfolio are decreasing, for example, GWRC and DOC are decreasing delivery to schools and looking to partner with us and with other organisations instead.

The Wellington region Enviroschools Strategy seeks to address the growing demand for support from schools prior to being ready to commit to officially joining the Enviroschools Programme while also strengthening the support available to communities already involved in the programme in line with what is being delivered in other parts of the country. Among other things we hope to be able to deliver a greater number and variety of teacher workshops and student events for any school community looking to engage in sustainability action and learning.

The impact on community behaviours of working with the early childhood sector is also becoming increasingly clear and working with kindergarten associations is therefore an important part of the regional strategy.

To meet these demands we are seeking additional resourcing at both the local and regional levels to enable us to further engage with these communities. We have had positive discussions with most council partners around advancing this strategy.

A progressive funding model

The funding model we are using to advance the strategy in a progressive manner involves a calculation based on

- A base level contribution per funding partner
- A contribution per official enviroschool
- A contribution to the overall network based on the number of schools in the district or city.

Because the programme is so strong in terms of numbers of schools participating in the Wairarapa, the calculation does involve an increase from South Wairarapa District Council even though the Council is already a strong supporter. On top of the current \$9,000 p.a., the calculation recommends a further \$3,000 p.a. to reach the progressive level.

However, given the existing high level of support from South Wairarapa District Council, we request that we take a staged approach to this with an increase of \$1,500 toward this in this financial year (bringing the contribution from SWDC to a total of \$10,500 in this financial year).

Thank you again for your support. We would like to speak to this submission.

Attachments:

- End of Year Report – 2013 School Year
- Enviroschools Financial Information- Southern Wairarapa July 2013- June 2014
- Pūrongo 2012-13 (The Enviroschools Foundation National Report)
- Enviroschools and Te Aho Tū Roa Wellington Region Snapshot 2013

End of Year Report 2013

Enviroschools Wellington Region

– Southern Wairarapa (CDC and SWDC)



10 current enviroschools

Overarching Strategic Goal

For all schools in the region to be making progress towards an ongoing, integrated, self-directed approach to education for sustainability.

Progress towards this goal in Southern Wairarapa:

Category	Description	Schools in this category
Active enviroschools	Committed to Enviroschools programme as a whole school Making steady forward progress in a journey towards an integrated, self-directed approach to sustainability	Greytown – working at Green-Gold stage Gladstone – working at Silver stage St Teresa's – working towards Silver Carterton – working at Silver stage Pirinoa – working at Bronze St Mary's – working towards Bronze Martinborough –hoping to refocus as a whole staff Featherston – have achieved Bronze South End/Montessori – working towards Bronze Tuturumuri School have signed up to the programme during the year and are working towards Bronze
Connected to the network	Engaged in project-based Environmental Education	Kuranui – has a strong interest in working with other Southern Wairarapa schools on environmental projects, particularly Wairarapa Moana Kahutara – engaged in sustainability education but not accessing support of Enviroschools programme
Independent		South Featherston Dalefield Ponatahi Christian School

South Wairarapa Specific Goals:

- Increased commitment from schools to continuing and expanding their journeys
- Increased understanding of the enviroschools kaupapa within existing schools
- Increased measurement of change
- Increased involvement with the local community

2012 - 15 Goals	Progress made towards goals / Significant Achievements	Actions for the next 3 years
<p>Commitment from schools to continuing and expanding their journey</p> <p>Increased understanding of the enviroschools kaupapa within existing schools</p>	<ul style="list-style-type: none"> • Tuterumuri School has made an official commitment to an Enviroschools journey by signing an agreement. • Featherston School completed and celebrated a reflection at the Bronze level • Teachers from Greytown, Carterton, South End, Martinborough, Pirinoa, Featherston and Gladstone schools all attended enviroschools workshops or networking events by the end of the 2013 year • Greytown School are using the enviroschools reflection framework and working towards becoming a Green-Gold School • Carterton School continues to champion alternative ways for children to travel to and from school (biking, scootering, walking) 	<ul style="list-style-type: none"> • Clarify commitment to the programme with Martinborough School • Look at ways to link schools in more with Kuranui College • Increase number of classes outside the envirogroup actively involved in projects • Develop vision maps into visible form • All southern Wairarapa enviroschools completing Annual Goals, signed off by principals and staff • Complete Green-Gold reflection process with Greytown School and celebrate • Carterton School reflecting at Silver and South End and Pirinoa schools reflecting at Bronze
<p>Increased measurement of change</p>	<ul style="list-style-type: none"> • Both South End School and Pirinoa School completed Waste Audits during term 2 of 2013. 	<ul style="list-style-type: none"> • Working towards all schools entering audit data on Measuring Change website.

2012 - 15 Goals	Progress made towards goals / Significant Achievements	Actions for the next 3 years
<p>Increased involvement with the local community</p>	<ul style="list-style-type: none"> • All schools in South Wairarapa have been involved in a workshop with Greater Wellington Regional Council (GWRC), Trees for Survival and EnviroSchools aimed at contributing to the restoration of Wairarapa Moana. This resulted in a combined planting day at Lake Reserve on the 2nd of July 2013, supported by the local iwi. • Featherston School have continued working with Featherston Walkways and Reserves Trust, GWRC, DOC and Kids Restore NZ to plant at Otairua Reserve. • Martinborough School and Pirinoa School have worked with local restoration groups in beach clean-ups and plantings around Wairarapa Moana and Onoke spit. • Pirinoa School have been building penguin nesting boxes for the Southern Coast with Aorangi Restoration Trust. • Martinborough School grows renga renga for a QEII Trust project at Palliser Bay. • Greytown School have consolidated their partnership with Papawai Marae through planting -on Papawai stream • Carterton School and South End School have been actively involved in the Mangatarere restoration project. Carterton School has also been the first recipient of a series of workshops by Ra Smith and Maggie Feringa designed for children to learn more about their local rivers. • St Teresa's School has a strong connection to the Catholic Maori community and Te Wakaiti marae, Featherston • The EnviroSchools facilitator has met with Brenda Cameron, waste minimisation officer working across the three councils. 	<ul style="list-style-type: none"> • Support all schools to continue and expand community relationships • Continue relationships with council staff and explore ways to make the most of synergies from local government change

National Programme Highlights

See: Purongo – Celebrating Progress 2012/13

An Evaluation project is underway to gather information nationally on outcomes in the Enviroschools network. Trialling of systems is underway now with the expectation of some network wide information gathering toward the end of 2014.

Regional Highlights

See: Enviroschools and Te Aho Tu Roa Wellington Region Snapshot 2013

Cloak of Protection Game Week – Conservation Week 2013

Postcard Project 2013 – over 2000 participants sending postcards to one another sharing action students are taking at school for the sustainability

Supporting Detail for Individual Local Schools

	Facilitator Action	Outcomes / Significant Achievements
Network as a whole	<ul style="list-style-type: none"> • Regular emails and electronic newsletter updates • Support for Enviroschools Energiser and Reflection workshops • Leadership workshop • Workshop on Wairarapa Moana 	<ul style="list-style-type: none"> • Strong uptake of soils workshop content – many schools requesting further input • Strong relationship with Greater Wellington Regional Council Community Engagement Team • Strong relationship with Mangatarere Restoration Society
Carterton School	<ul style="list-style-type: none"> • Regular meetings with lead teacher • Envirogroup linked with Health Promoting Schools (HPS) leadership group 	<ul style="list-style-type: none"> • Leadership in biking and walking to school • Provided artwork for Tuna exposition in Carterton's Events Centre after learning about the Mangatarere Stream • Safe Biking workshop for kids during lunch breaks • Pedal Ready workshops for senior students • Scooter training for juniors • Strong support for Māori families
St Mary's School	<ul style="list-style-type: none"> • Introduction of Enviroschools Programme to new Enviroschools lead teacher 	<ul style="list-style-type: none"> • Keeping strong focus on gardening and waste reduction • Annual goals developed
Gladstone School	<ul style="list-style-type: none"> • Regular meetings with lead teacher (Gill) • Facilitated soil based staff meeting (Esther) 	<ul style="list-style-type: none"> • Vege garden area development • Envirogroup visioning for year – to maintain practices and continue developing areas.

		<ul style="list-style-type: none"> • Soils based staff meeting to support the science base enquiry unit and whole year theme of Grounded.
Featherston School	<ul style="list-style-type: none"> • Support to lead teacher • Staff meeting to introduce Enviroschools kaupapa to the whole school • Workshops with enviorgroup to explore bronze 	<ul style="list-style-type: none"> • Reflected on Bronze with the Enviorgroup • Strong support for Māori families
Martinborough School	<ul style="list-style-type: none"> • Regular meetings with lead teacher • Meeting with principal and lead teacher to discuss whole school engagement • Workshops with enviorgroup to focus on next steps 	<ul style="list-style-type: none"> • Working on project to develop environmental awareness in the school • Action plan on future projects • Outdoor classroom case study developed for Enviroschools Website
Greytown School	<ul style="list-style-type: none"> • Regular meetings with lead teacher • Staff meetings on planning for Green Gold • Mapped a way forward towards Green Gold 	<ul style="list-style-type: none"> • Whole school engagement of enviroschools programme • Staff including Enviro focus into their term planning/curriculum • Regular update on progress at staff meetings • Whole school Green Gold refection with input from community • School productions with Environmental/sustainability themes
St Teresa's	<ul style="list-style-type: none"> • Regular meetings with lead teacher • Staff meeting to focus on incorporating sustainability themes into inquiry learning 	<ul style="list-style-type: none"> • Annual goal sheet completed • Vision in place linked in with positive Behaviour for Learning (PB4L) • Action plan on future projects
Pirinoa School	<ul style="list-style-type: none"> • Regular meetings with lead teacher • Staff meeting to introduce Enviroschools kaupapa • Introduced Enviroschools to whole school assembly 	<ul style="list-style-type: none"> • Action plan on future projects centred around waste reduction and restoration work • Waste case study developed for Enviroschools website • Whole school refection on Bronze • Very strong relationship with local community – resulted in school visit to local whitebait exposition • School production with Environmental/sustainability theme

Enviroschools Financial Information - Southern Wairarapa Districts

July 2013 - June 2014

Funding Secured:

Carterton District Council			5250
South Wairarapa District Council			9000
Total funding			14250

Enviroschools Code 2-3255

							allocation		spent to end April 2014		expected spend may june 2014	
							hrs	\$				
Regional Support and Management												
Coordination / Partnerships						60	2790			2800		200
Facilitator Training and Professional Development						52	2418			1981		300
Regional Support						0	0			0		0
		Total Regional Support and Management						5208			4781	500
Programme Delivery												
Resources for schools							0			0		0
Group delivery to schools (coms, events, clusters)						30	1395			1375		500
Individual schools in depth support						170	7905			6549		700
				Total Programme Delivery				9300			7924	1200
Total Budget								14,508			12705	1700

14405

South Wairarapa District Council



Submission #335

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Submission information

Form: Draft Annual Plan Online Submission Form

Submitted by Anonymous

Monday, 19 May 2014 - 1:39pm

202.78.144.132

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

Tom Halliburton

Address:

410 Longbush Road

RD 4

Masterton 5884

Phone (day):

021 101 7360

Mobile:

Email:

tom.halliburton@paradise.net.nz

Submissions

I would like to discuss my submission with Council in Person:

Yes

Draft Annual Plan 2014/15:

Please see attached document

Upload submission:

Halliburton SWDC-AP2014.docx

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Submission on 2014/15 Annual Plan – South Wairarapa District Council

Tom Halliburton
410 Longbush Road
RD 4
Masterton 5884
Tel: 021 101 7360

I wish to present in person to Council

Cross Creek to Featherston Cycle Trail

The proposed cycle trail is supported. Cycle tourism is a growth business. South Wairarapa and Featherston should be taking advantage of this opportunity to attract more low impact tourists. Cyclists generally carry a small amount of supplies only, so they are likely to patronise local businesses along their route. The proposed path will help capture some of this potential.

This trail will encourage cyclists travelling on the “Big Coast” route to detour into Featherston for overnight accommodation, and will encourage others to make the round trip from Maymorn or Wellington, using the train service for the return trip.

Information for Cycle Tourists in Featherston

Many cycle tourists travelling through the Wairarapa and on to the Wellington area use SH2 over the Rimutaka Hill. In some cases, tourists have told me that this is because they are uncertain as to whether the trail conditions on the Rimutaka Incline Rail Trail are suitable for their touring bikes, with road tyres. Most of these touring cyclists are not riding mountain bikes because they are travelling long distances. However, the trail is suitable for most touring cyclists. I’ve recently travelled from the Wairarapa on my tandem touring bike, with a full load of four panniers, and found the Rail Trail quite suitable, with just a few places requiring us to walk. Other tourists have told me of similar experiences.

An information booth should be located near the junction with Western Lake Road and SH 2 to give cycle tourists information on the features of both the road (step, narrow, frequently no shoulders, blind corners) and the Rail Trail (lower height, historical interest, and surface conditions suitable for all except narrow road tyres, although heavier puncture resistant tyres recommended but isolated country). Good information, with maps and photos of conditions would enable touring cyclists to decide which route is most suitable. Many may choose to spend the night in Featherston to allow a full day for the trip into Wellington.

Re-building of Hinakura Road

A section of Hinakura Road has recently been re-built. This is the section running alongside the Martinborough golf course. It has been re-built without sufficient shoulder width for cyclist safety, and with no convenient grass verge to provide an escape route for cyclists.

Hinakura Road forms part of the Wairarapa Valley Cycleway, is frequently used by sports or recreational riders cycling round the district, and is also used by many inexperienced cyclists who may have hired bikes for vineyard tours. Vehicle speeds are high – often 100 km/h – and there is some heavy traffic to and from local farms and forestry areas. Cyclist safety should have been considered when upgrading this road.

Ideally, a road of this type would have a sealed shoulder of one metre, with at least another 0.5 metres of grass verge. If a vehicle passes very close to a cyclist, they would then be able to move off the road safely. If heavy vehicles travelling in opposite directions pass each other while also passing a cyclist, there is not a safe clearance. A good shoulder or failing that a grass verge, allows cyclists to move out of harm’s way. Experienced cyclists often watch for this type of hazard and will move off the road if they think a dangerous situation is about to arise.

The verge on Hinakura Road is barely adequate even for a vehicle to park clear of the traffic lane due to the proximity of the deep drainage ditch. This would seem to be an unnecessary hazard, resulting in parked vehicles obstructing the traffic lane.

Some remedial work should be carried out as soon as possible – the section of road shoulder with fine gravel surface should be sealed as far as possible to maximise safe space for cyclists. The current fine gravel surface

can easily cause skidding, especially if taking evasive action. The slope on the side of drainage ditch nearest the road should be reduced at some time to enable a wider verge to be provided.



Hinakura Road after recent rebuilding, showing narrow shoulder

South Wairarapa District Council

133



Submission #336

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Submission information

Form: Draft Annual Plan Online Submission Form

Submitted by Anonymous

Monday, 19 May 2014 - 1:47pm

122.62.129.44

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

Mrs Philippa Broom

Address:

27 Huangarua Road, Martinborough 5711

Phone (day):

06 306 8880

Mobile:

0274 169 102

Email:

thebrooms@xtra.co.nz

Submissions

I would like to discuss my submission with Council in Person:

No

Draft Annual Plan 2014/15:

Page 41, Item 5, Town Hall Working Group refurbishment project.

Submission on proposed Martinborough Town Hall Redevelopment

See upload attached

Upload submission:

1405 Submission on Proposed Town Hall Redevelopment2.docx

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South Wairarapa District Council Draft Annual Plan 2014/2015

Submission on proposed Martinborough Town Hall Redevelopment (Page 41, Item 5, Town Hall Working Group refurbishment project)

We are a family of five with three children aged 6, 9 and 12 years of age. I grew up in Martinborough and since returning, have lived here for just over 12 years (ie since we had kids because it is a great town to raise a family in).

I agree with the proposal to refurbish and strengthen the Martinborough Town Hall building.

However, I do not agree with the proposed development of the adjacent park facility. Whilst I support the development of a secure park with equipment for the under 5s (a great place for parents who grab a coffee in town to have a place to sit and drink it while their little ones have play, and perfect for those who come to Plunket and the Toy Library), I think that the current park location is too restricted in size for any future growth, and lacks appropriate equipment for older children.

I also think that having park facilities opposite the Pukemanu and beside the Health Centre is not appropriate. I have observed that the park becomes a “baby-sitting” facility for kids who are not properly or adequately supervised.

My suggestion is that the Council gives serious consideration to creating an “active” community facility centre which is separate from our “cultural” community facility centre located in the Square (ie the Town Hall, Public Library, Art Gallery, Music Centre; outdoor concert stage and grass areas).

My suggestion is that an active community facility centre be located near town (ie, within walking distance of the Square) and at a location which will allow a long-term staged development of a wide range of facilities for both young people and adults alike. The children’s public park (ie, the destination park) could form part of this active community facility centre. This facility could incorporate the town pool, all weather turf facilities (for tennis, netball, hockey), a new skate park, a bike/BMX park, challenging playground equipment for older kids (the “destination park”), and any other great ideas that the community may have. A possible location of this facility is Considine Park: it is only a short walk from town; it is close to the school which can benefit hugely from having access to these facilities; it can be used by sports groups, adults and visitors alike; and the existing town pool could possibly be upgraded/refurbished to be included in this facility.

Philippa Broom

19 May 2014

South Wairarapa District Council Draft Annual Plan 2014/2015

Submission on proposed Martinborough Town Hall Redevelopment (Page 41, Item 5, Town Hall Working Group refurbishment project)

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Philippa Broom

19 May 2014

South Wairarapa District Council



Submission #337

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Submission information

Form: Draft Annual Plan Online Submission Form

Submitted by Anonymous

Monday, 19 May 2014 - 1:54pm

219.88.180.39

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

Mrs. Sharon van de Weyer

Address:

B2 Western Lake Rd.,
R.D. 3 Featherston

Phone (day):

06 3088031

Mobile:

027 4041900

Email:

gypsygurlg@gmail.com

Submissions

I would like to discuss my submission with Council in Person:

Yes

Draft Annual Plan 2014/15:

I and other residents of Featherston are becoming increasingly frustrated with the the lack of progress and vision for Featherston. Our town is the only town in the Wairarapa that has gone backwards in the last 20 years. All the other towns have been developing with business and cultural developments.

The appearance of our main street is abysmal with one man who is a non resident of this town owning a significant proportion of derelict buildings. I was not satisfied with the meeting with SWDC CEO Paul Crimp regarding the council not having "any Teeth" where this situation is concerned. It is vital for our small local economy that business grows and attracts people into this area.

There does not appear to be anything significant in the SWDC Annual Plan that addresses these issues.

The probable development of another park in the centre of town is not visionary or logical as there are several lovely park areas that could do with upgrading. There has been mediocre public engagement on this issue.

The proposal of the sum of money to be spent on the Martinborough town hall flies in the face of sensible fiscal management when the cost of future water and waste water management is extremely expensive and more of a priority.

I would also expect to see more transparency from the Council in regards to what money has been spent in the last 5 years and 10 years respectively on the three individual towns within it's constituency. On the surface it seems that Featherston has not benefited as much as Greytown and Martinborough.

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South Wairarapa District Council



Submission #338

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Submission information

Form: Draft Annual Plan Online Submission Form

Submitted by Anonymous

Monday, 19 May 2014 - 2:36pm

222.155.77.251

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

Ms Siv B. Fjaerestad, Centre Manager

Address:

Featherston Community Centre

14 Wakefield Street

Featherston 5710

Phone (day):

06 308 8239

Mobile:

0212567 441

Email:

fsn.comcen@xtra.co.nz

Submissions

I would like to discuss my submission with Council in Person:

Yes

Draft Annual Plan 2014/15:

To Whom It May Concern,

Please refer to FCC submission document, attached.

Please also refer to our Strategic Plan document, as submitted to ap@swdc.govt.nz

Regards,

Siv B. Fjaerestad

Centre Manager

Featherston Community Centre

Upload submission:

FCC Submission 2014-15 19052014.pdf

[Previous submission](#)[Next submission](#)



Mayor Adrienne Staples
 South Wairarapa District Council
 19 Kitchener Street
 Martinborough, 5711

19 May 2014

Dear Adrienne Staples

Submission on the SWDC Draft Annual Plan: Consideration of the Featherston Community Centre

The Featherston Community Centre (the Centre) has provided a space for meetings, activities, and social services to the South Wairarapa Community for over 20 years. The Centre is owned entirely by the community and administered by a board of trustees.

The Centre's goal is to serve as the hub of Featherston's social, educational, and recreational services – used, valued and supported by the entire community. To do this the Centre offers facilities to public and private users who require a meeting place for ongoing or one-off events, activities or classes. Fees to use the facilities range from a coin gold donation to weekly rentals.

The Centre is the hub of many key services and local groups, and enables the community to access essential services in their local community. These services include advice and support from Work and Income New Zealand, Wairarapa Community Law Centre, Pathways Workwise, CARE NZ, CCS Disability and Narcotics Anonymous. Groups meet for exercise, arts and crafts, and other types of classes. Initiatives in sustainable living and proactive community work also use the Centre as a meeting place. The Centre's varied programme provides a safe, welcoming and constructive environment during work hours, as well as in the evenings and weekends. Thus, the Centre plays an important role in helping to ensure financial, emotional and physical wellbeing in the local community. (Please see Appendix I for further information on the Centre and Appendix II for an example of a weekly timetable.)

In light of recent changes to the Local Government Act, we think the provision of social services to the community by non-governmental organisations is all the more important.

The Centre makes a significant contribution to the Community Outcomes Vision of the SWDC¹, and we consider the Centre to be one of Council's key stakeholders. In particular, the Centre helps SWDC achieve "local public services" described on page 32 of the draft Annual Plan.

Council has been a valued partner in the Centre's work through contributions towards our building consent and rates relief. As you know we are currently completing a building renovation, including access and facilities for disabled persons, improved emergency exit provisions, and improved layout of facilities.

¹ page 11, in the SWDC Draft Annual Plan, 2013

We request that the Annual Plan acknowledges support to the Centre in Section 5, projects for 2014/15 on page 32 of the Annual Plan, similar to:

- Continued support to the facilities of the Featherston Community Centre.

To maintain current, and develop new valuable community initiatives, we also seek that Annual Plan includes:

- Financial support to recognise the Centre's contribution to the community. Such support could be in form of a contribution towards building maintenance and operational costs.

We would also like to take this opportunity to invite SWDC to sit down with the Centre's board to explore other ways we can strengthen our relationship and best meet the needs of the community.

Thank you for the opportunity to comment on the draft Annual Plan for the South Wairarapa District Council (SWDC). We do wish to speak to this submission.

Yours sincerely,

Sonya Logan

Chairperson

Featherston Community Centre Charitable Trust

Appendix I

About the Featherston Community Centre

The FCC is used by larger South Wairarapa community, as well as government, not for profit and private organisations for meetings and events. Several service providers offer quality services and programmes to the public that enhance the social and economic wellbeing of the Featherston community and its outlying areas.

The FCC provides inexpensive facilities to the South Wairarapa Community by running a facility which is accessible, affordable, friendly, politically neutral, secular, well equipped, and that offers a range of different sized and purpose-built rooms.

The organisations that currently provide services to the community include:

• Work & Income	• CARE NZ
• Child Youth & Family Services	• Dept of Corrections
• Narcotics Anonymous	• Wairarapa Community Law Centre
• Pathways Workwise Employment Agency	• Wairarapa REAP

Organisations and groups that use the centre for meetings and workshops include:

• Access Radio Arrow FM	• NZ Red Cross
• Kahungunu Ki Wairarapa	• Greater Wellington Regional Council
• Footprints in Featherston	• South Wairarapa Labour Party
• Descendants of the 28th Maori Battalion	• Plunket Featherston
• Christians Against Poverty	•

Courses and activities offered include:

• Tai Chi	• Tuesday Art Group
• Yoga	• Needlework & Crafts (various groups)
• Feldenkrais	• Mah Jong

About the facility administered by the Featherston Community Centre Charitable Trusts

In the early 1990's a group of forward thinking Featherston residents recognised the need for a public facility for the citizens of Featherston and the South Wairarapa. With assistance from the community and much fundraising this group purchased an old Telecom garage on a large block of land and proceeded to convert the building into a Community Centre comprised of:

- Main Room, accommodating 75 people
- Small Conference Room, suitable for 25 people
- Art Room
- Kitchen & Dining Area
- 2 large Offices
- 4 small offices

The Featherston Community Centre is a community facility owned by the people of Featherston. The Featherston Community Centre Charitable Trust (FCCCT), a community elected Board of 6 (current) members, oversee the facility and employ a part-time Manager to run day-to-day operations of the Centre. We offer facilities to organisations, service providers, groups and individuals who require facilities, office space or a meeting place for one-off and ongoing courses, activities and events. The Centre operates as a catalyst and platform to community education, recreation, networking and development, and seeks to enhance the social and economic wellbeing of Featherston and the larger South Wairarapa community.

The Centre Meets Community Needs:

Despite its relatively small size of 2340, Featherston serves as the hub for many outlying communities. Remote rural townships and areas such as Ngawi, Lake Ferry, Pirinoa, Kahutara, and Western Lake Road depend on Featherston for supplies, schools & community services.

The Featherston Community Centre is the only designated community centre in the South Wairarapa district (population 9430 in 2011) and Centre users regularly travel from satellite areas.

Visitors to the Centre represent all ages, abilities, nationalities, educational and income levels. As a reflection of this, the Featherston Community Centre actively caters to the following:

- | | | |
|--------------|--------------------|--|
| - Families | - Maori | - Pacific and other ethnic communities |
| - Women | - Youth & Children | - People with disabilities |
| - Unemployed | - Retirees | - The rurally isolated |

The Centre hosts 160-190 people for regular weekly classes, groups and services. An average of 23-26 groups, providers and organisations access and operate from the Centre per month, including Work and Income New Zealand, Wairarapa Community Law Centre, CARE NZ, Counselling, Narcotics Anonymous, and Arrow FM. The Centre also hosts organisations such as Greater Wellington Regional Council who books several one off meetings each month, and it provides facilities for a range of quarterly or annual events, workshops or meetings by organisations such as New Zealand Red Cross, Christians Against Poverty and Plunket. Finally the Centre facilities cater for many one off private bookings including kids' birthday parties.

Two direct significant community benefits that arise from every service and programme that is offered at the Centre, are *accessibility and affordability* of services to the local community. We also

have a large commuter population, and the Centre is actively catering to this part of our community by offering programmes and services in the evenings and on weekends.

Local and regional organisations and individual service providers are key to accessing and understanding information about what the community needs. FCCCT work together with these organisations and providers to identify and service changing community needs. These organisations include Wairarapa REAP, Pathways/Workwise, Plunket, Child Youth and Family, and many dedicated and locally based individual service providers such as Rupert Watson (Move with Ease) and Julia O'Neale (Tuesday arts drop in group).

The Centre is supported by multi-year funders and partnering organisations

We believe that the Featherston Community Centre Charitable Trust has an important role to play in building relationships and fostering networks among community groups, offering resource support to organisations and businesses, and assisting with the promotion of South Wairarapa's unique assets.

- ❖ In June 2012 NZ Lottery Board allocated a multi-year wages grant to fund part time Manager's wages for three years in a row. This funding ensures operational stability and continuity, enables the Centre to plan ahead, and work towards strengthening our profile, networks, partnerships and the potential for greater financial sustainability.
- ❖ In October 2012 FCCCT entered into a partnership with Wairarapa REAP. The goal of this partnership is to collaborate to further our understanding of what services the South Wairarapa community needs, and how we can marry WaiREAP services and programmes with our facilities to the benefit of the community.
- ❖ As part of a communication and marketing revamp project we recently launched a new vibrant and user friendly website: www.featherstoncommunity.org.nz
- ❖ House Meetings : We have initiated a new meeting and feedback forum for the Centre users and larger community. These meetings are an opportunity for our providers, Centre users, and the larger community, to come together and network, to identify and build on current strengths, and establish our own solutions to local issues.

Appendix II

An example of a weekly timetable for the Featherston Community Centre.

May 2014 Weekly Timetable

<u>DAY</u>	<u>TIME/WEEK</u>	<u>ACTIVITY</u>	<u>CONTACT</u>
Mon	1:00pm - 4:00pm	Mah Jong	Pat Hamilton 06 308 9729
	6:30pm - 9:30pm	Drop In Knitting & Crafts	Del Bennett 06 308 9418
	7:00 - 8:00pm 2 nd Monday monthly	Footprints in Featherston	Julia Reed 06 216 9929
Tues	9:00am - 2:30pm	Work & Income appointment required	0800 559 009
	10:00am - 1:00pm	Juesday Art Gold coin koha	Julia O'Neale 06 308 8977
	11:00am - 3:00pm 2 nd Tuesday monthly	Wairarapa Community Law Centre: Outreach Clinic	06 377 4134 0800-92-42-52
	2:00 - 2:45pm (during school term)	Tai Chi for Health 10 sessions for \$40 or \$5 per class	Keiko Nojima 06 308 8536
	7:00 - 8:00pm 1 st Tuesday Monthly	South Wairarapa Labour Party	Ken Stokes 06 308 9962
	7:00pm - 8:30pm 3 rd Tuesday monthly	Featherston Beautification Group	Jan Thurston 06 308 6263
Tues -Sat	9:00am - 5:00pm	Trudi Betschart (MNZAC) appointment required	021 0450 491
Wed	7:30pm - 9:00pm May 14 th , 21 st , 28 th	CAP Money Budgeting Course	06 308 9369 Carole Needham or jo.gibson@orcon.net.nz
	7.30pm - 9.30pm Starting 12 February	Creative Drop in Session Gold coin koha	Beelah 0212553166 Siv 0212567441
Thurs	9:00am - 2:30pm	Work & Income appointment required	0800 559 009
	10:00am - 2:00pm	Pathways Workwise appointment required	06 370 3815
	10:30am - 2:30pm 3 rd & 4 th Thursday Monthly	Southern Exposure On Arrowfm 92.7: Recording & broadcast from Centre	Lucy Cooper 021 08165617
	6:00pm - 7:00pm	Feldenkrais: Move with Ease	Rupert Watson 06 308 9686
	7:30pm - 8:30pm	Yoga \$10 per session	Odette Rowe 021 180 9452
Fri	10:00am - 12:00noon 1 st & 3 rd Friday monthly	Needlework & Craft Drop-in Gold coin koha	May Brown 06 308 6912 Virginia Kunz 06 308 8392
	10:00am - 11:00am 3 rd Friday monthly	CCS Disability Action: South Wairarapa Outreach	C. MacDonald 021 2115089
	12:00noon - 3:00pm	Quilting & Knitting Drop-in Gold coin koha	06 308 8239
Sat	9:15am - 10:00am	Feldenkrais: Move with Ease	Rupert Watson 06 308 9686
	1:00noon - 9:00pm 3 rd Saturday Monthly	Scrapbooking Saturday \$4 per person koha	Shona Pillar 06 307 7714
Sun	7:00pm - 9:00pm	Narcotics Anonymous	0800 628 632



3-Year Strategic Plan

2014-17

Featherston Community Centre Charitable Trust

The Featherston Community Centre provides a community space for services, ongoing or one-off events, activities and classes for public and private users.

VISION

The Featherston Community Centre is the hub of the South Wairarapa's social, educational, and recreational services – used, valued and supported by the entire community.

From the Board - About this Strategic Plan

The Featherston Community Centre has provided support and contributed to the wellbeing of the people of South Wairarapa since 1992. The Centre is owned by the community of Featherston as a whole and governed by a publically elected Board of Trustees.

Knowing what makes the South Wairarapa tick is essential to understanding how to best run the Centre. Deeply embedded in the area, the Board members know the key networks, strategies and practices that can support and develop physical, emotional, financial and recreational wellbeing in the community. We strive to encourage the community to come forward with ideas, and make them a reality at the Centre.

In recent years the Board and Centre Manager have prioritised efforts on 'business as usual' to support the Centre Manager working on reduced since 2012. The Board is now focussing on ways to work smarter not harder, as we endeavour to spend more of our energy on identifying and meeting strategic goals to improve the financial sustainability and overall service we provide to the community.

For this three-year Strategic Plan, the Board has identified three core goals for the Centre that provide direction for setting and achieving outcomes and actions. The core goals are:

▪ We help provide what the community needs	Service
▪ The Centre is well-known and used	Marketing
▪ The Centre is financially well managed and secure	Financial Management

The Strategic Plan is structured in line with these three core goals. For each of goal, the Board has identified outcomes and actions for the next three years to ensure the Centre is financially sustainable and functions as the hub of the South Wairarapa's social, educational, and recreational services – in line with our vision.

From the Members of the Featherston Community Centre Charitable Trust Board

Sonya Logan – Chair, Emily Greenberg – Secretary, Graham Evans – Treasurer, Karen Coltman, Rupert Watson, Louise Day, Jennie Marks.

Service goal: We help provide what the community needs

The Centre is a community space for the South Wairarapa. The building and grounds offer a range of flexible spaces used for classes, social groups, meetings, services, workshops and seminars.

The Centre boasts an art studio, a fully equipped kitchen, and a number of office-style spaces, all of which are adapted to suit a range of client needs. Centre users are welcome to use our Wi-Fi connection, as well as the presentation equipment, such as whiteboards, televisions, and DVD/datashow equipment.

The community of the South Wairarapa is changing. Improved access to Wellington has led to more people commuting into the city for work. At the same time, residents over 15 years in our district hold fewer qualifications than New Zealanders as a whole. We have an aging population and we also have children and youth. Achieving the goal of “providing what the community needs” challenges us to truly know the people and groups who make up our district and to understand their social, educational and recreational needs.

Key actions and outcomes under the Service Goal for the next three years are:

- Holding regular house meetings for all service providers and Centre users to actively seek feedback and exchange ideas.
- Carrying out a survey of Centre users and the wider community to identify gaps in social, educational and recreational services that the Centre can pursue.
- Strengthening alliances with other providers, local government and community groups to make efficiencies across the South Wairarapa Community.
- Development and implementation of an Action Plan to increase the Centre’s partnership and support of desired services.
- Provide increased access and safety at the Centre by providing wheel chair access to our toilet facilities, improved access to all rooms, and upgrades to the fire escapes.

Marketing goal: The Centre is well known and used

During our twenty years of existence, the Centre has been a well-known and well used hub for many people in our community. As the community grows and changes around us, the Centre needs to retain its relevance to those who use it and to promote the Centre and what it offers to others in the community.

To ensure the Centre is well known and used, the ways we market the Centre are changing. With many of the people who use the Centre in the evenings being commuters, it is important for the Centre to increase its use of social media. On the other hand, fewer households in the South Wairarapa have access to the internet compared with the national average. Similar to other predominately rural communities, partnering with schools and community groups can increase our profile. In addition, the Centre's location off the main street will always be a challenge to our visibility.

Key actions and outcomes under the Marketing Goal for the next three years are:

- Improvement of street signage and the provision of a notice board at the gate.
- Launching the new website, including booking functionality and preparing a brochure to promote the centre's rooms and services/activities for distribution in the South Wairarapa.
- Broadening the use of notices, timetables and advertising throughout all three towns in South Wairarapa (Greytown, Martinborough and Featherston).
- Increasing the use and visibility of social media, such as Facebook.
- Allocating a separate budget and securing funds for Centre marketing and promotion.
- Assisting with annual flagship events that promote the Centre and its services
- Seeking partnerships with schools and other South Wairarapa community organisations to promote the Centre

Financial goal: The Centre is financially well managed and secure

Financial security is an ongoing priority for the Centre. It is crucial that the Centre's finances are in order and transparent to budget accurately and to predict any potential shortfalls or opportunities.

Seeking funding effectively is a core part of financial management at the Centre. The Centre generates some of its income through renting rooms and hosting activities in the building. The Centre also relies heavily on grants to pay the bills and keep the doors open for the South Wairarapa community. In addition, the Centre receives some funding through raffles and one-off events.

Key actions and outcomes under the Financial Goal for the next three years are:

- Finalise the upgrade the accounting package to a more “fit for purpose” system that leads to fuss-free financial reporting, management, and auditing.
- Review the maintenance needs of the building, establish a maintenance fund and identify and secure funding sources to cover these ongoing costs.
- Develop alliances with financial partners and stakeholders to explore, secure and maintain funding opportunities.
- Increase the rental revenue generated from the Centre through increasing rental opportunities and maximising building occupancy.
- Use opportunities to generate funding through one-off raffles and events.
- Submit stand-out, high quality applications and follow up with timely and accurate accountability reports to funders.
- Seek funding efficiently by using our Strategic Plan to help guide and prioritise our efforts.

South Wairarapa District Council



Submission #339

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Submission information

Form: Draft Annual Plan Online Submission Form

Submitted by Anonymous

Monday, 19 May 2014 - 2:37pm

125.237.195.216

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

Mrs Lia Wood

Address:

88 Naples Street, Martinborough

Phone (day):

06 306 9798

Mobile:

Email:

Submissions

I would like to discuss my submission with Council in Person:

No

Draft Annual Plan 2014/15:

The proposed Martinborough Town Hall complex is something that will help businesses and the region become an even better place to visit and live. That it becomes a multi-functional building is fantastic and will no doubt help create a friendly and interesting place for all ages to enjoy.

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South Wairarapa District Council



Submission #340

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Submission Information

Form: Draft Annual Plan Online Submission Form

Submitted by Anonymous

Monday, 19 May 2014 - 2:46pm

203.171.46.42

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

Mr John O'Connell

Address:

65 Wood Street

Greytown

Phone (day):

021 450 260

Mobile:

Email:

john.anna@paradise.net.nz

Submissions

I would like to discuss my submission with Council in Person:

No

Draft Annual Plan 2014/15:

COMMUNITY OUTCOMES TO WHICH THE ACTIVITY CONTRIBUTES. Part 3, Page 41

Upload submission:

Greytown Swimming Club Submission - Greytown Pool upgrade.pdf

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Submission to SWDC – Annual Plan

Our submission is in support of the capital works planned for the Greytown Memorial Baths and the role the Greytown Swimming Club can play in assisting the South Wairarapa District Council to gain greater outcomes from the capital investment by:

- **Using this opportunity to shorten the pool**
- **Addressing the heating issues**
- **The Club playing an active role to support the SWDC commitment.**

Background:

The Greytown Swimming Club is one of two Swimming Clubs operating within the South Wairarapa District Council boundary. The Club has enjoyed considerable success in the last few years with a membership at the peak of its current capacity and this season enjoyed its most successful competition season in the last 20 years, based upon inter club competition results with the five Wairarapa Clubs.

We are aware we are just one stakeholder and represent a small user group, however, our impact is many times our membership and an example of this is the Greytown Primary School again retaining the most points of all Wairarapa schools in the Wairarapa Primary School Swimming Championships. The vast majority of those school swimmers were Greytown Club members. That is, the school outperformed all the larger schools in the Masterton area, for example, and this represents the depth of swimming amongst Greytown's children and families.

Through the disestablishment of Swimming Wairarapa in 2013, Greytown Swimming Club and the other four Clubs in the Wairarapa now fall within the Swimming Wellington region and this has provided new and positive opportunities for swimming in the region.

The Greytown Club has operated for many years with uncertainty of the future of the pool as maintenance has slipped and the life of the pool was unknown. The Opus report provided insight into the work required and after observing the work undertaken on the other pools in the SWDC, we are relieved the Council is now committing to maintain the pool that has the most patronage.

A one in 15 year opportunity.

We are sensitive to the capital and running costs of swimming pools and of the small rating base of the SWDC. Therefore, our submission is to ensure the most effective spend of any capital maintenance or improvements and as the most frequent users of the pool believe we can offer the council valuable input as a user of the facility.

The capital expenditure and improvements committed are a once in a lifetime opportunity and done well, we will not see this repeated for another 15 years. Therefore, it's important we get it right and we ensure the best possible return from ratepayer's funds.

Our submission makes the following recommendations:

1. Shorten the pool:

With the pool empty, the filtration channels being improved and the pool to be fibre glassed we have a once in a lifetime opportunity to shorten the pool to 25m.

Investing significant capital to improve the pool and provide for life out to the year 2030 but retaining a pool length of an imperial measurement of 33.3 yards is akin to committing to a running track being sealed that is 95m long.

The Solution. A concrete block false wall is installed and then backfilled, shortening the pool by 5.4m to a length of 25m.

Benefits

1. Bringing the pool into a standard measurement of 25m will enable the pool to have better utilisation for local swim meets. The issue here is all swimmers times and entries are managed on a web based database and event management system meaning events and times from a 33.3yard / 30.4m pool are irrelevant.

This is not just about the local swimming club but about a council owned facility no longer meeting the needs in an increasingly standardised environment.

- a. The South Wairarapa Primary School Champs were previously held at the Greytown pool, however, the community facility has been ruled out through the event management system and the processing of these results as entries to the Wairarapa School Championships. None of the systems used can manage results and times from a 30.4m race. This is a direct example of a local facility no longer meeting current needs, not just those of the swimming club and children being bussed to another town.
- b. Local children looking to compete in interclub sports events must covert times, and the concern is swim meets too will follow the example of the school championships and the Greytown pool will be further ruled out as inadequate.
- c. The Featherston pool was shortened for the same reasons, though it should be noted the Featherston pool was a metric 33.3m and quite able to be used in that form, so the issue is far more significant for the Greytown pool, measured in imperial yards.
- d. Naturally the pool will be effectively 17% shorter impacting upon a reduced fibre glassing cost, future chlorine consumption and operating costs, providing a significant saving to the Council over the next 15 years. The cost of shortening the pool has real returns on operating costs and potentially reducing the capital cost of the work committed, meaning the shortening may well be achieved within the capital cost committed.

The very obvious point is if the Council progresses with the plan to fibreglass the pool at 30.4m, it is investing in a facility that is already failing to meet the needs of its frequent users. It is that one in 15 year opportunities to get it right at very little, if any additional capital cost while reducing annual operating costs.

2. Lifting the pool temperature. Again, we're talking the marginal cost for a significant benefit from.

Solution: Pool covers.

Benefits:

1. **Reduced water loss.** Evaporation over the summer is significant and the council has a very strong position with residents around conservation of water and the Council's well communicated limitations to ratepayers of the quantity of water available over the summer months. Based upon the pool's current size, the indications are evaporation accounts for 27,000 litres a month over the summer operating months. The SWDC has the opportunity to reduce its own water consumption by approximately 100,000 litres each year.
2. **Chlorine consumption** can reduce by up to 70%, as a result of evaporation, but mostly through a breakdown from direct sunlight.
3. **Heat retention:** a cover alone will lift the temperature by around 18% - that's approximately 3-4degrees taking the temperature from a chilling average of 19 degrees to 22 -23 degrees, extending its season use and patronage too.
4. **Participation:** Anecdotally the most common comments made of the pool in Greytown by local residents and lack of use is due to its temperature. At our Club nights, the most common issue leading to tears from children and a desire to get out and not learn to swim, is its temperature. The Council already acknowledge the value of covers with the other two SWDC pools both having covers.

3. Other considerations. The pool has the potential to attract good crowds over its peak period and in February it attracts good patronage through the local school and swimming Club. However, despite this its facilities as a destination can be improved. For pool users in the peak of summer there is no access to simple amenities such as:

- Simple access to drinking water – even a drinking fountain
- Perhaps a vending machine offering simple snacks, cold drinks. These are all self contained and perfectly able to be sited in an unmanned / unsecure site
- Thoughts given to a permanent gas barbecue as so many public parks around the country have.

The pool offers the opportunity for family recreation, yet misses the core amenities to make this attractive. Each of these examples are minimal or no cost but turn a recreation facility targeting families to spend time there into something other than a stark facility inevitably limiting how much time a person or family would spend there.

Working together - our contribution

At a stakeholders meeting 23 April 2014 attended by local Council representatives, City Care, Greytown Trustlands, Greytown Swimming Club and Greytown Primary School there was a strong commitment to support the capital commitment made by the Council to the pool, but also an overwhelming view of making sure 'we get it right' and ensure existing and increased patronage is an outcome.

At that meeting the stakeholders outlined each of their positions. At the close of that meeting a very positive position was agreed.

Greytown Swimming Club would like to support the Council should it reduce the length to 25metres:

1. **Greytown Swimming Club will invest** to secure and provide diving blocks for each lane. We have previously been reluctant to commit to improvements through uncertainty; however, as the primary beneficiary of these diving blocks we would like to play our role in providing additional investment to improve the use of the pool to host sports events, school events and general public use. New, these have a cost of approximately \$15,000 for the six lanes
2. **Greytown Swimming Club would like to work with the Council to secure covers and / or heating options for the pool.** Following the meeting 23 April, Greytown Swimming Club will be applying to Greytown Trustlands for funding support to make this important improvement in these community facilities for the community's benefit. We are currently waiting on the likely costs from the Council to enable an application to proceed, however, at the time of submissions closing these costs are not yet available. This was a very positive outcome from the stakeholders meeting where effectively we are leveraging the Councils commitment to secure additional resources to 'really make this work'.

John O'Connell
 President
 Greytown Swimming Club
 021 450 260
john.anna@paradise.net.nz



86 Customhouse Quay
PO Box 2251, Wellington
New Zealand
Tel: 04 472-8058
Fax: 04 471-0813
www.sparc.org.nz

12 May 2014

To whom it may concern

Greytown Pool

I am writing in support of the refurbishment of the Greytown Pool.

It is well known that swimming is an essential skill for those residing in New Zealand, and that community pools play an integral part in the development of these skills. Sport NZ applaud the South Wairarapa District Council in your consideration of the potential modernising of the Greytown Pool.

Sport NZ's National Strategy for Aquatic Centres identifies several issues that exist within the NZ network of pools, which include:

- The cost of providing aquatic centres is often off-set (subsidised) by the asset owner, through an operational subsidy. This is often not well known from a user perspective.
- The changing demographic profile of New Zealand will lead to differing demands on these facilities over time
- Ad-hoc decision making, at the expense of the wider network, has potentially led to duplication of service provision in some areas.

The Strategy goes on to recommend that a robust business case should be developed for each re-development or new facility that is identified and lays out a decision making framework that may be useful in this case.

The Strategy identifies that the greater Wellington Region has the third lowest level of pool provision in New Zealand, based on all community pools. There are 30 people per square metre of pool space in your region. The average number of people per square metre of pool space in NZ is 21.

Sport NZ is encouraged to hear that the Council and wider community are carefully considering the potential future uses of the Greytown Pool and wish you well in your deliberations. Should you have any queries of us please do not hesitate to contact the writer on 021 274 6540

Yours sincerely

Richard Lindsay
National Advisor - Facilities

South Wairarapa District Council



Submission #343

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Submission information

Form: Draft Annual Plan Online Submission Form
Submitted by: Anonymous
Monday, 19 May 2014 - 2:57pm
222.154.153.82

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

GREYTOWN DISTRICT TRUST LANDS

Address:124 MAIN STREET
GREYTOWN**Phone (day):**

304-9071

Mobile:**Email:**

admin@greytowntrustlands.org.nz

Submissions

I would like to discuss my submission with Council in Person:

Yes

Draft Annual Plan 2014/15:

Pages 32 & 33 refer.

Upload submission:

SWDC - AP SUBMISSION.doc

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SWDC – AP - SUBMISSION 19 MAY 2014

Your Worship & Councillors

Thank you for the opportunity to contribute to your Annual Plan process.

Greytown District Trust Lands acknowledges the challenges faced by your council – they are not dissimilar to those Trustees also face.

Adapting to whatever Future Governance Model might be foisted on Wairarapa will be a significant challenge, with potential benefits possibly outweighed by risks.

Generally, Trust Lands supports initiatives aimed at enhancing Economic Development – not just for Greytown but South Wairarapa and the wider Wairarapa area. Council's contribution to Tourism via 'Destination Wairarapa' is acknowledged, but there is concern that South Wairarapa appears to be reliant on the Wellington Regional Strategy, and may be seen as a follower rather than a leader in this field.

Trustees note that one of Council's principal objectives is – ***“To create a climate for and give encouragement to organisations and individuals to take initiatives in the stimulation of economic growth, tourism and employment opportunities in the district.”*** Trust Lands supports this ideal but suggests that the climate required for this to succeed must include a 'business friendly' stance by council. Trustees would be happy to discuss this and any other possible opportunities with councillors and management.

Trustees are also aware that SWDC will be reviewing its Long Term Plan during the coming financial year. Trust Lands, like the District Council, has an interest in the broad area of Community Well-Being and related Community/Cultural Development initiatives.

As Trust Lands is currently engaged in the review of its future directions including the creation of a new 'Strategic Directions' document Trustees would be interested in any relevant forms of collaboration and cooperation.

Relationships

While acknowledging that there were differences in interpretation, and degrees of frustration during the establishment of Bidwills Cutting Industrial Park this significant development must be seen as having potential for all of South Wairarapa and possibly beyond.

The trust recognises that it can and does contribute to the Economic Development of Southern Wairarapa. Thus the Trust is very willing to discuss potential partnerships opportunities with SWDC and others consistent with its current mandate.

Again, thank you for hearing our submission.

Derek Wilson, Chairman on behalf of Trustees.

+++++

South Wairarapa District Council



Submission #341

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Submission information

Form: Draft Annual Plan Online Submission Form

Submitted by Anonymous

Monday, 19 May 2014 - 2:47pm

222.154.152.210

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

Mrs Jean McDowall

Address:

14 Hayward Street

Featherston

Phone (day):

027 331 6016

Mobile:

027 331 6016

Email:

Submissions

I would like to discuss my submission with Council in Person:

No

Draft Annual Plan 2014/15:

Page 32, Economic, Cultural and Community Development - Paragraph 3: The economic, cultural and community development activity goals; and Page 41, Amenities, Paragraph 5: Projects for 2014/15

I support the overall goals to assist in the stimulation of economic, tourism and cultural growth and the development of employment opportunities. Part of promoting South Wairarapa as a good place to live includes making Featherston an attractive destination. While I agree that strengthening of the Martinborough Town Hall is required, I would like to see some of the funds earmarked for refurbishment redirected to improvements in the centre of Featherston.

Featherston is the gateway to the Wairarapa and the site should be located in Featherston rather than Martinborough. The town centre in Featherston needs a major overhaul and I want to see David Engwicht brought in to advise on a coordinated, holistic approach to rejuvenating the town and making it a vibrant destination. Bringing in an expert like David would prevent the current fragmented approach that prevails and would cost very little. Both Hutt City and Carterton Councils have employed his team's expertise and it is what Featherston needs to help stimulate, as outlined in the Draft Annual Plan, tourism, economic growth, and employment opportunities.

The expert advice David and his team can provide would also contribute to a safe, inclusive and cohesive community by proposing improvements to public spaces that could be implemented.

I would also propose that to help achieve these outcomes, a bylaw is introduced to prevent owners of buildings in the centre of the town from allowing them to run down and become the eyesores that so many of them are at present.

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South Wairarapa District Council



Submission #346

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Submission information

Form: Draft Annual Plan Online Submission Form**Submitted by:** Anonymous**Monday, 19 May 2014 - 3:44pm**

121.74.108.174

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

Mrs Robyn Ramsden

Address:

3 Farrier Grove, Featherston

Phone (day):

06 308 8887

Mobile:

021 303 553

Email:

robynjramsdend@gmail.com

Submissions

I would like to discuss my submission with Council in Person:

Yes

Draft Annual Plan 2014/15:

Page 40 Amenities. Adding a Featherston Events Centre.

Upload submission:

Featherston Events Centre.docx

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Events Centre for Featherston

I propose we add a Featherston Events Centre to the Annual Plan.

I propose that the Community is consulted, using a consensus model, on the empty lot on the main street, to a view to building an Events Centre.

Having an Events Centre will provide a central focus to the town in a way that is accessible all year round, no matter the weather.

- Larger library
- Information Centre
- Specialised rooms for Citizens Advice Bureau
- Meeting rooms (that are warm and multipurpose)
- Conference facilities for team days or conferences (joined up with Wine tours or bike trail rides)
- A youth room located at the North end of the site next to the skate park (See Johnsonville Community Centre for ideas from their youth room
<https://picasaweb.google.com/100757935077004166283/YouthRoom?authkey=Gv1sRgCIu72ub58OOkGQ&feat=flashslideshow#5717351799837677298>)
- Inside/outside space for a weekly Farmers and Craft Market. Enticing sellers from around the region due to the high quality facilities and people from Wellington to stop in town.

Take this opportunity to landscape the four corners of the Lyon Street, Fitzherbert Street intersections into one theme or joining themes. This will join up the four corners and make them more assessable to locals and visitors.

With the empty library and information centre run art galleries. We have no gallery space in town for locals to exhibit. The spaces could be used to exhibit not only art but historical information and Council displays that need more room.

South Wairarapa District Council



Submission #344

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Submission information

Form: Draft Annual Plan Online Submission Form

Submitted by Anonymous

Monday, 19 May 2014 - 3:24pm

222.155.18.146

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

Mr Derek Wilson

Address:

11 Orchard Road

Greytown

Phone (day):

06 3049527

Mobile:

027 6770006

Email:

derekanddianne@xnet.co.nz

Submissions

I would like to discuss my submission with Council in Person:

Yes

Draft Annual Plan 2014/15:

my concerns are on the sale of any council land in the swdc area and specially in the greytown brough

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SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE WWW.FEDFARM.ORG.NZ



To: South Wairarapa District Council

Submission on: Draft Annual Plan 2014/15

Date: 16 May 2014

From: Federated Farmers of New Zealand (Wairarapa Province)

Contact:

JAMIE FALLOON
PRESIDENT
Wairarapa Federated Farmers

P 027 490 7390
E jamiefalloon@xtra.co.nz

AND

SARAH CROFOOT
POLICY ADVISOR, MEAT & FIBRE AND ENVIRONMENT
Federated Farmers of New Zealand
P O BOX 715, WELLINGTON, 6140, New Zealand

P 04 494 9195
F 04 473 1081
E scrofoot@fedfarm.org.nz

SUBMISSION TO THE SOUTH WAIRARAPA DISTRICT COUNCIL ON THE DRAFT ANNUAL PLAN 2014/2015

1. INTRODUCTION

- 1.1 Federated Farmers welcomes the opportunity to comment on the South Wairarapa District Council's Draft Annual Plan for 2014-2015
- 1.2 Rates and other local government fees and costs make up a significant portion of farm business expenses. As a result, Federated Farmers is very concerned with the transparency of rate setting and the overall cost of local government to agriculture.
- 1.3 Of particular interest to Federated Farmers are those activities which deliver value to rural rate payers.
- 1.4 Federated Farmers wishes to be heard in support of its submission.

2. COMMUNITY OUTCOMES

- 2.1 Federated Farmers notes and supports the Council's vision *'to work with and for the South Wairarapa communities to affect the best possible social and economic outcomes which are based on valuing and respecting the people the land and the resources'* and the community outcomes, including:
 - *Sustainable South Wairarapa: a sustainably managed district where economic development and environmental management go hand in hand.*
 - *A place that's accessible and easy to get around: Well served by a range of transport options (including roading), local and regional services and telecommunications.*

3. FORECAST RATES INCREASES

- 3.1 Federated Farmers notes the forecast average rates increase of 3.48%. We note that this is 1.04% higher than projected figure of 2.44% in year three of the Long Term Plan 2012-2022 (LTP).
- 3.2 We note the rates example table provided on page 18. This breakdown is not very helpful to our members as they run businesses which have large area of rural land required, most of them would be considered "high" value so an indicative rural rate of \$1,812 is not realistic. Using such a low "average" number also masks the high burden that the current road funding models place on rural landowners.
- 3.3 We note the UAGC charge of \$608 which appears to be close to the maximum 30% limit so we commend the council on their utilisation of this rating mechanism. We recommend that the use of this UAGC funding is detailed in the significant activity operating statements so rate payers can see where this funding stream is being spent.
- 3.4 We recommend the council include in the annual plan a breakdown of rates revenue for commercial, urban and rural properties by uniform charges, service charges, land value rates, capital value rates and targeted rates to demonstrate the proportion of

each rating stream to the total rate take and improve the transparency of the rating system.

4. GOVERNANCE, LEADERSHIP AND ADVOCACY

- 4.1 Federated Farmers note a substantial increase in funding from depreciation an increase of \$19,000 above the \$4,000 that was forecast in the LTP. We question the reason for this increase as well as if depreciation is an appropriate source of funding for these activities.

5 ECONOMIC, CULTURAL AND COMMUNITY DEVELOPMENT

- 5.1 Federated Farmers commend council for working with other Wairarapa councils and organisations where practical to achieve the best results for rate payers.
- 5.2 We note the councils regional and local involvement in development through the Wellington Regional strategy, Grow Wellington, Destination Wairarapa, Wairarapa Chamber of Commerce and other agencies and local business groups. Including the \$120,000 of funding provided to Destination Wairarapa to support district tourism. We question if this funding is strictly for Destination Wairarapa or also includes contributions to the Wellington Regional Strategy.
- 5.3 We note that Destination Wairarapa is funded by general rates and question if an increased use of uniform charges and targeted rates for the districts tourism business would be a more appropriate rating stream for these activities to more accurately reflect the beneficiaries.

6 RESOURCE MANAGEMENT

- 6.1 Federated Farmers note and support the resource management activity goal
- *To promote the sustainable management of the natural and physical resources of the district through an effective District Plan which meets statutory requirements*
- 6.2 We note the project to assess and provide advice to the Council on the new regional plan being prepared under the RMA in terms of its potential effects on Council services and the citizens. We welcome and encourage the Council to engage with Federated Farmers during this process.
- 6.3 We note a 7% reduction in resource management operating costs, yet only a 1.1% reduction in the rates requirement. We question the reason for reduction and if it results in a reduced service level why this has not been fully reflected through reduction in the rates requirement?

7 AMENITIES

- 7.1 Federated Farmers notes significant increases in operating costs in many areas from the levels projected in the LTP. These include: swimming pools up 36.6%; Libraries up

10%; community buildings up 21.3% and rental properties up 56.4%. We seek an explanation as to the reasons for these increases.

- 7.2 We note significant capital expenditure of \$905,000 in 2014 and \$505,000 in 2015 to the Martinborough Town Hall. We note that \$900,000 of council funding has been allocated for earthquake strengthening. We note that the total project cost is \$6.2million and the council contribution is budgeted as \$3.25million, the community is to provide the additional \$2.9million.
- 7.3 We note capital expenditure of \$205,000 on The Cross Creek to Featherston Cycle trail.
- 7.4 We note an increase in general rates of 13% above the level forecast in the LTP to cover this increased spending along with a 134.4% increase in reserve transfers which equates to an additional \$840,000 above the projected levels.
- 7.5 We note these are significant areas of expenditure with significant impacts on rural rate payers. Views on these issues are divided amongst our members and we recommend the council consider the most equitable ways to fund these types of project including utilisation of the UAGC where the benefits of the project accrue to the general population.

8 LAND TRANSPORT

- 8.1 Federated Farmers commend the council on continuing to focus on applying to attract maximum subsidies in the areas of drainage, bridging, road safety and maintenance and on attracting an additional \$388,000 above forecast levels in LTP.
- 8.2 We note the removal of the seal extension subsidy indefinitely on all road classes by Land Transport NZ (NZTA).
- 8.3 We note the changes in funding provided by NZTA and Federated Farmers would be pleased to work with the council on getting a more equitable funding model.
- 8.4 We note the project to review and complete the Roads Asset Management Plan taking into account key changes to the FAR, the One Road Network Plan and possible changes to the road maintenance contract. Federated Farmers would be pleased to assist the council with this project to minimise the impact of these changes on rural roads.
- 8.5 We note an increase in operating costs above levels projected in LTP of 10.8% for local roads, 7.9% for special purpose roads and 9.7% for unsubsidised road maintenance.
- 8.6 We note the \$240,000 of capital expenditure identified for the 2km of seal extension and that this work is not subsidised by NZTA. We note that half of this expenditure is to be funded by from reserves and half from a direct charge against rural rate payers.
- 8.7 We question the use of reserve funding for seal extension and suggest repairing damage to existing roads would be the most prudent use of reserve funds.
- 8.8 We question if this is an equitable division of funding given the importance of rural roads to achieving the community objective of being a place that's accessible and easy to get around, should the cost rest so heavily on the rural part of the community?

- 8.9 We note significant variation of levels of capital expenditure from the LTP with a 122% increase on rehabilitation for special purpose roads and a \$166,000 increase above the \$7,000 projected level for minor safety works on special purpose roads.
- 8.10 We note a decrease in capital expenditure from forecast levels in LTP of 32.7% in reseals for other roads and a 9.9% decrease for reseals of special purpose roads. We express concern about the potential decline in service levels of these assets which are of high importance to rural ratepayers.
- 8.11 We note a new area of capital expenditure 'Improve – Expand – Replace' accounting for \$514,000 not projected in the LTP. We seek an explanation as to what this covers?
- 8.12 We question the allocation of funding for these projects with the rates requirement only increasing 1.9%.

9 SOLID WASTE MANAGEMENT

- 9.1 Federated Farmers note with concern the shift in source of rates income from the projection in the LTP. The contribution from target rates has decreased 51.6% while the contribution from general rates increased 40.1%.
- 9.2 We consider solid waste management to be an activity best suited to funding through targeted rates where those users who receive the benefit from the service bear the cost of providing the service. This substantial shift to funding the solid waste management service via the general rate has a significant impact on rural rate payers even though they are receiving limited benefit of the service relative to their urban counterparts. This is due to the general rate being calculated on capital value and due to the large areas of land required to run their farming operations.
- 9.3 We recommend the council reconsider the proportion of rates collected through the general and target rates for solid waste management to more accurately reflect the beneficiaries of the service and to better align to what was projected in the LTP.

10 KEY RECOMMENDATIONS

- 10.1 We recommend that the use of UAGC funding is detailed in the significant activity operating statements so rate payers can see where this funding stream is being spent.
- 10.2 We recommend the council include in the annual plan a breakdown of rates revenue for commercial, urban and rural properties by uniform charges, service charges, land value rates, capital value rates and targeted rates to demonstrate the proportion of each rating stream to the total rate take and improve the transparency of the rating system.
- 10.3 We note that Destination Wairarapa is funded by general rates and question if an increased use of uniform charges and targeted rates for the districts tourism business would be a more appropriate rating stream for these activities to more accurately reflect the beneficiaries.
- 10.4 We welcome and encourage the Council to engage with Federated Farmers during the process of assessing and providing advice to the Council on the new regional plan being prepared.

- 10.5 We note the proposed amenities activities are significant areas of expenditure with significant impacts on rural rate payers. Views on these issues are divided amongst our members and we recommend the council consider the most equitable ways to fund these types of project including utilisation of the UAGC where the benefits of the project accrue to the general population.
- 10.6 Federated Farmers note the changes to the NZTA funding model and would be pleased to work with the council on getting a more equitable funding model. As well as assisting the council with their review of the Road Asset Management Plan to minimise the impact of the changes on rural roads.
- 10.7 We recommend the council reconsider the proportion of rates collected through the general and target rates for solid waste management to more accurately reflect the beneficiaries of the service.

11 FEDERATED FARMERS OF NEW ZEALAND

- 11.1 Federated Farmers of New Zealand is a primary sector membership organisation representing farming families and rural businesses throughout New Zealand. The economic importance of the agricultural sector to New Zealand's economy is well recognised. Its direct and indirect contribution to New Zealand's economy is about 15% and land-based primary sector exports comprise about 70% of New Zealand's total exports. Any regulation or additional cost which affects farm businesses also has the potential to impact on the New Zealand economy.

Submission Ends

From: Ian Cresswell [mailto:oldcrez@hotmail.com]
Sent: Monday, 19 May 2014 4:31 p.m.
To: Suzanne Clark - Committee Secretary
Subject: SWDC Draft Annual Plan 2014/15 : Submission

Name of Submitter:

Diana and Ian Cresswell

7 Oxford Street Box 10
 Martinborough Ph 06 3069893 027 2347177

Pg No 15

Martinborough Town Hall Community Centre project

Comment

We are strongly in favour of strengthening and improving the historic Town Hall and the provision of further facilities associated with it, but submit as follows:

Submission 1

Land sale Cecily Martin - Huangarua Park

The land is not defined but we assume it refers to the plot of land bounded by Wharekaka/Suez St/Naples St/Sackville St, planted in mature (100yo?) oak trees. We have not researched the history, but descendents of the Martin family thought the land bounded by Oxford/Suez/Naples/Sackville Sts was given to the Town Board/Borough Council by the late Walter B Martin of Puruatanga (half brother to Cicely Martin), or their father, the 2nd John Martin. In any event, we know that Walter Martin was incensed when about half the block was used for constructing a maternity hospital, more recently converted into an "old people's home", Wharekaka.

Sale now of the remaining part of this land by its owner, SWDC, would be a loss for ever to the citizens of the town. As time rolls by, green spaces in towns and cities develop incalculable value, regardless of use. We need to look into the very long term future on this one.

This small park must not be sold; we believe a section of the community will want to fight hard to prevent it.

Submission 2

New building beside the Town Hall

We ask that one or two outline exterior designs be proposed to ratepayers for comparison and choice. There seems to be a body of opinion that the building as at present designed is not sufficiently gracious or handsome to stand beside the existing Edwardian structure. We agree with this observation and, along with others, feel the intended structure is being presented as (almost) a fait accompli. There must be choice.

Submission 3

The surrounds and the approach to the old Hall and new buildings

While recognising it as a thorny issue, we ask that the whole matter of the spaces adjacent to the eastern corner of the Square, together with that end of Texas St (the actual street area) and the land owned by the NZ Fire Service be given much scrutiny with the good of the whole community in mind. Two things:

- Martinborough's small square doesn't demand full traffic use of 8 wide streets leading into/out of it.

- Historically, the Fire Service land was owned by BNZ before it was acquired by the Borough Council

which, in an unguarded but benevolent moment, agreed to the Martinborough Fire Brigade's putting up

a new Fire Station. They never imagined this would lead to their citizens' land being commandeered.

Bearing in mind these aspects, very full consideration of those areas of land is required, involving open and fairminded debate, with the benefit of all Martinborough people in mind: can all, or some of these spaces be utilised for Community Centre purposes?

We hold the view that this should be fully addressed before decisions on the general layout go much further. Alterations to the overall layout of this part of the Town may never again be possible.

Submission 4

Children's Playground

We are concerned at some matters to do with the proposals which affect the playground. We feel this is best dealt with at the discussion stage during the formal submissions 9/10 June.

We would like to discuss these submissions on 9 and 10 June.

**SOUTH WAIRARAPA DISTRICT COUNCIL
SUBMISSION FORM**

144

Draft Annual Plan 2014/2015

To: Draft Annual Plan
South Wairarapa District Council
PO Box 6
Martinborough 5741



Name of Submitter:

Adán Tijerina on behalf of Orchestra Wellington

Address:

PO Box 11-977, Manners St

Wellington 6142

Phone: (day)

04 801 7810

Mobile:

021 967 396

Email:

Submission Instructions: Identify the item and page number from the Draft Annual Plan document, state whether you agree or disagree with the proposal, and if you have an alternate suggestion to what has been proposed in the Draft Plan outline the suggestion.

Pg No.	Comment
PART 3 – SIGNIFICANT ACTIVITIES - Economic, Cultural and Community Development: pg 32. PLEASE SEE COMMENTARY WITHIN ATTACHED SUBMISSION	

I would/would not (cross out which does not apply) like to discuss my submission with the Council when it meets to hear and deliberate on formal submissions on 9 and 10 June 2014 (reserve day 10 June 2014), commencing at 9.30am each day.

Please continue over

Submission Form

Organisation Information

Wellington Regional Orchestra Foundation Inc.
T/A Orchestra Wellington
Registered Incorporated Society No: WIS 216083
Charities Commission No: CC 23685
101 Wakefield St
PO Box 11-977, Manners St
Wellington 6142
www.orchestrawellington.co.nz

Key Contact Information

Adán E. Tijerina
General Manager
+64 21 967 396
+64 4 801 7810
Level 8, Alcatel-Lucent House
13-27 Manners St
PO Box 11-977, Manners St
Wellington 6142
adant@orchestrawellington.co.nz

Orchestra Wellington Community Development and Outreach in the Wairarapa

- (1) Orchestra Wellington is already partially funded for its Community Development and Outreach activity in the Wairarapa through the annual Regional Amenities Funding Contract.
- (2) Through its self-presented activity, the Orchestra is reaching out to an increasingly diverse audience throughout the Region. The range from Baby Pops and education and outreach events through to the Subscription Series and the iconic Summer Concert at Government House ensures that nearly 100,000 citizens of the Region are touched each year by the Orchestra, led by Music Director, Marc Taddei.
- (3) The Orchestra already takes great steps towards helping fulfil the goals of the *Wairarapa Arts, Culture and Heritage Strategy*, but the organisation must see increased investment from Territorial Local Authorities (TLAs) at a level that reasonably acknowledges the great contribution it makes to the wider arts communities of the Region.
- (4) The entire orchestral sector in New Zealand has recently undergone a formal review initiated by the Ministry for Arts, Culture and Heritage (MCH). This resulted in a number of recommendations that, while not suggesting substantial change in the way that Orchestras are publically funded and infrastructurally supported by central government, do apply significant pressures on the City Orchestras to stabilise funding from non-central government sources.

Orchestra Wellington Subscription Series Concert in the Wairarapa

- (5) As a matter of course, Orchestra Wellington has maintained a strong relationship with audiences in the Wairarapa and has performed a main bill concert on an annual basis for several years. This tradition continues and Orchestra Wellington will be back to perform on Friday, 21 June 2014, at Masterton Town Hall.
- (6) The main benefits from Orchestra Wellington touring accrue to the wider region, therefore regional subsidies (typically, from a regional business, community trust or TLA) are deemed a more appropriate form of additional support for this touring, and the Ministry Review explicitly states that central government funding should not be used to support touring, except by the New Zealand Symphony Orchestra (NZSO) as the national touring orchestra. This reflects the current situation, whereby Creative New Zealand (CNZ) funding to City Orchestras does not generally extend to subsidising regional touring.
- (7) The Local Government Amendment Act 2012 supports reorganisation and amalgamation of TLAs and proposes the following purpose statement for local government: ... *to meet the current and future needs of communities for good quality local infrastructure, local public services and performance of regulatory functions in a way that is most cost effective for households and businesses*. There is some concern within the orchestral sector that the 2012 legislation will narrow the range of cultural activities supported by local authorities.
- (8) On the other hand, future TLA amalgamations may enable the costs of services to be spread across a larger ratepayer base. In the case of Auckland, amalgamation of funding through the Auckland Regional Amenities Funding Board has meant greater local authority support for the Auckland Philharmonia Orchestra (APO) (\$2.65m for 2012/13 compared with \$848,000 in 2007), but it is by no means certain that this will be the case elsewhere, and until conversations around amalgamation in the Wellington Region become more explicit in this regard, the Orchestra must do what it can to garner support from funding bodies representing the respective communities that it serves.
- (9) Further to this, recommendations from the MCH Review suggest that the NZSO provide more even access to live orchestral music in medium-sized cities and it not be required to tour to centres with populations below 50,000. As any District population-base in the Wairarapa falls well below this threshold, any professional orchestral services to the area will realistically be limited to those provided by Orchestra Wellington. For Orchestra Wellington to continue to visit the Wairarapa to perform as part of its Subscription Series, however, it must see investment from local District Councils to support this activity, in addition to the already existing support provided by several community trusts based in the Wairarapa.
- (10) For this reason, Orchestra Wellington pleads with South Wairarapa District Council that investment of \$10,000 be included in the Annual Plan for the 2014-2015 financial year to support its first Subscription Series Concert of 2015. This will enable Orchestra Wellington to visit 2-3 times next year for various concert and community development activities.

Subs 1 2015, Wairarapa component: 17 April – Rachmaninov *Piano Concerto No 1*; Tchaikovsky *Symphony No 1* – featuring Michael Houstoun, piano.

Expenditure

Orchestra and production expenses Wairarapa -	\$48,682
Promotion -	\$9,000
Cartage and Transport MTN -	\$5000
TOTAL EXPENDITURE -	\$62,682

Revenue

South Wairarapa District Council -	\$10,000
Corporate and public sponsorship -	\$15,000
Box Office -	\$13,300
TOTAL REVENUE -	\$38,300

PROFIT/LOSS - **-\$24,382**

Strategic Fit

- (11) The arts scene in the Wellington Region would surely suffer without Orchestra Wellington, and although the argument with regard to parity is one that reflects a desire to reach what is fairly in line with other professional orchestras in New Zealand, it does not necessarily provide ample attention to what the organisation can offer as a result of any increase in investment at TLA-level.
- (12) The Orchestra's collaborations with community groups ensure that more citizens are actively engaged in the arts, leading to healthier and more cohesive communities.
- (13) The Orchestra's activities ensure that venues in the Region are well utilised and promoted.
- (14) Orchestra Wellington's activities, with its particular focus on responding to the needs of communities, will assist in achieving the outcomes of any long term Council community plans around nurturing community – promoting a caring and safe community for all ages – and working towards a more equitable Society – promoting services and policies that are accessible and applicable to all sectors of local society.
- (15) The 2014 Orchestra Wellington season is typical of its range of activities and subsequent years will be similar in their artistic vein, but the Orchestra is seeking increased investment to assist in presentation of a more extensive and wider-ranging programme of activities, including an increased emphasis on regional touring.
- (16) Increased investment from TLAs also sends a very clear message to existing and prospective corporate partners that the organisation is valued, indispensable and a desirable brand to be associated with, which, in turn, results in even further opportunities to grow and become decreasingly reliant on public funds.
- (17) It must finally be noted, that Orchestra Wellington, with its new brand and look and a move away from a naming-rights corporate relationship, has made strategic decisions to more explicitly align it with its goals for activity in Wellington Region. The Orchestra must retain its status as the Region's orchestra and increased investment by TLAs will go great lengths to ensuring as such.

South Wairarapa District Council

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Submission #347

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Submission information

Form: Draft Annual Plan Online Submission Form

Submitted by Anonymous

Monday, 19 May 2014 - 4:46pm

115.188.212.54

Submitter Details

Name of Submitter (Mr, Mrs, Ms, Miss):

Celia Jenkins

Address:

86 Regent Street, Martinborough

Phone (day):

027 255 7603

Mobile:

027 255 7603

Email:

jceliaj@gmail.com

Submissions

I would like to discuss my submission with Council in Person:

No

Draft Annual Plan 2014/15:

Page 41, Item 5, Town Hall Working Group refurbishment project.

I agree with the proposal to earthquake strengthen and refurbish the town hall and develop it into a community resource. I think it will make an excellent multi-use arts and events venue. However I wonder whether the proposed building extension to house the library, information centre and plunket is necessary. There are so many unused retail spaces in town, that it seems a shame to build new places while leaving those empty. In particular Jellicoe Street, where the library used to be, could do with an injection. The development of some places for community use would be perfect.

Thanks for the opportunity to make a submission.

Upload submission:

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SOUTH WAIRARAPA DISTRICT COUNCIL SUBMISSION FORM



Draft Annual Plan 2014/2015

146
late
20/5/14

To: Draft Annual Plan
South Wairarapa District Council
PO Box 6
Martinborough 5741

Name of Submitter: CAMPBELL MOON

Address: PO BOX 148, FEATHERSTON (63 CUDYCE B)

Phone: (day) 06 3089724

Mobile:

Email:

Submission Instructions: Identify the item and page number from the Draft Annual Plan document, state whether you agree or disagree with the proposal, and if you have an alternate suggestion to what has been proposed in the Draft Plan outline the suggestion.

PG NO.	COMMENT
4.	<p><u>MARTINBOROUGH TOWN HALL — DISAGREE</u></p> <p>I am totally stunned at the irresponsibility of the S.W.D.C. even considering the \$6.200 million dollar refurbishment of the Martinborough Town Hall especially in the light of pending amalgamation of the 3 Wairarapa District Councils.</p> <p>For a town of less than 2000 people this has to be in the realms of lunacy. None of these projects ever seem to come in on budget e.g. Greytown Town Hall. It is also a fact that they also become a drain on ratepayers as they never seem to ever break even in financial terms. Last year the Council assured S.W.D.C. ratepayers in writing that \$900,000 would be the maximum amount spent.</p>

Continue on separate sheets if required.

Please tick your preference:

☒ I would ☐ I would not

like to discuss my submission with the Council when it meets to hear and deliberate on formal submissions on 9 and 10 June 2014 (reserve day 10 June 2014), commencing at 9.30am each day.

Please note:

- In accordance with the Privacy Act 1993, submissions will be available for viewing by Council and members of the public.
- Submissions will not be returned, so please keep a copy.
- Submissions must reach us no later than 5.00pm, Monday 19 May 2014.
- Council meetings to hear and deliberate on submissions will be open to the public, except as otherwise provided in the Local Government Official Information and Meetings Act 1987

An online submission is available on our website www.swdc.govt.nz. You may deliver your written submission to the Council Administration Office, 19 Kitchener Street Martinborough, fax it to (06) 306 9373, e-mail it to AP@swdc.govt.nz, or post it to Draft Annual Plan Submission, South Wairarapa District Council, P.O. Box 6 Martinborough. Please note submissions close and must be received by **5.00pm Monday 19 May 2014.**

To SWDC. contd. (C.R. Moon)

146

The S.W.D.C already have two Halls, Greytown Town Hall and the Anzac Hall to service 9000 people. Martinstown also has St. Andrews Hall. With this size of expenditure the ratepayers of S.W.D.C. should have serious input as rates will certainly increase contrary to anything we get told. It would be totally unreasonable for S.W.D.C. to lead a new combined Council with this sort of expenditure without wider input than has so far been promoted.

Yours faithfully
Campbell Moon



SOUTH WAIRARAPA DISTRICT COUNCIL SUBMISSION FORM



Draft Annual Plan 2014/2015



To: Draft Annual Plan
South Wairarapa District Council
PO Box 6
Martinborough 5741

Name of Submitter: SUE FOX
Address: 23 WAKEFIELD STREET MARTINBOROUGH
Phone: (day) 04 439 7676 Mobile: 021 116 6312
Email: sue.fox@xha.co.nz

Submission Instructions: Identify the item and page number from the Draft Annual Plan document, state whether you agree or disagree with the proposal, and if you have an alternate suggestion to what has been proposed in the Draft Plan outline the suggestion.

PG NO.	COMMENT
There are no page numbers	see attached

Continue on separate sheets if required.

Please tick your preference:

☒ I would ☐ I would not

like to discuss my submission with the Council when it meets to hear and deliberate on formal submissions on 9 and 10 June 2014 (reserve day 10 June 2014), commencing at 9.30am each day.

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NO TO THE MARTINBOROUGH TOWN HALL PROJECT

because the project

- is **RISKY**- success of the project depends on-
 - land sales achieving optimum sales price in the required timescale, and
 - grants being forthcoming for the full amount; and
 - no costs blow-outs during the course of the restoration.

These variables amount to a big risk that even more ratepayer funding will be needed from SWDC to complete the project, and for what compelling benefit?

- is **DISPROPORTIONATE** to the total income of the Council and involves sale of all remaining Martinborough land assets for one project for the benefit of only one of 3 towns served by SWDC. Is the MTH really that important? Is this restoration more important than fresh water or waste water infrastructure projects facing SWDC?
- has **NO MANDATE** – the consultation exercise in October 2011 offered 4 options, none of which exceeded \$2.4m - the present project is \$6.2m- on a scale completely outside the scope of that envisaged when the decision to attribute \$900,000 rates funding to it. So Council don't even have Martinborough's approval. The petition presented to SWDC on 19 May demonstrates overwhelmingly that this project is not approved by ratepayers further afield.
- **A MORE VIABLE SOLUTION CAN PROBABLY BE ACHIEVED WITHOUT RATEPAYER FUNDING**
Public/private partnership/ building lease, sale with agreement to lease. Council projects can be purely philanthropic whereas private ventures will need to be viable and are therefore much more likely to provide a sustainable solution. Advice should be taken from larger councils or commercial property lawyers.
- There is **GREATER NEED IN FEATHERSTON** – over the lifetime of SWDC, Martinborough and Greytown have become more affluent and have received funding for town improvements while Featherston has fallen behind. It is **Featherston's turn** to receive Council support, both financial and professional, especially as the future of Council land on the town's main street is currently being decided.
- **SPENDING IN FEATHERSTON BETTER BENEFITS ALL 3 TOWNS** – for many visitors to the Wairarapa, Featherston is the first experience. First impressions count for a lot and would improve NZ inc.

In conclusion, a decision to proceed with the MTH project would fall outside the band of decisions a reasonable Council could support.

FOR the 2014/15 annual plan, it is respectfully suggested that SWDC ring-fence the \$900,000 formerly attributable to the MTH project to Featherston town centre/ water/infrastructure improvements, precise spending to be decided in consultation with Featherston's new action group, working with a consultant urban designer.

YES - I DO WISH TO SPEAK 9/10 June 2014. S. FOX

From: Frank Minehan [mailto:fminehan@clear.net.nz]
Sent: Tuesday, 20 May 2014 4:37 p.m.
To: Suzanne Clark - Committee Secretary
Subject: Draft Annual Plan - late submission from Greytown Community Heritage Trust

Good afternoon/tena kotou katoa

I apologise for lateness. This is the writer's fault (too busy being a legal aid criminal lawyer and duty lawyer at Masterton District Court) not that of the Greytown Community Heritage Trust Committee.

At our last meeting on 27 April 2014 I was requested to make a brief submission to Council, within the ambit of the Draft Annual Plan round of consultation/submissions, with respect to the Old Greytown Library/Masonic Lodge Building sited in Stella Bull Park, Main Street, Greytown.

The Trust does not wish to enter any debate concerning the use or tenancy of the building. We are very concerned at the deteriorating (in our view including that of our architectural and heritage adviser, Gina Jones) state of the building. We do not think the building is being adequately maintained. We submit this is a building of great heritage value and is highly regarded by the Greytown Community. We note the great community achievement of the past in re-siting the former Masonic Lodge. We acknowledge Council's role subsequently in maintaining it as a much loved library.

I attach the conservation and maintenance plan for this heritage building prepared by Accent Architects.

Yours faithfully. kia ora kotou katoa

Frank Minehan
Secretary



CONSERVATION AND MAINTENANCE PLAN

'The Old Library Building'
and
Kouka (Cabbage Tree) Cottage

at
Stella Bull Park
Greytown
GJ/RW/1515
November 2009

ACCENT
ARCHITECTS

client focussed design

1 INTRODUCTION

1.1 Introduction

This Conservation and Maintenance Plan has been prepared by Gina Jones and Ron Waters of Accent Architects Ltd for the South Wairarapa District Council (for the Old Library Building) and the Greytown Community Heritage Trust (for Kouka Cottage).

Gina Jones, MFA *RMIT*, BArch, BBSc *VUW*, FNZIA, FNZIOB. Gina is a member of do.co.mo.mo, ICOMOS NZ and NZHPT. Gina is the Architect Advisor to the Greytown Community Heritage Trust.

Ron Waters, BArch (1977) *University of Auckland* and a Registered Architect.

1.2 Acknowledgements

Accent Architects wishes to acknowledge members of the Greytown Community Heritage Trust, South Wairarapa District Council, Greytown Librarians, and New Zealand Historic Places Trust for their assistance in preparing this report.

1.3 Contents

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1.4 Background

In the Draft Stella Bull Park Management Plan (July 2009), South Wairarapa District Council (SWDC) note "*In 2001 a Draft Management Plan for Stella Bull Park (incorporating Sarah's Walkway) was prepared that included a Development/Improvement Plan. This was prior to the library moving from the Old Library Building to its new location within the Town Hall in July 2007....The draft Management Plan did not proceed.*"¹

The moving of the library and the potential for a new use within the Old Library Building have required a reconsideration of development options, and a redrafting of the Reserve Management Plans.

The draft of the Reserve Management Plan included a policy that a conservation and maintenance plan will be required for the Old Library Building in accordance with the ICOMOS NZ Charter prior to any major development or maintenance work being undertaken. It also noted that the owners of Kouka Cottage (The Greytown Community Heritage Trust) are to be encouraged to establish a Conservation and Maintenance Plan for the building as well. We have chosen to combine these two documents due to the siting of the two buildings on the Stella Bull Park.

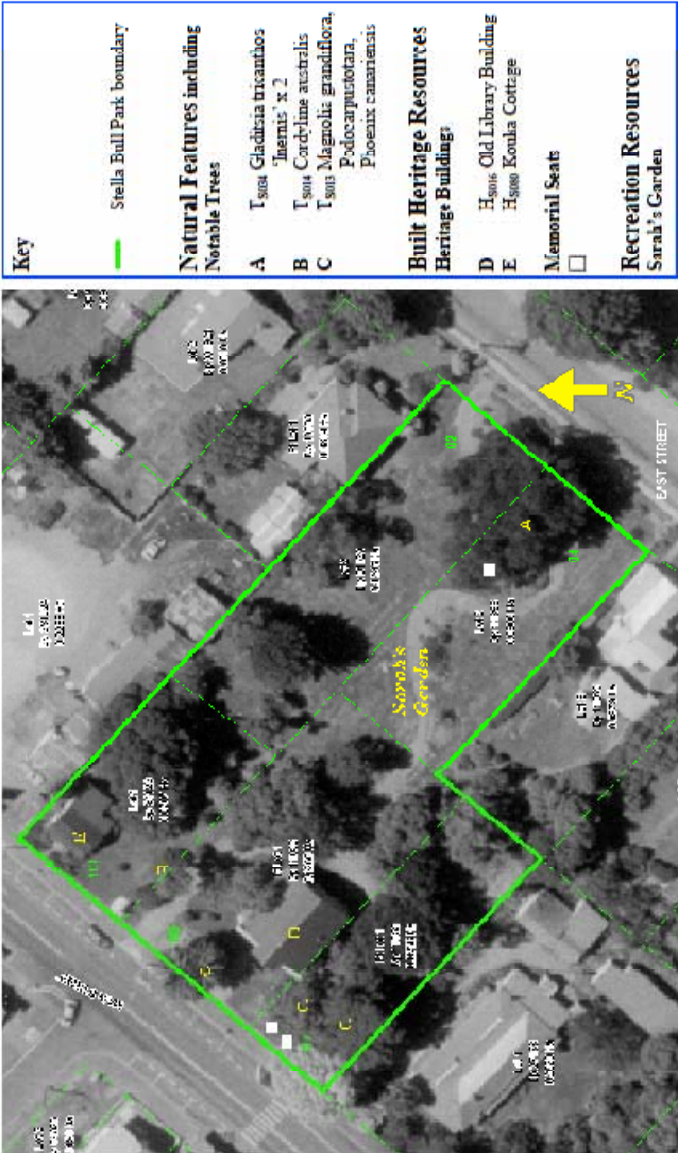
¹ South Wairarapa District Council, Draft Stella Bull Park Reserve Management Plan, 2009. Pp ii.

1.5 Aerial Photo of Kouka Cottage and Old Library Building

Kouka Cottage

Old Library Buildir

Figure 1: Stella Bull Park Resources



1.6 Inspection Process

The building's inspection was visual only and carried out over several visits in July and August 2009. No destructive or invasive investigation was carried out. Recommendations for further actions are included in the report.

The buildings were inspected from the ground and from all available points. The inspection proceeded from the exterior, from the ground starting at the south face, and then into the interior, including the roof space of the library. The interior was inspected room by room (ceiling, walls, and then the flooring).

The grounds and setting works also considered during inspection.

2.0 HISTORY

2.1 Kouka Cottage:

113 Main Street (also known as Cabbage Tree Cottage), is one of the earlier cottages built in the township circa 1860's², and with its verandah and brick chimney is typical of early colonial cottages of the era.

It is possibly the original gardener's cottage associated with the former Kempton/Dunn family home on the Old Library Building site. Jack and Edna McHardy rented the cottage from the council from 1967 to 1993 (26 years) prior to its purchase and refurbishment by the Greytown Community Heritage Trust³. Prior to the McHardy's a family of Hobson lived there for a good number of years.⁴



Kouka Cottage 2009

Speedway motorcycle legend, Tui Morgan, lived in the cottage when in first got married in 1920 for about three years.⁵ He owned the garage which was next door (the early version of it) on the White Swan site.

An early occupier of the cottage is also reputed to have had the first radio in Greytown.

The cottage exterior was refurbished by the Greytown Community Heritage Trust from a derelict state. It is listed as a heritage item in the District Plan and remains of historic, technical and townscape significance.

A building assessment was undertaken by the SWDC in 1993 (a copy is included in the appendices).



In 1994 the verandah was repaired and repiling took place, K&C Crawford were the builders and Max Edridge the architect. This work included removing an addition at the front and reinstating the verandah the full width.

² Wairarapa Times Age, 5 August 1993

³ Kernohan, David. *Wairarapa Buildings – Two Centuries of NZ Architecture*. p 155

⁴ Email from Malcolm Sutherland 01/11/09 and 03/11/09

⁵ Email from Chris Slater, 18/09/09, Email from Malcolm Sutherland 01/11/09

Kouka Cottage has been noted as potentially requiring structural strengthening in a 2006 SWDC 'drive-by assessment' under the 2004 Building Act.



Kouka Cottage circa 1993



Tui Morgan's Service Station circa 1948. The site is now occupied by the White Swan Hotel.

2.2 The Old Library Building:

115 Main Street, the Old Library Building, opened as a library on its present site in 1980. The building was constructed in 1891 for a cost of £460⁶ by Milton Varnham for the Masonic Lodge in West Street, and was moved to its present site by the Council in 1979 and converted to a library with alterations designed by architect Trevor Daniell. The building is an interesting example of late Victorian wooden architecture, "masonic" in that the timber imitates stone with its neo-classical façade and two square columns at the front entrance. The land the building sits on was given to Sarah Dunn by her father Thomas Kempton as a wedding present. Their house was demolished to make way for the library building. The Old Library Building is listed as a heritage item in the District Plan and has historic, architectural and townscape significance.⁷



Old Library Building

2.3 Library History

"In Greytown the Wairarapa Institute began with a generous gift by G.M. Waterhouse, in 1872, of his Legislative Council honorarium. He made three separate grants of pound £100 with later annual donations while the Greytown Trust assisted in the erection of a two-storied building to house the Institute and the Collection,"⁸ (thought to have been at 41 Main Street). "The building itself was commenced in April and completed in August 1872. A second floor for social occasions was added later."⁹ Dr Welch donated land on the allotment occupied by the house of the Borough Foreman at the north end of Main St. Mrs William Skeet, wife of the surveyor was appointed librarian at a salary of 25 pounds per annum.¹⁰

'By the 1890's it became apparent that the Council should have a suitable building of their own, for administration purposes, which should include the Institute and library. The first tenders were submitted in August 1892. After completion in 1892 (sic), the Greytown Borough Council Chambers were open for business with the library and public reading rooms on the ground floor and the ladies reading room, mothers room and Council Chambers on the upper floor.'¹¹



The Old Borough Chambers, built 1892

⁶Greytown Archive files Folder Book 1 164 – 170A, Book 3 49 and 66 -74, C5

⁷ Kernohan, David. *Wairarapa Buildings – Two Centuries of NZ Architecture*. p 154

⁸ Bagnall, Austin Graham. *Wairarapa: An Historical Excursion*. Hedley's Bookshop for the Masterton Lands Trust. 1976. P 311.

⁹ Bagnall, Austin Graham. *Old Greytown – The story of the first hundred years of Greytown's settlement 1854 – 1954*. The Greytown Borough Council through The Greytown Centennial Book Committee. 1953. P 60.

¹⁰ Wairarapa Library service website – Greytown Library. <http://wls.org.nz/greytown.html> 27 August 2009, Sylvia Lagah, Librarian

¹¹ Wairarapa Library service website – Greytown Library. <http://wls.org.nz/greytown.html> 27 August 2009, Sylvia Lagah, Librarian

In 1970 with two large donations of land, the Council decided to move the library. The Beautifying Society made a gift to the town of their Garden Square, in the Main St opposite Hastwell Street, and Mrs. Stella Bull gifted her house and property to the town.¹² (Locals recall the house as being two storied and at some stage it was reduced to a single storey. In the early 1970s it was either dismantled or removed from the site.¹³) "The idea of a Civic Square for Greytown came into being. '

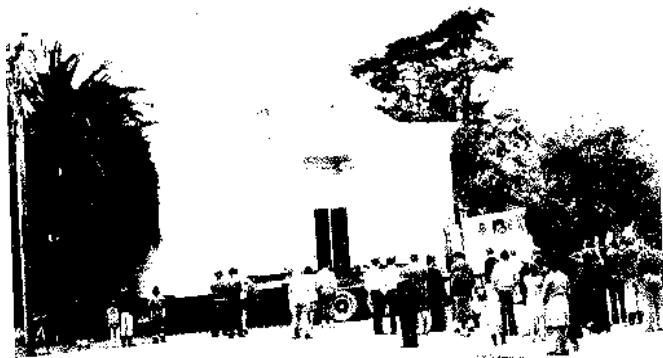
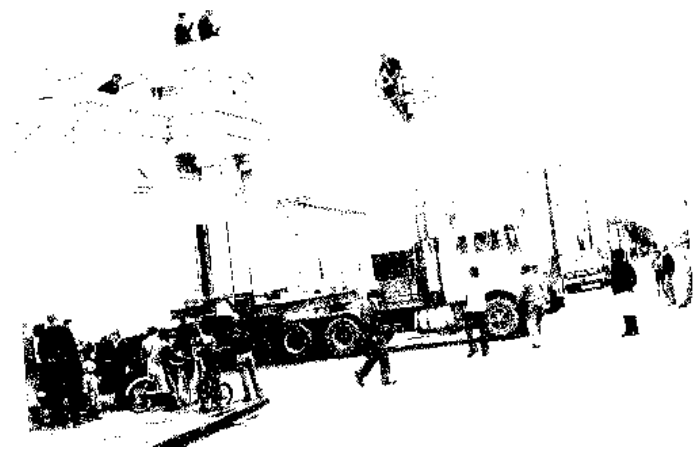
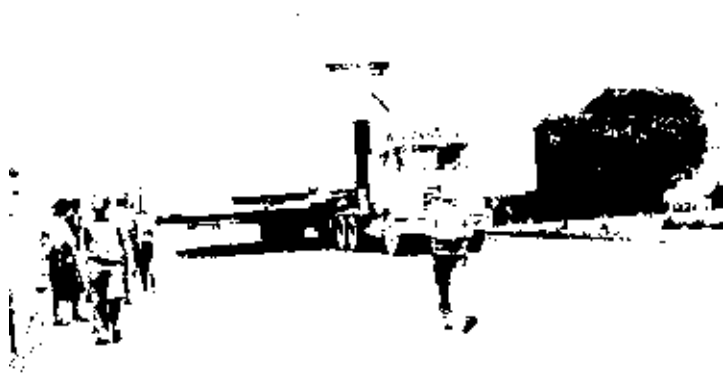
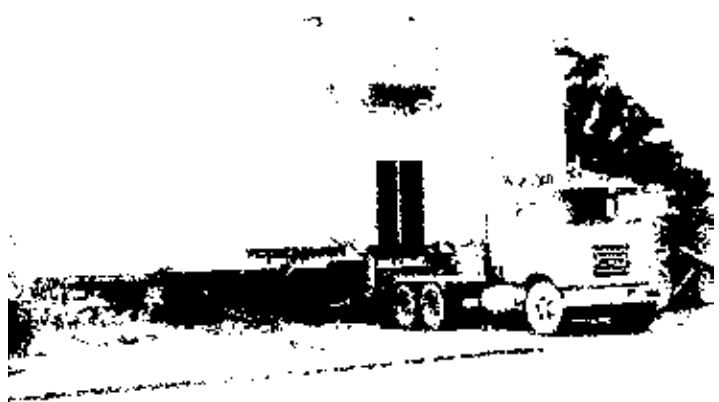
November 1979 saw the transporting of the old Masonic Lodge from West Street to its present site."¹⁴ Work to convert the building to a library was undertaken in 1980 and included the doors, windows, porch and hood shown on this photo.



¹² At the time of writing the deed of gifting was not available.

¹³ Email from Chris Slater 18/09/09 from information gleaned from Jim Farley who rented the house from 1965-72.

¹⁴ Wairarapa Library service website – Greytown Library. <http://wls.org.nz/greytown.html> 27 August 2009, Sylvia Lagah, Librarian



2.4 Masonic Lodge

The first meeting of the Lodge was held at The Forester's Arms Hotel¹⁵ on 26 June 1877 (currently known as the Green Man), when Robert Vernnon Smith was installed as Worshipful Master. The Lodge was No 1720EC. The only other lodges in the Wairarapa at the time were Lodge Masterton NO 1430 EC and Lodge Thistle SC. The Greytown Lodge, therefore, had a large field of operation and drew its members from all parts of the Lower Wairarapa, from Carterton and sometimes from Masterton. It played the role of a Mother Lodger or Big Brother Lodge to some of the Wairarapa Lodges which came into existence since then.



Foresters' Arms Hotel from the North, circa 1900

The Lodge continued to hold its meetings in The Forester's Arms Hotel for a year and in June 1878 moved to a lodge room in the Working Men's Club Building. In 1885 the Lodge acquired land for at 111 West St the purpose of building a home for itself and in 1891 resolved to build, with the building being consecrated and occupied on 26 June 1891. The Lodge continued at No 1720 EC until 1892; in February of that year it decided to enrol under The Grand Lodge of New Zealand and at the meeting of March 1892 the Lodge was formally opened and closed under the English Constitution and then formally opened under its charter from the Grand Lodge of New Zealand as No 74 on the roll of The Grand Lodge of New Zealand.



South Wairarapa Working Mens Club 1954

"It was soon found that the new front entrance facing to West Street, was being used by unauthorised persons erecting a building on the High Street frontage. Accordingly a picket fence was erected."¹⁶ "When the Lodge building was constructed, fireplaces were built into two areas but this did not include the Lodgeroom...It was not until June 1912 that it was agreed that gas should be installed and a heater fitted."¹⁷

"In October 1922 a special committee brought down a report recommending repairs and alterations to the Lodge building...it was not until May of 1925 that the Committee's recommendation was agreed to. Work to be done included (a) repairing and painting the outside of the building, (b) papering the Lodgeroom and varnishing the furniture, (c) papering the anteroom, (d) erecting a seven foot partition across part of the refectory making a small room for the convenience of visitors and candidates, (e) erecting a lean-to on the south side of the building for a kitchen and lavatory, (and (f) connect water and

¹⁵ <http://www.thegreenman.net.nz/history.html>

¹⁶ Guy, Alan (PM Lodge of Friendship, No 353). *History of The Greytown Lodge No 75 (Founded 1877 as No. 1720 E.C.).* p 8.

¹⁷ Guy, Alan (PM Lodge of Friendship, No 353). *History of The Greytown Lodge No 75 (Founded 1877 as No. 1720 E.C.).* p11.

drainage. To complete this work \$400 for 5 years at 6% interest was obtained on loan from a Brother of the Lodge.
(presumably the document was written post 1967 and the value converted).

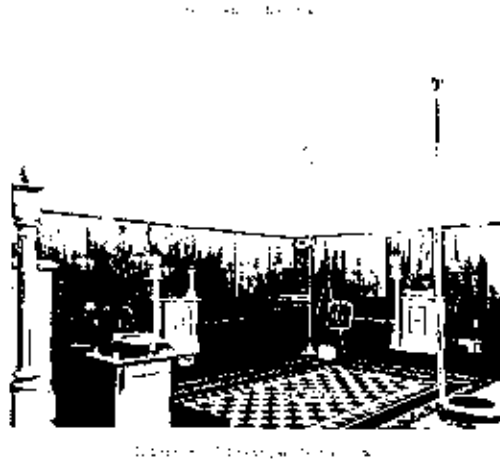
Electric light was installed in the Lodge building in 1926 at a cost of \$42.”¹⁸
 “Further gifts came the way of the Lodge. Hinemoa Lodge No 122 made a presentation of a pair of door knockers in June 1936...in November 1939 Bro F.J. Nichols donated \$40 towards the cost of altering the building so the toilet could be reached from inside....In June 1951 the section next to the Lodge property was purchased for \$150....The floor of the Lodgeroom was covered in blue feltex at a cost of just on \$150 in April 1953.

In September 1953 it was decided to obtain costs for (a) extending the Lodgeroom 12 feet to the east, (b) extending the refectory similarly, and (c) extending the refectory southwards to the width of the outer wall of the kitchen. On receipt of prices, the Brethren agreed that the work to the east only, should be put in hand....

When the annual accounts were under discussion in August 1955, one Brother suggested that it was time to establish a Building Fund, and offered to donate \$50 if 20 other Brethren would do likewise. This came to nothing in comparison to the offer, as in January 1956 it is recorded that the Building Fund stood at \$360. This and more was needed when in August 1957 the interior of the building was lined with pinex and painted, at a cost of \$500.”¹⁹

“A decision was made in March 1975, to sell the vacant section adjoining the Lodgeroom. Subsequently an offer of \$3,000 was made for it, but rejected by the Lodge. It was later sold for a sum a little in excess of that figure.

A very important and serious milestone was reached in 1977. Extensive and costly alterations were needed to the Lodge building in order that it comply with certain standard codes. It was thought that the cost involved, was not warranted on a building the age of this one, and after much discussion, it was agreed unanimously, to vacate the present premises and seek accommodation with St Marks No. 53 at Carterton on the basis of a tenant. The building was placed in the hands of agents and subsequently sold to the



¹⁸ Guy, Alan (PM Lodge of Friendship, No 353). *History of The Greytown Lodge No 75 (Founded 1877 as No. 1720 E.C.).* p12. *(the history is undated and presumably the document was written post 1967 and the pounds value converted to \$)*

¹⁹ Guy, Alan (PM Lodge of Friendship, No 353). *History of The Greytown Lodge No 75 (Founded 1877 as No. 1720 E.C.).* p12-13

Borough of Greytown. The Borough moved the building from its site in West Street, to a site on the Main Street, and after renovation, it now serves as the public library for the Borough."²⁰

2.5 Library at Stella Bull Park

Work to convert the Lodge to a Library was designed by Trevor H Daniell, Architect and on 3 July 1980 a contract for the construction was accepted with H R Builders Ltd for \$34,500.

Work included the addition of the 'van canopy', and windows with hoods to the south elevation (if you take Main St to run North-South). An 'outlook window and fire door' were added to the East elevation. The arched headed windows to the north elevation were added at this time. The opening between the Main Library and Children's section was formed, with another formed between the Main Library and Reference Section. Doors were removed between the Vestibule and Workroom. A toilet and kitchen/work area were added in the old supper room. The raised platform was removed and 'coffin' shape cut in the T&G floor covered over. The old supper room would appear to have a 150 x 25 Match lining ceiling above the now lowered pinex ceiling.

The Old Library Building has been noted as potentially requiring structural strengthening in a 2006 'drive-by assessment' under the 2004 Building Act.

The Old Library Building has not been occupied since the library moved to the renovated Town Hall Building in July 2007.



The Library occupies the rear portion and mezzanine of the refurbished Town Hall.

²⁰ Guy, Alan (PM Lodge of Friendship, No 353). *History of The Greytown Lodge No 75 (Founded 1877 as No. 1720 E.C.).* p14-15

2.6 History of Land Acquisition

The five parcels of land that now make up Stella Bull park were transferred to predecessors of the South Wairarapa District Council in four separate transactions. The table below identifies the Certificate of Title that the land is now contained in, person(s) who transferred the land, the date of the transfer, and the consideration given.

Table 1: History of Land Acquisition

Current Title	Transferee	Date	Consideration	Area (ha)
WN 47C/447 & WN 47C/448 113 Main Street and 82 East Street	Frederick Atkinson Hobson In 1939 F A Hobson bought the land from the estate of Sarah Ann Dunn for £180	Signed 1969; Registered 1972	\$3,444 Purchase by the Borough of Greytown	0.0707 ha & 0.1245 ha
WN 472/192 84 East Street	Executors of M C Andrews (R H Hobson and L A Bayliss) In 1939 M C Andrews bought the land from the estate of Sarah Ann Dunn for £30	1973	\$1,600 Purchase by the Borough of Greytown for the purchase of a Civic Centre	0.0980 ha
WN B2/665 115 Main Street	Stella Constance Bull In 1963 S C Bull bought the land from Florence Isobel Evans for £1,600	1970	A gift to Council for the purpose of a Civic Centre	0.1268 ha
WN B2/664 117 Main Street	Mary Tate (vested to M Tate by John Ward Tate in 1967)	1970	A gift to Council for the purpose of a Civic Centre	0.0756 ha

The transfer in 1969/1972 of the Title containing Kouka Cottage and the land behind it at 82 East Street did not result in any specific purpose being registered on the Certificate of Title for either of the two parcels. In 1995 the South Wairarapa District Council undertook a boundary adjustment of 113 Main Street/82 East Street and the titles are now Fee Simple Titles in the ownership of the South Wairarapa District Council. The balance Titles for 115 – 117 Main Street and 84 East Street remain vested in the Mayor, Councillors and Citizens of the Borough of Greytown with the purpose “Civic Centre” registered on each Title.

The South Wairarapa District Council took over the management and ownership of the land and buildings on the Reserve following amalgamation in 1989. The Council gave ownership of Kouka Cottage to the Greytown Community Heritage Trust in 1997 for \$1 (A \$1 coin is taped to records in the SWDC files!). In return the Trust was to restore, care and preserve the cottage and make it available to the public. It was in a derelict condition and of no commercial value when sold to the Trust under the provisions of Section 572 of the (then) Local Government Act 1974.²¹

²¹ South Wairarapa District Council. *Draft Stella Bull Reserve Management Plan*. (issued 20 July 2009)

2.7 Classification

All the land comprising Stella Bull Park has a Recreation classification under Section 17 Reserve Act 1977. This classification took effect on 7 December 2006 when notice of the Council resolution regarding classification was published in the NZ Gazette. This altered an earlier classification of the land at 113 Main Street, and 82 – 84 East Street as Local Purpose Reserve (Community Use), gazetted on 4 September 1997.

Section 17 states that recreation reserves are to be managed primarily for the purpose of:

“providing areas for the recreation and sporting activities and the physical welfare and Enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreation activities, including recreation tracks in the countryside”.

Section 17 also states that if there are scenic, historic, archaeological, or other features present on the Reserve, or indigenous flora or fauna, these features must also be managed and protected to the extent compatible with the recreation purpose of the Reserve.

The table below summarises the classification and District Plan zoning for the legal parcels making up Stella Bull Park:

Table 2: Legal Status of Stella Bull Park

Legal Description	Title Reference	Classification	Operative Plan Zoning	Proposed Plan Zoning
Lot 1 DP 81123	WN 47C/447 113 Main Street	Recreation	Open Space	Urban (Commercial) Historic Heritage Precinct and Reserve/Park
Lot 2 DP 81123	WN 47C/448 82 East Street	Recreation	Open Space	Urban (Residential), Reserve/Park overlay
Pt Lot 1 DP 11855	WN B2/665 115 Main Street	Recreation	Open Space	Urban (Commercial) Historic Heritage Precinct and Reserve/Park overlay
Pt Lot 1 DP 11855	WN B2/664 117 Main Street	Recreation	Open Space	Urban (Commercial) Historic Heritage Precinct and Reserve/Park Overlay

The Proposed Wairarapa Combined District Plan identifies 5 trees/groups of trees as “Notable Trees”. The Notable Trees enjoy protection under the Resource Management Act 1991 and a tree cannot be damaged or destroyed unless Resource Consent has first been granted. The trees currently protected include the 2 *Gleditsia Tricanthos* at 113 Main Street, the 3 trunks of the *Phoenix Canariensis* at 115 Main Street, and the *Podocarpus Totara* and the *Magnolia Grandiflora* at 117 East Street (all Ts013).

Please note that there are some errors in the Proposed Plan listing to be corrected when the final plan is issued - it was never Open Space Zoning. It was Urban Town Centre (now Urban Commercial with HHP overlay). The big trees at the back are Robinias not Gleditsias!

Both buildings are listed in the Combined Wairarapa District Plan
Hs 080 is Kouka Cottage
Hs 106 is Former Library

2.8 Existing Leases/Licences

The Council entered into a Deed of Lease with the Greytown Community Heritage Trust on 1 August 1997. This lease was for an original term of five years with a right of renewal for two further five year terms. It covers the land occupied by Kouka Cottage, described on Certificate of Title WN 47C/447 as Lot 1, DP 81123.

2.9 Deed of Gifting

At the time of writing the deed of gifting for the land was not available. This could have important requirements for the use of the land and buildings on it.

3.0 SIGNIFICANCE

The following section summarises the cultural heritage values of the Old Greytown Library. The assessment criteria follow those used in the Historic Places Act, section 23, namely *aesthetic, archaeological, cultural, scientific, social, spiritual, technological or traditional*. The criteria is grouped together under the following four headings of *historic value, social, aesthetic, and scientific value* as recommended in *Guidelines for Preparing Conversation Plans* by Grey Bowron and Jan Harris.

Heritage significance is recognised by its listing in the Combined Wairarapa District Plan.

3.1 Historical Significance

"Historical significance is the ability to demonstrate an association with persons, ideas or events" also they need to demonstrate the importance for their impact upon the community.

The history of old Greytown Library has been the setting for a wide variety of people – children, teenagers and adults over the years. Many of Greytown's citizens have had connections with the library which contributes to the richness of its history. Similarly in its role as a Masonic Lodge there are rich associations for older Greytown residents.

Kouka Cottage has significance not only as an original and early example of a workers' cottage but because of motorcycle legend, Tui Morgan's association with the building. Its location next to his garage is also a reminder of work-life patterns of earlier times.

3.2 Social Significance

"Social significance involves the notion of a spiritual, traditional, political, national" also values associated with the use of the place; what it means to people.

The role of the Library and the Masonic Lodge in the history of public service has been noted and this is certainly of social as well as historical significance.

The building's greatest social significance however derives from its use as a venue for public learning, education and entertainment.

The building is of symbolic and cultural value because of its role within the community of Greytown. This community role has meant that many people have visited the library for a variety of reasons. Also over the years many of the locals have worked as volunteers within the Library.

The social significance of Kouka Cottage lies in it being a reminder of the style of house working families used to live in.

3.3 Aesthetic Value

"Aesthetic value considers the formal qualities of the fabric and setting; the form, scale, materials, space" with one's emotional response to the aesthetic values.

The "Old Library Building" is a small civic building with a very classical façade which follows a long tradition of Masonic Lodges both here and overseas which have sought to

express values such as steadfastness and dependability. The street face of the building, is little changed from when it was built and has great heritage value.

Kouka Cottage is a classic worker's cottage and has a simple gable form with a full length lean-to front porch. At the rear an enclosed lean-to runs along two-thirds of the width of the building, then continues with a lower roof for the balance of the building width. Where these lean-to areas meet there is a back porch.

3.4 Scientific Value

"Scientific Value is concerned with the importance of the past human activity in the place and with the survival of that evidence in the original fabric" and that which can be revealed by using archaeological techniques.

The role of the library's past human activity has been noted above. The technical interest in the framing of the portico, the columns, the roof and the floors in timber joinery, although this was typical of the period, they provide excellent knowledge about the techniques, materials and the building skills of the 1880's.

Similarly Kouka Cottage provides knowledge about buildings of that period.

4.0 STELLA BULL RESERVE

4.1 The Physical Features of the Site

The Old Library Building and Kouka (Cabbage Tree) Cottage are located within Stella Bull Park. The park is a Recreation Reserve located at 113 – 117 Main Street and 82 – 84 East Street, Greytown. It comprises 0.4956 hectares and has three distinct amenity areas:

- The Old Library Building (including the courtyard and street frontage)
- Kouka (Cabbage Tree) Cottage (including its garden setting and street frontage)
- Sarah's Garden (the balance of the land through to East Street containing trees and garden plots).

There are a range of amenity, historic, open space and recreational values and features associated with the Reserve. These are:

- The only green open public space in the centre of town
- A historic association with Stella Bull who was a prominent figure in civic matters and Sarah Dunn (daughter of Thomas Kempton) who lived on the property
- A number of trees which are an integral part of the treed character of Greytown. Five of these trees are listed as Notable in the Proposed Wairarapa Combined District plan
- The Old Library Building and Kouka (Cabbage Tree) Cottage which are listed as Heritage Items in the Proposed Wairarapa Combined District Plan
- Three memorial seats which are of local historic significance
- A history of community support for the care and development of the area

4.2 The Setting for the Buildings²²

The Reserve, with its two heritage buildings – Kouka Cottage and the Old Library Building – framed by mature exotic and native trees, provides attractive amenity and a facility for passive recreation in the centre of the town. The land stretches between Main and East Streets and a walkway through the site provides a through-route for children attending the local primary school in East Street. The land was originally part of the grounds of an early Greytown homestead that belonged to the first Mayor of Greytown, Thomas Kempton. The park commemorates the work and enthusiasm of Stella Bull for the creation and beautification of parks and reserves in Greytown.

Some of the trees in the Reserve are over 100 years old and were planted by the original families that lived there.

The area surrounding the Old Library contains a number of mature trees and shrubs three of which are listed as Notable Trees in the District Plan – the *Phoenix Canariensis*, the *Magnolia Grandiflora* and the *Podocarpus Totara*. Research suggests that the Elm on the south western boundary of the land was planted by Sarah Dunn, Thomas Kempton's daughter, who lived in a house where the Old Library Building now stands. A courtyard area has been developed on the northern side of the Old Library Building, and a large information board sits between this and the Kouka Cottage.

Kouka Cottage is named after a large Cabbage Tree which originally stood in front of the cottage, and since died. The historic cottage now sells antiques. A number of Cabbage Trees have been planted to replace the original. One of these older *Cordyline Australis* still claims the listing as a Notable Tree in the District Plan. A Lavender hedge characterises the front garden of the cottage, while the rear is planted with mature trees and shrubs.

Sarah's Garden extends from the rear of the heritage buildings over the two rectangular allotments that have frontage to East Street. For many years the area was planted as a kitchen garden providing fruit and vegetables for the families living in the two houses on the Main Street frontage. Following purchase by Council of Kouka Cottage and the rear sections, this areas was developed by members of the local community and has become known as Sarah's Garden. The area is largely a flat open grassed area with a few mature specimen trees including two *Gleditsia Tricanthos* "Internist" that are listed as Notable Trees in the District Plan. There are two commemorative trees planted on the northern boundary; one is a Totara planted by the Inner Wheel Group to commemorate the millennium; and the second, an evergreen Magnolia, was planted by Frank Fyfe's family and his ashes are buried under it. A surviving Grapefruit tree (then known as a Poor Mans Orange) is thought to be one of Sarah Dunn's original plantings. The recently planted Lemon tree, next to the Grapefruit, was grown from an original Lemon tree brought from Lebanon by the Bouzaid family. The lemons from the original tree were used effectively during the Spanish Influenza pandemic of 1918. There is a small floral garden with a mixture of perennial and annual plantings. Many of the large trees were planted on successive Arbor Days. The development of the park by the SWDC in 2003 was

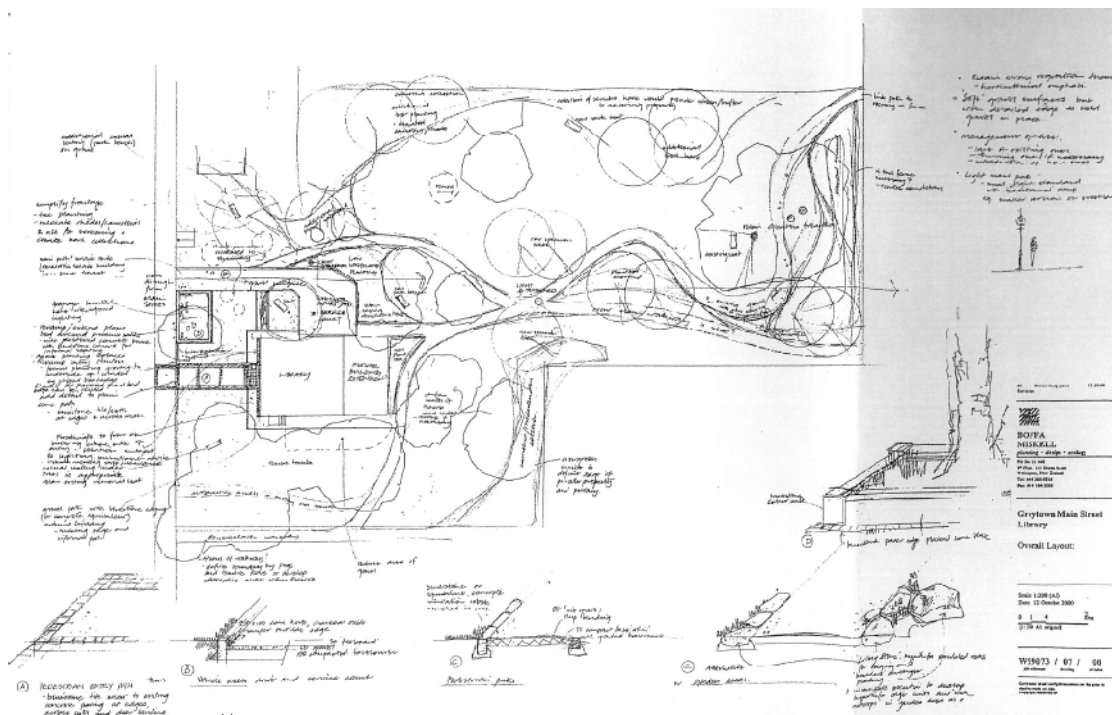
²² South Wairarapa District Council. *Draft Stella Bull Reserve Management Plan*. (issued 20 July 2009)

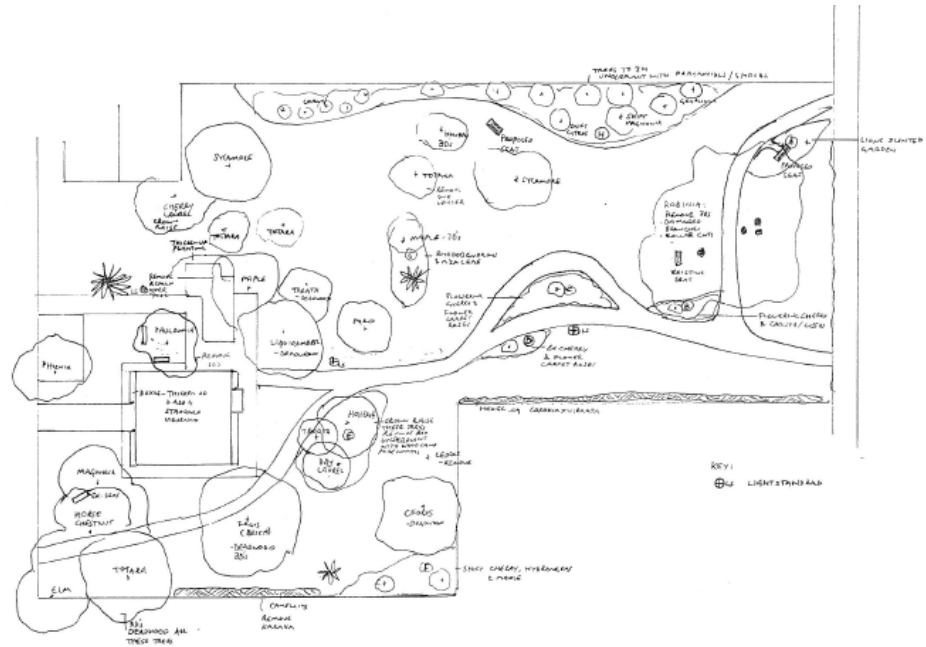
funded by a bequest from the late BHL (Jack) Bull of \$12,000, and a grant from the Eastern and Central Community Trust and the sale of surplus Council assets.

A Landscape Plan was prepared for the Reserve in 2005 by Jon Muller Landscape Design and has been a guide for the maintenance and development of the garden area (this follows from one prepared in 2000 by Boffa Miskell – both are shown below). In addition, a Courtyard Landscape Plan was later prepared to develop the area adjacent to the Old Library Building. This has been implemented. General maintenance is currently undertaken by Council, although there has been significant community involvement in the past.

4.3 Vegetation

Vegetation growth immediately around any building is not advisable, even though this may be very attractive. Deterioration can be caused by physical action and by the moisture content of the plant. Any vegetation has moisture in the roots, stem and foliage. This moisture will increase the moisture level of adjacent surfaces and will maintain the level. The foliage, while possibly affording some measure of protection from winds and driving rain, is likely to cause damage from the increased moisture levels. The humidity of the space between the foliage and building surface is likely to be higher creating a micro climate, and with the higher level of moisture the growth of mosses and lichens and other plants are encouraged.





Jon Muller
Landscape Design,
Consultancy & Nursery

LANDSCAPE PLAN

SCALE 1:500

CLIENT GREYTOWN LIBRARY

DATE: 12-06-05

5.0 SPACES AND FABRIC SIGNIFICANCE ASSESSMENT

5.1 Levels of Significance

The Heritage Assessment which follows is based on site visits by Gina Jones and Ron Waters. The buildings were opened for viewing and access was obtained to the ceiling space of the Old Library Building.

The report identifies specific design elements and heritage features of each building in an inventory format. Each element is ranked to give a measure of the comparative contribution which each makes to the overall significance of each building. The rankings are based on visual inspection only and are informed by limited archival information. They are, therefore, based on a professional assessment of the contribution of each element to the architectural consistency of the buildings, and of the extent to which change to any element can be identified.

The rankings are based on a simple hierarchy of relative importance, and have implications for the extent to which change may be contemplated in each case, as follows:

E	Exceptional	Elements and features which are original to the buildings;
C	Considerable	Elements and features which are later additions and / or changes but are still significant to the history and development of the building;
S	Some	Elements/features/changes which have occurred later, but which play a lesser significant role in the history and development of the building;
L	Little or 'no' significance	Elements and features which have little or no significance in the history and development of the building;
I	Intrusive	Elements and feature which intrude on the heritage character of the building
NR	Not Relevant.	

5.2 Fabric

In the following assessment an indication is given of the assumed period from which each element originates:

Original Historic Fabric (hf)
 Reproduced or Renewed Fabric (rf)
 Old Fabric but not Original (of)

In general terms it is expected that original historic value "(hf)" materials should be retained and conserved.

5.3 North

Main Street has been taken as running North/South.

5.4 Assessment - Kouka Cottage

5.4.1 Kouka Cottage - Exterior

Kouka Cottage presents as a classic miner’s cottage with a full width front porch. (E)

It has a very pretty classic cottage face to the street. The side profiles are also close to their original appearance, however at some stage the main rear lean-to has been either completely replaced or possibly just re-clad with solid stucco, which returns a way along the north wall. (C or S) Further research may provide an answer to the date and extent of this work, utilising a cladding which was not in common use when the cottage was built. The windows appear to be original or are similar to those that would have been. (E)

Very little work is required to maintain the heritage value of the exterior of the cottage, although it would perhaps be well to paint the stucco the same colour as the weatherboards to lessen the contrast between the materials.

The rear lean-to where the roof level steps is untidy as well as having no heritage value. (I) Unless the existing heath-robinson roof detailing is to be celebrated it would be good to rebuild the roof step in this area of this part of the building so it looks less like a chook-house roof detail.

Space		Heritage Values						
Fabric		Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
	Roof	C	S	C	S	S	NR	S
	Corrugated steel rooing (hf)							
	Ridge (hf)							
	Barge flashings (hf)							
	Painted timber soffit and fascia (hf)							
	Guttering (pvc downpipes) (rf)							
	Painted timber cover boards (hf)							
	Painted timber bargeboards (hf)							



Roofing with some loose ridging

Space		Heritage Values						
Fabric	West Elevation	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/ Craftmanship
		C	C	C	L	C	NR	S
		Painted timber weatherboards (rf)						
		Painted timber architraves to doors and windows (hf) and (rf)						
		Painted timber frames to windows (hf) and (rf)						
		Painted timber frames to doors (hf)						
		Painted timber verandah (rf)						
		Painted timber corner boards (hf) and (rf)						
		Painted timber doors, painted timber parapet (rf)						
		Guttering with PVC downpipes (rf)						
		Painted timber posts (rf)						



Front Elevation. Almost a classic ‘miner’s cottage.

Space

Heritage Values

Fabric

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
S	S	S	S	S	NR	S

South Elevation

- Painted timber weatherboards (hf)
- Painted timber corner boards (hf) and (rf)
- Baseboards (rf)
- Painted timber top fascia board (hf)
- Various services (rf)
- Trellis screen over Stucco wall (rf)



South Elevation– Unpainted sprinkler pipe. Wall needs cladding

Space		Heritage Values						
Fabric	East Elevation	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
		L	L	I	L	I	NR	S

- Stucco (of)
- Painted timber architraves to doors and windows (of)
- Painted timber frames to windows (of)
- Painted timber frames to doors (of)
- Painted timber doors, painted timber parapet (rf)
- PVC guttering with PVC downpipes (rf)
- Concrete foundation wall (of)



Back porch with nearly all the exterior maintenance items. Unpainted high level roof, untidy draped water piping, waste pipe, missing access door, old DP bracket.



Northeast corner showing the stucco clad lean-to and the roof step which is oddly placed over the porch.

Space

Heritage Values

Fabric

North Elevation

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
S	S	S	S	S	NR	S

- Painted timber weatherboards (hf)
- Painted timber architraves to windows (of)
- Painted timber frames to windows (of)
- Painted timber base board (hf)
- Painted timber corner boards (hf)
- Stucco (of)
- Brick chimney (hf)



5.5 Assessment – Old Library Building

5.5.1 Exterior

The ‘Old Library Building’ is a small civic building with a very classical façade which follows a long tradition of Masonic Lodges both here and overseas which have sought to express values such as steadfastness and dependability. This, the street face of the building, is little changed from when it was built and has great heritage value. (E)

One item however which detracts greatly is the spouting which has been returned across the bottom edge of the pediment over the Entry. (I) Removal of this section of spouting will restore the original appearance. This pediment is the most important element of the façade and should share a common appearance with the adjacent windows, as it would have originally.

The balance of the exterior exhibits interesting alterations to whatever preceded them. The north wall has two small semi-circular windows and the east wall has a large glazed panel with a central door. These three elements have all been detailed to be sympathetic with the front wall, by using a similar keystone arch window head that appears above the front entry door. (C)

The south wall has a further, reconstruction replaced a former side lean-to. This has two pairs of windows each with hoods and a door and porch, all of which are constructed in a timber gothic style quite removed from the classical façade. (C)

Space		Heritage Values						
Fabric		Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
	Roof	C	S	C	S	S	NR	S
	Corrugated steel rooing (hf)							
	Ridge (hf)							
	Barge flashings (hf)							
	Painted timber soffit and fascia (hf)							
	Colursteel guttering (pvc downpipes) (rf)							
	Painted timber cover boards (hf)							
	Painted timber bargeboards (hf)							



Roof, showing sheet overlaps, ridging and timber rear barge capping.



Roof, showing loose roofing sheet. (and (disgusting) downpipe detail)

Space		Heritage Values						
Fabric	West Elevation	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
		C	S	C	S	S	NR	S

- Painted timber rusticated weatherboards (hf)
- Painted timber architraves to windows (hf)
- Painted timber moulds to top of the windows (hf)
- Painted timber frames to windows (hf)
- Painted wooden frames to doors (hf)
- Painted timber base moulding (rf)
- Painted timber corner boards (hf)
- Painted timber panelled doors (hf)
- Painted timber cover boards to the columns (hf)
- Painted timber top moulding (hf)
- Painted timber dentil moulds pediment with tympanum (hf)
- Painted double dentil moulds (hf)
- Painted timber columns (hf)



“Old Library Building” Stella Bull Park, Greytown – Street (West) Elevation
(former Masonic Lodge, relocated)

Space		Heritage Values						
Fabric	South Elevation	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/ Craftmanship
		C	C	C	L	C	NR	S
		Painted timber rusticated weatherboards (hf)						
		Painted timber architraves to doors and windows (rf)						
		Painted timber frames to two pairs of windows (rf)						
		Painted timber window frames (rf)						
		Painted timber frames to doors (rf)						
		Painted timber corner boards (hf)						
		Painted timber doors (rf)						
		Coloursteel guttering with PVC downpipes (rf)						
		Painted timber and shingle window hoods (rf)						
		Painted timber and shingle porch (rf)						



South wall, with mould and lichen growth, broken sub-floor access door.

Space		Heritage Values						
Fabric	East Elevation	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
		L	L	L	L	L	NR	L

- Painted new timber rusticated weatherboards (hf)
- Painted timber frames to window/door (hf)
- Painted timber corner boards
- Foundation wal (rf)
- Painted timber top fascia board (hf)
- Timber roof vent (hf)
- Extract fan (rf)



East wall with added door in glazed frame (this element is central in the ‘big room’). (The modern extract fan is an intrusive item)

Space

Heritage Values

Fabric

North Elevation

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
C	C	C	L	C	NR	S

- Painted timber rusticated weatherboards (hf)
- Painted timber arched architraves to windows (rf)
- Painted timber arched frames to windows (rf)
- Painted timber corner boards (hf)



North wall with added windows.

5.6 Assessment Kouka Cottage

5.6.1 Interior

Although the interior would have undoubtedly have had wallpaper over scrim, rather than Gib or other wallboards, the interior also presents well. There are 'picture rails', which have been added, the lower ones probably recently by the shop owner and large moulded scotia and decorative ceiling features which are also a relatively recent addition. (maybe 1950s?)

There is a beautiful highly decorative varnished fire-surround, which is very likely to have been installed at some stage, from much grander home.

The ceiling light fittings both fluorescent tube fixtures, one mounted over a central decorative ceiling rose, and a multi-spotlight fitting (l) have no value and intrude. Similarly the wall mounted meter-box stands out.

The off white colour is classic enough although a rich cream colour would have been the closest likely original option. Similarly the bright mauve in the washroom is a very modern choice.

The Toilet in the rear lean-to is likely to have always been unlined, as this was common practice in such rooms, but as noted above the room needs tidying up.

Space

Heritage Values

Fabric	Heritage Values						
	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
Front – North Room	L	L	L	NR	L	NR	L

Ceiling

- Painted wallboard (rf)
- Decorative celing rose (rf)
- Electrical light fittings (rf)
- Painted cornice (rf)

Walls

- Painted wallboard (rf), possible over sarking (hf)
- Painted timber architraves (possibly hf)
- Skirtings (rf)

Floor

- Timber boards (hf)

Windows

- Probably original timber window (hf)

Doors

Internal doors removed

Fixtures and Fittings

Shelving (rf)

Fire surround (rf)



Space		Heritage Values						
Fabric	Front – South Room	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
		L	L	L	NR	L	NR	L

- Ceiling
Soft board ceiling and timber trim (rf)
Electrical light fittings (rf)
- Walls
Painted wallboard (rf)
Painted matchwood boards (hf) behind the hardboard
Painted timber archives
Skirtings (rf)
- Floor
Timber boards (hf)
- Windows
New window match North Room (rf)
- Doors
Doors removed.
- Fixtures and Fittings
Steel shelving (rf)



Space

Heritage Values

Fabric

Rear– North Room

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
L	L	L	NR	L	NR	L

Ceiling

Painted wall board and trim (rf)
Electrical light fittings (rf)

Walls

Painted wallboard (rf)
Painted sarking (hf)
Cornice and skirtings (rf)
Rails (rf)

Floor

Painted timber (timber hf)

Windows

Timber plain glass window and architraves (hf)

Doors

Removed.

Fixtures and Fittings

Steel shelving (rf)



Space

Heritage Values

Fabric

Rear – South Room

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
L	L	L	NR	L	NR	L

Ceiling

- Painted wall board and trim (rf)
- Electrical light fittings (rf)

Walls

- Painted wallboard (rf)
- Painted sarking (hf)
- Skirtings (rf)

Floor

- Timber boards (hf)
- Concrete pad (of)

Windows

- Timber windows and architraves (suspect of)

Doors

- Exterior door (of)

Fixtures and Fittings

- Counter (rf)



Space

Heritage Values

Fabric

Bathroom and Toilet (Limited Access Only)

Historical Value

L

Cultural/Spiritual

L

Architectural/Artistic

L

Group/Setting

NR

Landmark

L

Archaeological

NR

Technology/
Craftmanship

L

Ceiling

Uncertain (of)
Electrical light fittings (rf)

Walls

Painted wallboard and unlined

Floor

Timber boards (of)
Concrete (of)

Windows

Timber windows (of)

Doors

Internal doors (of)

Fixtures and Fittings

Bathroom fixtures (of)



5.7 Assessment Old Library Building

5.7.1 Interior

The “Main Library Space” has a barrel vault ceiling appears to follow the original (from early descriptions and photos), or may have been constructed inside a coved ceiling. This would become clear with further investigation, which may be as little as removing the present lining. This room and the offices and entry all have varnished plywood dados with painted Softboard above, which also lines the ceiling.

In places where shelf brackets have been removed, the original wallpaper and scrim can be seen behind the Softboard. Various untidy holes could be remedied by the replacement of the Softboard with wallpapered Gibboard which would also offer a degree of improved fire protection as well as returning some of the original appearance, the sarking beneath should not be removed.

These rooms also have a variety of wall and ceiling mounted electric heaters fluorescent lights etc which haven’t been fitted with any sympathetic consideration. Replacement and rationalisation of these would be an improvement.

The balance of the rooms are a Kitchen, Toilet and Passage etc. These have a lowered ceiling and wallboard with battened joints and are fitted with a variety of relatively recent, utilitarian joinery fittings to suit the library support function.

Some care has been taken in using rimu panel doors sympathetic with the age and nature of the building , however there are also various suspended fluorescent lights, heaters etc and the bright pink painted, battened wall linings which achieve a distinctly 80’s ambience. If any work is to be done to these rooms to suit a future purpose it could easily be done in manner that would be more compatible with the character of the balance of the interior.

Space	Heritage Values						
	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
Fabric							
Main Library Space	C	C	C	NR	C	NR	C

Ceiling

Painted barrel vaulted soft board ceiling (of) (suspect match lining behind (hf))
Electrical light fittings (rf)

Walls

Ply dado and timber trim (of)
Painted soft board (of) over wallpaper, scrim and sarking (rf)

Skirtings (hf)

Electrical light fittings (rf)

Floor

Carpet (rf) over timber (hf)

Windows

Timber around head windows and architrave (rf)

Doors

External timber curved head windows/doors (rf)

Internal painted timber panelled door with top panels in glass (hf)

Fixtures and Fittings

Reception counter (rf)



Space		Heritage Values						
Fabric	Children's Section	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
		S	S	S	NR	S	NR	S

Ceiling
Painted soft board linings and timber trim (of)
Electrical light fittings (rf)

Walls
Painted soft board (of) probably over sarking

Floor
Carpet (rf) over timber (hf)

Windows
Timber around head windows and architrave (rf)

Doors
External timber curved head windows/doors (rf)
Internal painted timber panelled door with top panels in glass (hf)

Fixtures and Fittings
Reception counter (rf)



Space

Heritage Values

Fabric

Work Room

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
L	L	L	NR	L	NR	L

Ceiling

Covered softboard ceiling and timber trim (of)
(Can see original board above at man hole (hf))
Electrical light fittings (rf)

Walls

Painted soft board (of) (if over sarking – sarking (hf))
Skirtings (of)

Floor

Vinyl tiles over timber (hf)
Timber (rf)

Windows

Double hung timber window and trim (hf)

Doors

Internal painted timber panelled door (hf)?
Entrance door (rf)

Fixtures and Fittings

Steel shelving (rf)



Space

Heritage Values

Fabric

Vestible

Ceiling

Soft board and timber trim (of)
Electrical light fittings (rf)

Walls

Painted softboard (of) and timber panelling (of)
Probably over sarking (hf)
Skirtings (rf)

Floor

Vinyl tiles over timber (rf) (Ramped)

Windows

-

Doors

Timber entry door (hf)
Internal timber door (hf) half glass panel (rf)

Fixtures and Fittings

Shelving and hooks (of)



Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
S	S	S	NR	S	NR	S

Space

Heritage Values

Fabric

Toilet and Bathroom

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
S	S	S	NR	S	NR	S

Ceiling

Painted gib board and trim (rf)
Electrical light fittings (rf)

Walls

Painted gib-board (rf)

Floor

Vinyl (rf)

Windows

-

Doors

Internal painted timber panelled door (rf)

Fixtures and Fittings

Bathroom fixtures (rf)



Space

Heritage Values

Fabric

Reference Section

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
S	S	S	NR	S	NR	S

Ceiling

Painted soft board and timer trim (of)
Electrical light fittings (rf)

Walls

Painted soft board (of) and ply panelling (rf)
Probably over sarking (hf)
Timber skirtings (hf)

Floor

Carpet (rf) over timber (hf)

Windows

-

Doors

-

Fixtures and Fittings

-



6.0 OBSERVATIONS OF BUILDING CONDITION AND RECOMMENDATIONS FOR REMEDIAL REPAIR

The condition of the exterior and interior spaces is illustrated with photographs in the text accompanying the written description.

Recommended remedial repairs and priorities are described. When the work is to be carried out it is recommended that appropriate drawings and specifications be prepared and the work observed by a person appropriately trained and experienced in building conservation. Appropriately skilled people for this project must include:

- A Conservation Architect experienced in timber who will prepare the Contract Documentation; observe and administer the Contract;
- A competent builder with previous experience in timber building repairs.

When carrying out remedial work, maintaining authenticity of materials, design, and workmanship should be of paramount importance. The maximum of original material should be retained, and repairs should be harmonious in colour, texture, form and scale.

6.1 Kouka Cottage Background

The Cottage has a simple gable form with a full length lean-to front porch. At the rear an enclosed lean-to runs along two-thirds of the width of the building, then continues with a lower roof for the balance of the building width. Where these lean-to areas meet there is a back porch.

Overall the building appears to be in reasonably sound condition, although there are areas that require remedial work.

6.1.1 Kouka Cottage Maintenance: Exterior

Roofing:

The painted, corrugated galvanised roofing, including ridging, barges and spouting, appears to be in reasonable condition although there are a couple of areas where it is lifting at side laps, and the ridging has some edges which appear to need fixing down.

Immediate remedy: Make a full, close inspection of the state of the roofing material to establish the extent of any rust and attend to any lifting edges or flashings. *A sound roof is the most basic requirement to ensure the continued life of any building.*

Windows and Doors:

The building has timber windows and doors. While it was unclear, during our inspection, whether many or any of the windows are able to be opened, they all appear to be weatherproof and in good condition.

The back door, which is a non-original flush door, has unpainted plywood added over the lower section, possibly covering damage. It appears from the interior that this door isn't currently used. The front and bathroom doors are reasonably sound, old panel doors.

Cladding:

The cladding to the major part of the cottage is sawn weatherboards with stucco to two walls of a lean-to area at the north-east corner. The weatherboards have facing boards to the doors and windows and are butted to a corner trim board. All of these appear sound although the south wall of the building needs cleaning.

Soffit:

There is a narrow timber soffit at either side of the cottage and some kind of Hardiflex or similar soffit at the rear and to the back porch. Apart from needing cleaning these are in good shape.

Porch:

The east wall has a recessed porch to the back door with a Toilet opening off it. This is the most disorderly area of the house with ad hoc cupboards fitted to the Porch and various other untidy features. Eg. Unpainted sprinkler pipes to the Porch ceiling (also to the south wall); sub-floor access door missing; irregular, messy looking roofing detail above the Porch; redundant, broken downpipe bracket; waste pipe running along exterior wall; water pipes 'draped' along the wall. All of these items need to be tidied up or repaired to be presentable.

The concrete porch floor has a lot of flaking paint which cries out for a re-paint.

Chimney:

The chimney looks sound but there is some weathering of the grout between bricks, which is accentuated by either mould or lack of paint. This needs at least cleaning and probably would be better re-painted.

Paintwork:

The exterior paintwork is generally in reasonable condition, although needing a clean in some areas. Some of the windows are ready for repainting and the high level wall area above the lower rear lean-to badly requires painting. This area has obviously been missed during the last painting cycle or more.

Floor:

The subfloor area was not surveyed, apart from what could be seen immediately adjacent to the access door, which looked to be in good condition.

6.1.2 Kouka Cottage Maintenance: Interior

General:

The building interior is generally well decorated to suit the needs of the retail tenant.

The ceilings and walls are have a variety of linings including one plaster ceiling and a lot of 'softboard' (Pinex Insulating Board) with battens over joints. All of these are in good condition and have good paintwork. Another room has exposed timber match lining, which is also well painted.

The floor is well worn, as is to be expected, but is sound and looks well. There is a small area of concrete where a stove or similar has been removed.

The Toilet in the low roof lean-to is only accessible from the back porch. The concrete floor has a bad open crack. The walls and ceiling are all very untidy with ad hoc fittings and linings as well as gaps. This room needs considerable attention.

Overall Condition:

The building appears generally sound, however there are several minor maintenance items which need repair and the Toilet truly is in need of tidying up.

6.2 Kouka Cottage Photos



'Kouka Cottage' Stella Bull Park,
(street (west) façade)

6.2.1 Maintenance Items: Exterior:



Northwest corner.



Roofing with some loose ridging.



Back porch with nearly all the exterior maintenance items. Unpainted high level roof, untidy draped water piping, waste pipe, missing access door, old DP bracket...



Back door. Non-original modern flush door with patch, presumably over damage.



Back Porch with unpainted sprinkler pipes and general untidyness



Back Wall: Items needing attention



Ad-hoc roof edge detail

6.2.2 Maintenance Items: Interior



Exposed timber sarking. Stripped of the original wall paper and scrim an painted. Panel ceiling material is also a modernisation.



Another part of the floor where something has been removed



The toilet off the back porch. Such rooms were commonly unlined, but this is pretty untidy and the concrete floor needs attention. Cracked WC bowl!

6.2.3 Heritage Items: Exterior



Front Wall. Almost a classic "Miner's Cottage".



Northeast corner where the lean-to has been stucco clad



Junction of stucco and weatherboards

6.2.4 Heritage Items: Interior



Front Room. Fireplace has been added as have picture rails



Highly decorative fireplace from a grander house somewhere

The ceiling rose appears a 50's item.
The fluorescent does not fit



Ceiling and doorway trims are both modern. Switch box intrudes.



Beautiful original hardwood flooring

50's ceiling linings with out of place 80's spotlights



Battened modern sheet linings, fluorescent light and AC unit are all out of place.



Modernised bathroom in Mauve

6.3 Library General

6.3.1 Library Maintenance – Exterior:

Roofing

The painted, corrugated galvanised roofing is old, pre-dating the use of long-run roofing. There are two, mid-run, end laps to each side of the roof which are likely locations for serious rusting although this was not able to be established without closer ladder access. On the north face the roofing is lifting at these end laps and is sitting up at several side laps.

Immediate remedy:

Re-nail all lifting roof areas as soon as possible, to ensure that rain isn't blown into the building. Check the balance of the lead head nails fixing the roof, as these tend to lose their heads with age, and replace any that require it. Make a full, close inspection of the state of the roofing material to establish the extent of any rust.

Long Term remedy:

If a measurable amount of rusting is present - replace the roofing with long-run 0.55 galvanised corrugate and paint.

Ridging:

The ridging appears to also be sitting up at junctions and is lifting where it has a lead-edge at the top of the north face roofing. These items also require remedial attention as soon as possible.

Barge flashings:

The building is interesting in having a galvanised barge flashing at the street (west) end while it has timber barge capping boards at the eastern end. The condition of the galvanised barge has not been established, but the timber cappings appear quite weathered. Again closer inspection is required. If sound these require preparation and repainting, however if there are any cracks or splits that extend from face to face then the boards need replacing as they form the weatherproofing above the eastern soffit.

Spoutings:

The spouting is a modern Colorsteel square type to both the sides of the building and around the pediment above the street entry. This all appears sound however there are a couple of issues. A traditional quadrant or ogee pattern spouting would be more in keeping with the age of the building. Furthermore, it seems unlikely that the spouting above the Entry originally extended around the front face the pediment, which is a pure classical element similar to those above the adjacent windows. These are conservation rather than maintenance issues.

Windows and Doors:

The building clearly has windows and doors of different ages. Those of the front, street, face appear to all be original while the south wall windows are quite recent additions (1980). Records show the door at the rear and the accompanying glazed frame were also added at this time. All of these appear sound.

Again, it is of interest that although the semi-circular windows to the north wall appear original (they were also added in 1980), there are cut weatherboards between these which suggest that another window may have previously existed in that location.

Cladding:

The cladding is wide rusticated weatherboards with boxed corners and facing boards at windows and doors. The front has a full decorative, classical façade treatment, all in timber. Apart from any isolated minor damage or imperfections this is all in reasonable condition.

Soffit:

There is a small area of tongue and groove timber soffit at the Entry and a wide single board soffit to the rear gable. These are all in good shape, however an area of flaking paint above the Entry suggests that there may be water leaking in above this. Further investigation of this is required.

Porch:

The south wall has a porch over the Kitchen entry door and two hoods over the windows, which were added in 1980. These are from a gothic tradition quite removed from the classical style of the front façade.

Both the porch roof and the window hoods are clad with boards, much like weatherboarding. While the structure and cladding of these is sound there is an abundance of lichen growth on the roof cladding and some discoloration to the whole of this wall. These are normal south-wall maintenance items which need regular removal with a chemical wash and brushing.

Paintwork:

The exterior paintwork, which includes the doors and windows, soffits and all cladding elements is by its nature in need of a regular cleaning and repainting schedule, to keep the exterior in good condition. This would be along the lines of a good clean down annually, possibly including chemical washing and scrubbing of the south wall, with repainting on a 7-10 year cycle. At present the south wall is overdue for a thorough clean. The entire building is also near the end of a painting cycle.

General:

There are various other minor defects or maintenance items which require attention.

Eg. The sub-floor access hatch has a broken hinge and needs attention.

Metal repair to rear soffit. Remove a redundant galvanised extract hood to the rear wall.

Etc.

6.3.2 Library Maintenance – Interior:

Roof Space:

The ceiling space, including an area between the later and the original ceilings has an accumulation of various old shelving, builder's rubbish including a door etc and in a couple of locations, big piles of straw where starlings have been nesting (these should all be removed). Although there is some water marking to the rimu sarking, consistent with occasional leaks through the old roofing, the roof structure appears sound.

While the roof is insulated it needs to be refitted to avoid any gaps in it.

Floor:

The timber floor which has rimu structural members on concrete piles appears sound, there is good ground clearance and ventilation. Closer inspection could be made if floor coverings were being lifted or changed however there appears no pressing need for this at present.

General:

The building interior can be conveniently divided into two areas. There is a main large room with an Entry and two ante rooms which are fitted out as public spaces. These rooms have various areas of clear finished ply dado with painted wall surfaces above. The large room has a high, curved, barrel ceiling lined with painted Pinex Insulating Board ('Softboard'), as are the ceilings to the smaller rooms., which are at about 3.5m. It is unclear what the ceiling linings were before the Softboard was fitted, although the walls above the dado appear to be wallpaper over timber sarking, with a Softboard overlay. (This is all consistent with the Masonic records for the building).

The walls have had shelving stripped from them leaving holes in the lining and untidy areas of wall which need repair. The large room is painted dark blue and most of the painted walls are pink.

The service rooms including a staffroom, toilet and passage have been built within the older structure, with a new ceiling framed down about 500mm below the original. These rooms have all painted walls and are fitted out with various cabinetwork, bathroom and kitchen fittings etc.

Again the building shows the signs of a relinquished tenancy with un-painted areas where items have been removed, but to a lesser extent than in the public areas.

Library Overall Condition:

The building seems generally sound and well placed to stand for another 100 years. The roof however needs closer inspection as it appears near the end of its useful life. There are a number of minor maintenance items which need repair and tidying up but otherwise the building exterior needs cleaning and repainting.

The interior needs repair where items have been stripped out leaving holes and marks. Generally it is sound but would be much improved by redecoration as neither the dark blue or pink are very successful.

Even better, if a use for the building was established, eg as a small hall, then a remedial work plan could be formulated. This might at the same time restore some of the wall and ceiling surfaces, by removing the softboard and relining.

6.3 Old Library Photos

6.3.1 Maintenance Items: Exterior

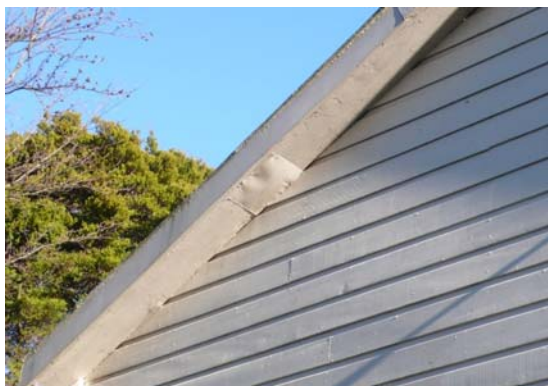


Soffit, with peeling paint indicative of leaking (downpipe needs paint.)



South wall, with mould and lichen growth, broken sub-floor access door.

South wall window hood with growth.



East wall soffit, metal patch



Sub-floor access door with broken hinge

6.3.2 Maintenance Items - Interior



Rubbish in roof space.



Roof space with strapping.



Space between new lower ceiling and original with stored stuff.

a



Dado rail at Large Room with gap where fitting has been removed (revealing old wallpaper and sarking beneath).



An 'office' where fittings have been removed and wiring left hanging.



Another similarly untidy 'office' where fittings have been removed.



Main Entry door. The ply patch covers the book return slot

6.3.3 Heritage Items – Exterior:



Classical (west) street façade.

Elegant detailing of Entry pediment, with intrusive spouting added across bottom edge



West façade window with a similar, smaller pediment



North wall with added windows



Added north wall window showing detail mimicked from original facade



Original detail at the head of the Main Entry Door



East wall with added door in glazed frame (this element is central in the "Big Room" (The modern extract fan is an intrusive item)).



East door head detail, again with the same detail from Entry facade



South wall with added "timber gothic" styled porch and window hoods



Detailing to south wall window hood



Timber detailing to South wall porch roof



Timber detailing to South wall porch roof

6.3.4 Heritage Items – Interior



Big Room' with dark blue 'Softboard' lining and varnished timber dado. Fittings have been removed from white area.



Big Room ceiling with intrusive lights and heater



Close up of wall at dado rail.



Where fittings have been removed at the dado rail, old (original?) wallpaper and scrim are exposed.



Small exposed area of beautiful matai flooring.



50's+ look achieved wit pink wallboard and fluorescent light



Office with fluorescent lights and heater. Wire hangs unfinished where a fitting has been removed.



Kitchen



Kitchen – New lowered ceiling boxed around original high front wall window



Added South wall windows. Almost "deco" style cf. original vertical classical profile



Space between new and original ceilings, showing original wallpaper on scrim and sarking



Original wallpaper exposed between new and original ceilings

7.0 STATUTORY FRAMEWORK

7.1 Resource Management Act

The Council's role under the Section 5 of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources. In achieving this purpose, under Section 6(f), the Council is required to recognise and provide for, as a matter of national importance, the recognitions and protection of heritage values of sites, buildings, places or areas.

In Section 187(c) of the Resource Management Act 1991, the New Zealand Historic Places Trust is defined as a "Heritage Protection Authority" and may, under that Act, give notice of a requirement to the territorial local authority to protect any building classified under Section 22.1(a)(i) of the Historic Places Act. In this event, the requirement must be heard by Council under the provisions of the Resource Management Act (note at the time of writing neither building has a NZHPT listing).

7.2 Local Authority Registration

The former Greytown Library building and Kouka Cottage are scheduled in Appendix 1.7: Schedule of Natural and Historic Heritage Sites) of the Combined Wairarapa District Council District Plan. Kouka Cottage is identified as HS 080, and the former library as HS 106.

The Combined Wairarapa District Plan provides the following protection to buildings scheduled in Appendix 1.7:

Rule 21.4 Discretionary Activities

(f) Any alteration, addition, relocation, reconstruction, partial demolition or total demolition not complying with the permitted activity standards (maintenance) for any heritage item listed in Appendix 1.7 heritage items, except for relocation and demolition of a category 1 item under Rule 21.5.(a).

Rule 21.5: (a) Non-Complying Activities

Relocation or demolition of any structure or building listed as a Category 1 item in Appendix 1.7 heritage items –

Resource Consent is required where an application involves significant work or alteration to Scheduled Cultural Heritage Items and the application must be accompanied by a Conservation Plan or Detailed Heritage Assessment. Exceptions to this provision will be considered if the proposed work involves: "repainting, repair and/or insignificant alteration of any existing fabric, or detailing carried out in a manner and design and with similar materials and appearance to those originally used".

Both the former Greytown Library building and Kouka Cottage are located within the Greytown Heritage Precinct. Any proposed additions or alterations to the buildings would be assessed under the Combined Wairarapa District Plan's, Appendix 8: South Wairarapa Town Centres Design Guide.

The criteria for listing a place on the Combined Wairarapa District Plan are listed in Section 10: Historic Heritage, of the Combined Wairarapa District Plan. Key identification policies are:

10.3.2 (a). Identify significant historic heritage

10.3.4 (f). Identification of historic heritage important to the Wairarapa community using the New Zealand Historic Places Trust Register and, as appropriate, the New Zealand Archaeological Association Site recording Scheme.

The Southern Wairarapa District Council has the primary responsibility for protecting Greytown's heritage on behalf of its residents.²³

In accordance with the provisions of the Combined Wairarapa District Plan, and to help prioritise protection, heritage buildings, places and objects are listed within the Plan based on their relative importance.²⁴

- A Activities will generally be permitted within heritage buildings listed in Appendix 12A, provided certain base performance standards are met within each zone and there are no structural alterations.
- B Any external alternation, or modification of any listed heritage resource will be a Discretionary Activity as per Rule 21.4 detailed earlier. Council's consideration of discretionary activities will be guided by the assessment criteria in the Appendix 8: South Wairarapa Town Centres Design Guide, section of the District Plan.
- C Demolition or removal of a listed heritage resource is a Non-Complying Activity as per Rule 21.5 detailed earlier.
- D Significant heritage resources are listed in Appendix 1.7 of the Combined Wairarapa District Plan.

7.3 Building Code Requirements

7.3.1 Historic Places and Sites

Section 39 of the Building Act 2004 requires that a territorial authority must advise the New Zealand Historic Places Trust if they receive an application for a project information memorandum concerning a registered historic place, wahi tapu or historic site. (Note the buildings were not listed at the time of writing).

7.3.2 Building Consent Process

Section 40 – 42 - It is an offence to undertaken any building work (other than that exempted in Schedule 1 of the Building Act) without consent. Section 41 part (c) allows for any work that is urgent and cannot practically obtain the consent in advance, part (i) for the saving or protecting life, health of preventing serious damage to property. Section 42(1) as soon as practicable obtain a Certificate of Acceptance under Section 96.

²³ In a 1996 report on heritage management in New Zealand, the Parliamentary Commissioner for the Environment recommended that all territorial authorities recognize "their primary role for the historic and cultural heritage under the Resource Management Act 1991 and use available protection measures accordingly". (Parliamentary Commission for the Environment, Historic and Cultural Heritage Management in New Zealand, Wellington, 1996, Recommendation 5).

²⁴ See Section 10: Historic Heritage, of the Combined Wairarapa District Plan

7.3.3 Compliance Schedules and Warrant of Fitness

Section 100 – 111 – A Compliance Schedule is required for buildings with specified systems that relate to the means of escape from fire, safety barriers, means of access, facilities for use by disabled and meets Section 118. Fire fighting equipment and signage (Section 12). Owners to provide annual building Warrant of Fitness for buildings with Compliance Schedule. The building owner is required to state that the requirements of the Compliance Schedule have been fully complied with during the previous 12 months.

7.3.4 Alterations to Existing Buildings

Section 112 – All alterations (other than that exempted in Schedule 1 of the Building Act) requires a consent. The local territorial authority will issue a Building Consent. When they are satisfied the alterations will comply :

- A as nearly as reasonable practicable, to the same extent as if it were a new building:
 - i Means of escape from fire; and
 - ii access and facilities for persons with disabilities, and
- B continue to comply with the other provisions of the Building Code to at least the same extent as before the alteration.

The territorial authority will allow alterations that do not fully comply with the Building Code by written notice to the owner of the building if they are satisfied that:

- A If the alteration 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; and
- C The improvements referred to in paragraph B outweigh any detriment that is likely to arise as a result of the building not complying with the relevant provisions of the Building Code (also see Change of See Section 114).

7.3.5 Access – Section 117 - 120

Section 118(1) – If provision is being made for the construction or alteration of any building to which members of the public are to be admitted, whether for free or on payment of a charge, reasonable and adequate provision by way of access, parking provisions, and sanitary facilities must be made for persons with disabilities who may be expected to:

- A Visit or work in that building; and
- B Carry out normal activities and processes in that building.

Section 120 – If any provision that is required by Section 118, a notice or sign that

indicates in accordance with the international access symbol that provision is made for the needs of persons with disabilities must be displayed.

7.3.6 Section 121-132

A building is dangerous for the purposes of this Act if, (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause (i) injury or death (whether by collapse or otherwise).

7.3.7 Section 122

(1) a building is earthquake prone for the purposes of this Act if, having regard to its condition and to the ground on which it is built, and because of its construction, the building (a) will have its ultimate capacity exceeded in a moderate earthquake (as defined in the regulations); and (b) would be likely to collapse causing (i) injury or death to persons in the building or to persons on any other property; or (ii) damage to any other property.

The sections allow territorial authorities to give notices requiring work to be done to earthquake prone buildings. Professional advice will be required to confirm the extent to which the building meets (or fails to meet) the requirements of the Act in respect to seismic capacity.

A territorial authority can, if a building is deemed to be dangerous, insanitary or earthquake prone, require the concerned owners of the property to reduce, remove or make it sanitary.

7.3.8 Fire Safety

Fire is the greatest single threat to the building. The best protection against fire is prevention.

To the greatest extent possible fire protection systems such as sprinklers or smoke detectors has detectors with alarms connected to the local brigade should be installed in the Old Library. (Kouka Cottage has sprinklers) Management policies should also be established to ensure that electrical services are regularly checked and that accelerants are not kept on the property. There should be no smoking in or around the building as a further control to protect against the possibility of fire. The vegetation around the building should be controlled to keep flammable material away from the exterior of the building.

8.0 ARCHAEOLOGICAL PROVISIONS

An archaeological site is defined in Historic Places Act 1993 as any place in New Zealand that:

Either;

- was associated with human activity before 1900; or
- is the site of the wreck of any vessel where the wreck occurred before 1900; and is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.

Anyone wishing to damage, destroy or modify an archaeological site must apply to the New Zealand Historic Places Trust (NZHPT, the trust) for an author to do so.

The Trust may allow or decline any application.

It is unlawful for any person to damage, destroy or modify the whole or any part of an archaeological site without the prior consent of the New Zealand Historic Places Trust. Offenders risk prosecution with a fine up to \$100,000 for destruction and up to \$40,000 for damage or modification of a site and a criminal conviction.

Both sites would be considered archaeological sites.

9.0 APPROPRIATE STANDARDS

ICOMOS – stands for International Council of Monuments and Sites.

NZPHT – New Zealand Historic Places Trust

Conservation standards for use in New Zealand are the ones set out by ICOMOS (New Zealand Charter for Conservation of Places of Cultural Heritage), this charter has been adopted by NZPHT and several local territorial authorities, and it is recommended that these requirements of the charter are followed.

9.1 Regular Maintenance

It is recommended that regular maintenance is carried out in order to ensure the long life of the two buildings. If regular maintenance is not carried out on the planned rota, the repairs can become more difficult and expensive. In some cases causing the fabric of the heritage value to fail and be lost forever. This will in turn diminish the significance of the buildings. If the buildings are well maintained it will fair better than a poorly maintained building in natural disasters.

9.1.1 Repair Rather than Replace

When repairs are required and deemed necessary, cut out and replace only the decayed material. It is far better to have part of the fabric that is worn and perfectly repaired than replacing with modern material that replicates the old. No matter how respectfully it is copied.

9.2 ICOMOS New Zealand Charter

The International Council on Monuments and Sites, ICOMOS, is a non-governmental body organized through UNESCO, which promotes the practice and standards of conservation through its international and national committees. Each committee is required to determine standards for conservation in the member country. The New Zealand national committee of ICOMOS has been recognized by the New Zealand Historic Places Trust, the Department of Conservation standards and ethics for conservation in New Zealand. The New Zealand national committee has published the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value*, as the guiding standard for conservation.

This Conservation Plan has been prepared to comply with the principles outlined in the ICOMOS New Zealand charter and the document is attached as Appendix: ICOMOS New Zealand Charter. All decisions relating to the conservation of the two buildings should be made according to the principles in the Charter and all new works should be consistent with accepted international conservation practice, as expressed in the Charter.

The ICOMOS International Wood Committee has prepared a document to guide the conservation of timber buildings: *Principles for the Preservation of Historic Timber Buildings*. The aim of this document is to define basic and universally applicable principles and practices for the protection and preservation of historic timber structures with due respect to

their cultural significance. As both buildings are constructed of timber, this guide should be followed in any conservation work in addition to the ICOMOS New Zealand Charter.

9.2 Explanation of Conservation Policies

Following on from the Assessment and Statement of Significance and taking into account statutory requirements and the aims and aspirations of the building owner, a series of conservation policies can be formulated to guide any proposed work on the buildings.

The purpose of the conservation policies set out in this section is to provide a guide to the development and care of the building in a way that retains the significance of the place. Such policies are framed to:

- Retain the character and quality of the building and its elements including its immediate setting;
- Permit adaptations and new works which are compatible with the above and which will make the place more effective in its use as a community facility;
- Identify elements which adversely affect the place and which are in need of modification or removal;
- Provide an approach to the replacement of deteriorated fabric;
- Draw attention to the need for co-ordination and continuity of conservation decisions.

The conservation policies are based on the principles and processes described in the ICOMOS New Zealand Charter and each are discussed in turn as they are relevant to both buildings

The recommended policies are set out in italics. They are followed by the information upon which the recommended policies are based. The policies should be read in conjunction with the following text.

General policies concerned with general principles on conservation are stated first while the more specific policies on appropriate conservation processes follow and are described as Intervention Policies. These are also explained below.

9.3 General Conservation Policies

9.3.1 General Policy 1

That the policies identified in the Plan be adopted by the South Wairarapa District Council as the guide for future work on both buildings.

The conservation policies are designed to guide the owner and users of the buildings taking into account practical requirements for use while retaining essential heritage values. Adoption of the policies makes a clear statement of intent by South Wairarapa District Council and Greytown Community Heritage Trust as owners to users, regulatory bodies, and others with an interest in the building, of a commitment to long term conservation using appropriate conservation methods.

9.4 Framework for Conservation of Kouka Cottage and Old Library

9.4.1 General Policy 2

That the conservation of the Old Library and Kouka Cottage should be carried out in accordance with the "ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value."

The International Council on Monuments and Sites (ICOMOS), is a non-governmental body organized through UNESCO, which promotes the practice and standards of conservation through its international and national committees. Each national committee is required to determine standard for conservation in the member country. The New Zealand National Committee of ICOMOS has published the "ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value", as the guiding standard for conservation and this is included in Appendix: ICOMOS New Zealand Charter.

9.4.2 Principles

The ICOMOS New Zealand Charter discusses general principles before identifying conservation processes.

The principles are discussed under the following topics:

- Conservation method;
- Respect for existing evidence
- Setting;
- Risk mitigation;
- Invasive investigation;
- Contents
- Works of art and special fabric; and
- Records

Each of these principles is discussed in turn to the general policies of this Conservation Plan.

9.4.2 Processes

The "ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value" identifies eight conservation processes:

- Non-intervention means not carrying out any conservation work
- Maintenance means the protective care of an historic place
- Stabilisation means the arrest of the processes of decay
- Repair means the making good of decayed or damaged material
- Restoration means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions.
- Reconstruction means the introduction of new material to replace that which has been lost and can only be carried out where sufficient evidence is available and the need is essential.

- Adaptation means modifying the places to suit to a compatible use, involving the least possible loss of cultural heritage value.
- Interpretation means making the heritage values of the structure accessible

Typically one or a combination of these processes is appropriate to effect the optimum level of conservation. Each of these processes is discussed in turn in relation to the Plan's conservation policies.

9.5 Conservation Method

9.5.1 General Policy 3

Conservation of the Old Library and Kouka Cottage shall not diminish heritage values.

Conservation processes should take account of the heritage values as identified in the Spaces and Fabric significance assessment section. The selection of the appropriated conservation treatment is defined by the heritage values of the buildings as a whole and of its spaces and fabric. The aims of the conservation method can be summarised:

- All work is to be thoroughly documented
- Historic evidence should not be removed, destroyed or falsified
- Any intervention is to the minimum and reversible where possible
- The aesthetic, historical and physical integrity of the building must be respected.

9.6 Authenticity

9.6.1 General Policy 4

That authenticity is retained in all conservation works.

Conservation interventions are largely determined by the existing levels of authenticity of design, materials, craftsmanship and setting. As there is authenticity in the design of the buildings it is critical that the treatment respects this. Conservation processes include maintenance and repair, stabilisation and restoration. Any adaptation must respect the design concepts of the historic building.

Where there is authenticity in materials, respect for the original materials should be given and new material should be in keeping but distinguished from the original. This is generally achieved with date stamping of new material. Treatments include maintenance, stabilisation of materials related to the significant periods of construction and restorations with appropriate new material where necessary.

Retention of authenticity in workmanship requires respect for evidence of past workmanship and structural systems. Appropriate treatments include maintenance and repair of original materials and structures. Stabilisation is also appropriate. Restorations requiring new elements should use traditional skills and methods or new techniques where traditional techniques are inadequate and where these new techniques are proven.

9.7 Spaces and Fabric Significance

9.7.1 General Policy 5

That the conservation policies description of spaces and fabric significance should be accepted as the main basis for future planning and work.

Work on the building should be undertaken with due regard to the significance of each element. The building's significance is likely to be diminished if elements are subject to inappropriate activities. The recommended level of intervention (as defined in the ICOMOS New Zealand Charter) that is acceptable is as follows: maintenance,

High significance – work on these elements should be restricted to activities of maintenance, stabilisation, repair or restoration to a known earlier state. Elements or fabric having exceptional significance should not be removed from the buildings.

Some significance – a greater degree of intervention may be permitted, including adaption. Elements and fabric having some significance should be retained in their present form wherever possible and practical.

Little significance – elements and fabric assessed as not being relevant obviously have little significance and generally allow the buildings to function. They may be retained or removed, providing fabric of greater significance is not obscured.

Any intervention should not reduce heritage values and should enhance values where possible.

9.8 Regulatory Controls

9.8.1 General Policy 6

Any modifications required to achieve compliance with the Building Act 2004 should be carried out with reference to conservation principles.

The Building Act 2004 focuses on the need for improved earthquake strengthening. How this Act applies specifically to the Old Library and Kouka Cottage should be discussed with South Wairarapa District Council. When Building Code requirements conflict with the heritage values then an alternative or dispensation, applications should be considered.

9.9 Control of Conservation

9.9.1 General Policy 7

Where conservation work is to be undertaken, it shall be thoroughly documented and supervised by an appropriately qualified person experienced in built heritage building conservation while the work itself should be carried out by tradesmen experienced in conservation of timber structures.

The conservation of heritage buildings requires expert knowledge, skills and training in the understanding of the needs of such buildings and how best to ensure those needs are met.

There should be continuity of specialist conservation advice from inception of any conservation work through to its completion for all work on the building and related site features. This includes the advice of a conservation professional in the development of a Rehabilitation Plan and any treatment, repair or maintenance plans that will be part of the full work specifications. The Rehabilitation Plan and its subsidiary plans must be prepared prior to any conservation interventions.

9.10 Use

9.10.1 General Policy 8

That the proposed uses are appropriated for the Old Library and Kouka Cottage.

The issue of use has been discussed by the main charters published by ICOMOS. These include the ICOMOS NZ Charter, the Burra Charter and the Venice Charter. Articles in these charters largely relate to change of use and the need for adaptation in order to facilitate a change of use. General Policy 8 discusses use and adaptation in general terms, while the separate section on adaptation in the conservation intervention section, examines specific area of adaptation.

The New Zealand ICOMOS Charter recommends:

The conservation of a place of cultural heritage value is usually facilitated by its serving a socially, culturally or economically useful purpose. In some cases, alteration and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

The key principle is the retention of cultural heritage values and the minimum change to significant fabric, with changes being reversible where possible. The cultural heritage values have been defined above in the Significance Assessment and significant fabric has been defined in the Spaces and fabric significance assessment section. Therefore there should be no or minimal change to the values and significant fabric listed.

Based on the above principles and the use of the Library it needs to reflect the best conservation practice, and to educate visitors and the general public about heritage values and principles.

9.11 Review and Interpretation of the Conservation Plan

9.11.1 General Policy 9

That this Plan be periodically reviewed and interpreted.

When and if further knowledge is gained about the building, especially during the period of conservation work, it is recommended that this Plan be reviewed and where necessary, revised at intervals. It is suggested that the Plan first be reviewed at the end of any repair work to take account of information gathered following decisions affecting the content of this Plan. As international bodies periodically revise conservation principles and new materials and practices come into use, the recommendations made in this Plan may require modification in the future. New information may also be discovered which may have a bearing on conservation of the building. In these cases, it should be appropriate to modify the Plan to take account of these new developments.

It is recommended that this Plan be reviewed ten yearly intervals or earlier if modifications to the fabric or use are proposed.

9.12 Risk Mitigation

9.12.1 General Policy 11

That precaution against fire and vandalism should be considered.

The building is at risk from arson and vandalism (the cottage already has been vandalised). An intruder alarm and sprinkler system should be considered for the Old Library building.

9.13 Invasive Investigations

9.13.1 General Policy 12

That non-destructive investigate technique is favoured over destructive. Where destructive techniques are required, these be located in low heritage are.

It is recommended that where investigations are necessary for engineering or other studies that the priority is given to non-destructive investigative techniques. Where there is a critical need for destructive investigations that these are located in a low heritage area of the building and on fabric which is not of high heritage value. Areas with ratings of 'some', 'little' or 'intrusive' significance would be appropriate.

9.14 Contents

9.14.1 General Policy 13

That original fabric is conserved in situ.

Original or significant fabric, generally noted in the spaces and fabric significance assessment section as historic fabric (hf) or old fabric (of) should not be removed. The only exception is where there is no practical alternative to removing or altering significant fabric in spaces, and where this is absolutely necessary for the ongoing survival of the building. While it is not anticipated that this should be necessary for the building if it was to happen, the fabric should be recorded, catalogued and securely stored until such time the reinstatement or reuse is possible in its original or an appropriate alternative location within the building or site.

Replacement of original fabric should only be considered where the original fabric has deteriorated such that it no longer performs its intended function or it is a hazard to the public or other areas of the building.

9.15 Records

9.15.1 General Policy 14

Where conservation or other work is to be carried out, appropriate recording of fabric shall be carried out.

Measured drawings should be prepared. Thorough documentation of all treatments and the removal or modification of any fabric should be carried out before, during and after the conservation interventions. This documentation should use international standards (e.g. the creation of a professional photographic record; the compilation and maintenance of records outlining the treatment materials and techniques, and the names and qualifications of those people who completed work; and samples of original material that has been replaced etc.) The records should be of an archival standard and stored appropriately. Such records are an essential part of the conservation process. They are valuable in their own right, but are also useful for insurance purposes.

9.16 Policies for Conservation Interventions

9.16.1 Intervention Policy 1

Intervention, where necessary, is appropriate

As the structure is of significant heritage value with areas of necessary repair, intervention is appropriate.

9.17 Maintenance

9.17.2 Intervention Policy 2

That a maintenance plan be prepared for the building according to accepted standards

Regular maintenance is the most cost-effective method of conserving heritage buildings. Regular maintenance avoids urgent remedial repairs, which can be costly.

Following the writing and implementation of a planned maintenance regime, the plan should be regularly reviewed at least yearly intervals.

9.18 Stabilisation

9.18.1 Intervention Policy 3

Where significant fabric is deteriorated, stabilisation should be considered before repair or replacement.

The building has significant timber lining and decorative elements. Where these are deteriorated, stabilisation should be considered, using international best practice.

9.19 Repair

9.19.1 Intervention Policy 4

*That required repairs and maintenance be carried out as soon as practicable.
Summary of conditions*

A condition report on both building is included in Section 5.

9.20 Restoration

9.20.1 Intervention Policy 6

That restoration of fabric currently hidden in unattached original elements is recommended where such fabric is identified.

The ICOMOS NZ Charter's definition of restoration comprises reinstatement of existing but unattached original elements. Where elements are currently hidden, but known to exist behind partitions or boarding, removal of covering material to reveal the original element is recommended where possible and practical.

Similarly, restoration of any elements currently not attached but available, is recommended to enhance fabric, design and craftsmanship authenticity. It is recommended that, where owners or

users of the buildings become aware of such fabric, that it is conclusively identified and reinstated at the earliest opportunity.

9.22 Reconstruction

9.22.1 Intervention Policy Z

That reconstruction of missing elements is not recommended except where these have a structural or weatherproofing function.

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<http://www.thegreenman.net.nz/history.html>

Greytown Archive files Folder Book 1 164 – 170A, Book 3 49 and 66 -74, C5

APPENDICES

Deeds and Certificate of Titles
1993 Report on Kouka Cottage, 113 Main St, Greytown
ICOMOS (Charter New Zealand)
Library Conversion Drawings

Deeds and Certificates of Titles

[illegible]

704

This Deed made the fourth day of March One thousand eight hundred and seventy two Between Thomas Hempton of Greytown in the Province of Wellington and Colony of New Zealand Farmer of the one part and Thomas Hempton the younger of the same place Farmer of the other part Witnesseth that in consideration of the sum of Five Shillings Sterling paid by the said Thomas Hempton the younger to the said Thomas Hempton (the receipt whereof is hereby acknowledged) and in consideration of the love and affection borne by the said Thomas Hempton to his daughter Sarah Ann Dunn for the said Thomas Hempton doth hereby convey and assign unto the said Thomas Hempton the younger such and assigns all that piece or parcel of land containing Two (2) acres or thereabouts being the Sections numbered Forty seven (47) and Forty nine on the official plan of the Township of Greytown in the Province of Wellington aforesaid Bounded on the North East by Section number 45 on the said plan on the South west by Section number 51 on the said plan on the Southeast by a public Road and on the Northwest by the main Road from Wellington to Masterton With all the appurtenances to the same belonging as the said piece or parcel of land is delineated in the plan drawn in the margin hereof and thereon colored red In trust for the sole and separate use of the said Sarah Ann Dunn during her life and after her death In trust for such one or more of her children as she shall indicate by her last will and Testament and in default of any such device then In trust for all such children of the said Sarah Ann Dunn (in equal shares) who may be alive at her decease and the children of such of them who may be dead at that time in like equal shares such children to take the share only to which their deceased parent if alive would have been entitled and in default of any such issue then In trust for the right heirs of the said Sarah Ann Dunn Provided always that no other covenant is to be herein implied on the part of the said Thomas Hempton other than that he hath done in and to the number the said last Deed in witness whereof the said Thomas Hempton hath hereunto subscribed his name.

Signed by the said Thomas Hempton,

Thomas Hempton

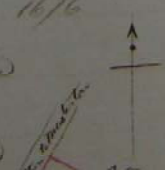
in the presence of

John Hallor, Publican, Greytown,
John A. Campbell, Farmer, Greytown,

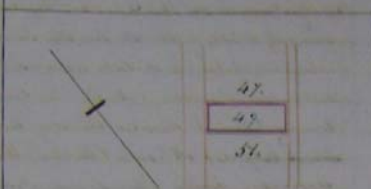
Recorded 24 Decr 80 p. 704.
Ind. p. 9. Vol. 6. p. 47 & 49.
4 p. p. 1876

No. 14376
Recorded 12 noon Thursday
7th March 1872.
John E. Smith
Registrar of Deeds,

Examined & received
20 May 1872
C. B. Boulade



These Acres make the fourth day of July one thousand eight hundred and
 fifty nine. Between the within named Thomas Fisher of the one part and
 Thomas Knapperton Senior of Greytown, New Zealand, for the Province of
 Wellington and Henry of New Zealand, Governor of the other part. Whereas
 that in consideration of the sum of seven pounds sterling in hand paid by the
 said Thomas Knapperton Senior to the said Thomas Fisher (the receipt whereof
 is hereby acknowledged) the said Thomas Fisher doth hereby convey
 and assign unto the said Thomas Knapperton Senior his heirs and assigns -
 All that piece or parcel of land...
 containing five acres in the within
 title containing five acres in the same title
 more or less being the section numbered
 forty nine 49 in that Plan of Greytown
 as shown. At the same is more particularly
 delineated and described in the
 Plan drawn for the Margin hereof.



Together with the appurtenances thereto belonging to hold the same
 unto the said Thomas Knapperton Senior his heirs and assigns for ever. In
 witness whereof the said parties to these presents have hereunto set their hands
 the day and year first above written.

Thomas Fisher.

Signed by the said Thomas Fisher
 in the presence of
 W. Hardesty, Notary, Greytown.
 William Ingham, Notary, Greytown.

N^o 1338.

Received the above title for Registration at Public Office
 on the twenty the fourth day of February, 1853.

John E. Smith,
 (S. L.) Registrar of Land.

Accented at Pub. Office for 230.

Index 9 Pub. Map No. 6 for 49.

Is for: page 114.

and received
 H. H. Fisher
 10th March 1853.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



R. W. Allen
Registrar-General of Land
1996

Identifier **WN47C/447**
Land Registration District **Wellington**
Date Issued 22 February 1996

Prior References
WN47C/194

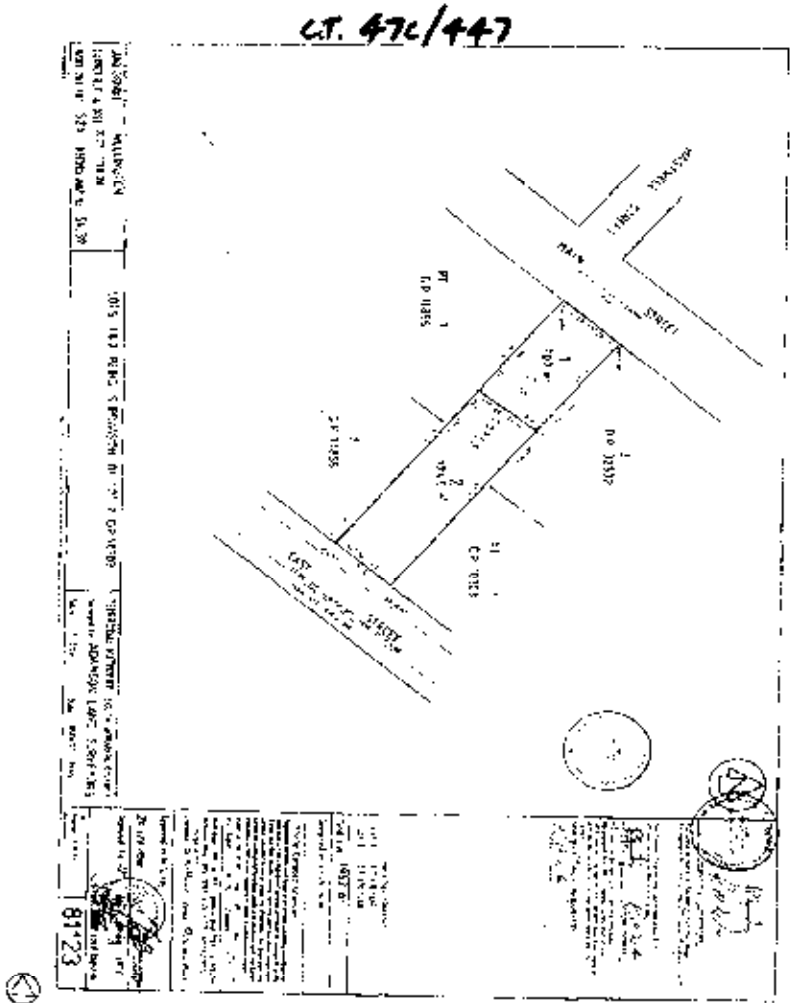
Estate Free Sample
Area 707 square metres more or less
Legal Description Lot 1 Deposited Plan 81123

Original Proprietors
South Wairarapa District Council

Interests

Identifier

WN47C/447





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



Identifier **WN47C/448**
Land Registration District **Wellington**
Date Issued 22 February 1996

Prior References

WN47C/194

Estate	Fee Simple
Area	1245 square metres (more or less)
Legal Description	Lot 2 Deposited Plan 81173

Original Proprietors

South Wairarapa District Council

Interests

Conclusions

WN47C/448

[illegible]

Identifier

WN47C/448

CS. 47C/448



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



REGISTRAR GENERAL OF LAND

Identifier **WNB2/665**
Land Registration District **Wellington**
Date Issued 23 July 1985

Prior References
WNB174 195

Estate	Free Single
Area	1268 square metres more or less
Legal Description	Part Lot 1 Depositional Plan 1985
Purpose	Civic Centre

Original Proprietors
The Greytown Borough Council

Interests



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



Identifier **WNB2/664**
Land Registration District **Wellington**
Date Issued **23 July 1965**

Prior References

53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 8

| | |
|--------------------------|---------------------------------|
| Estate | Fee Simple |
| Area | 756 square inches more or less |
| Legal Description | Part Lot 2 Deposited Plan 11855 |
| Purpose | Civic Centre |

Original Proprietors

The Gwynedd Borough Council

Interests

1993 Report on Kouka Cottage

Building/report.mayor

To: His Worship the Mayor

REPORT ON KOUKA COTTAGE, MAIN STREET, GREYTOWN:

EXTERIOR

FRONT: Veranda foundations sunk or rotted away and is almost 150mm (6") out of line.
Window frame and sill rotten, sash sagging and stuffed with paper to keep out draught.
Weather boards rotten.

WEST SIDE: Rotten weatherboards
Outside wall sunk out of line.

EAST SIDE: Rotten weatherboards.
Eaves lining rotten and open allowing in nesting birds.

BACK: This wall partly roughcast and is sound
Sub standard waste pipes here have been joined with radiator hoses.

INTERIOR: Floor is springy and out of level throughout except for in the bathroom.
In the kitchen it slopes away about 80mm (3") all this indicates that the piles are either rotten or the ground has subsided under the piles.

LOUNGE: Walls and ceiling tidy but heavily tobacco smoke stained, as is the whole house.
Window does not open.

BEDROOM 1: Wallpaper poor condition. Ceiling tidy. Sunporch off this room, window and wall linings rotten.

BEDROOM 2: Walls - poor condition
The window is too low for height from the floor and does not comply with NZ Standards for residential buildings.

KITCHEN: Walls and ceiling in tidy structural condition.
Window is too low as in bedroom 2. Back door frame twisted and out of square because of sloping floor.

BATHROOM: This room is okay

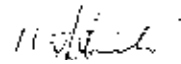
LAUNDRY: Concrete floor cracked in several places due to subsidence.
Some walls not lined
General condition of walls and ceiling is poor.
W.C. is in laundry and is ok.

DRAINS: In view of the subsidence that has occurred here, my feeling is that the sewer drains also would have moved out of alignment and possibly cracked open.

ROOF: Corrugated iron - Appears in fair condition although out of alignment. There are no signs of any leaks within the building.

GENERAL: Many of the windows do not open.
This building is in very poor condition structurally mainly, and would require major upgrading to bring to a habitable standard.

INSPECTORS NOTE: This building is not to be occupied for residential use in its present state.


Matt Stainton
BUILDING INSPECTOR

2 June 1993



ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

PREAMBLE

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, buildings, structures and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving, conserving and relating to their cultural heritage.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespeople or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 7 March 1993.

1. THE PURPOSE OF CONSERVATION

The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

- (i) have lasting values and can be appreciated in their own right;
- (ii) teach us about the past and the culture of those who came before us;

- (iii) provide the context for community identity whereby people relate to the land and to those who have gone before;

- (iv) provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and

- (v) provide visible evidence of the continuity between past, present and future.

2. INDIGENOUS CULTURAL HERITAGE

The indigenous heritage of Maori and Moriori relates to family, hapu and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the founding document of our nation and is the basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

3. CONSERVATION PRACTICE

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained.

ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

Conservation projects should include the following:

- (i) definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place, and the recording of its physical condition;
- (ii) community consultation, continuing throughout a project as appropriate;
- (iii) preparation of a plan which meets the conservation principles of this charter;
- (iv) the implementation of any planned work; and
- (v) the documentation of any research, recording and conservation work, as it proceeds.

GENERAL PRINCIPLES

4. CONSERVATION METHOD

Conservation should:

- (i) make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- (ii) show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- (iii) involve the least degree of intervention consistent with long term care and the principles of this charter;
- (iv) take into account the needs, abilities and resources of the particular communities; and
- (v) be fully documented and recorded.

5. RESPECT FOR EXISTING EVIDENCE

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if assessment shows that this would not diminish the cultural heritage value of the place. In

these circumstances such material should be documented before it is obscured or removed.

6. SETTING

The historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

7. RISK MITIGATION

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

8. RELOCATION

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

- (i) the site is not of associated value (an exceptional circumstance); or
- (ii) relocation is the only means of saving the structure; or
- (iii) relocation provides continuity of cultural heritage value.

A new site should provide a setting compatible with cultural heritage value.

9. INVASIVE INVESTIGATION

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material of cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

 ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

10. CONTENTS

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

11. WORKS OF ART AND SPECIAL FABRIC

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

12. RECORDS

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive and made available to all affected people. Some knowledge of places of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.

CONSERVATION PROCESSES

13. DEGREES OF INTERVENTION

Conservation may involve, in increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or site.

Re-creation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this charter.

14. NON-INTERVENTION

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may

be more important than the physical aspects of some places of indigenous heritage value.

15. MAINTENANCE

A place of cultural heritage value should be maintained regularly and according to a plan, except in circumstances where it is appropriate for places to remain without intervention.

16. STABILISATION

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilisation or support.

17. REPAIR

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

18. RESTORATION

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

19. RECONSTRUCTION

Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving heritage values are preserved.

ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

Reconstruction should not normally constitute the majority of a place. Generalised representations of typical features or structures should be avoided.

20. ADAPTATION

The conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

21. INTERPRETATION

Interpretation of a place may be appropriate if enhancement of public understanding is required. Relevant protocol should be complied with. Any interpretation should not compromise the values, appearance, structure or materials of a place, or intrude upon the experience of the place.

22. DEFINITIONS

For the purposes of this charter:

adaptation means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value

conservation means the processes of caring for a place so as to safeguard its cultural heritage value

cultural heritage value means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity

maintenance means the protective care of a place

material means physical matter which is the product of human activity or has been modified by human activity

place means any land, including land covered by water, and the airspace forming the spatial context to such land, including any landscape, traditional

site or sacred place, and anything fixed to the land including any archaeological site, garden, building or structure, and any body of water, whether fresh or seawater, that forms part of the historical and cultural heritage of New Zealand

preservation means maintaining a place with as little change as possible

reassembly (anastylosis) means putting existing but dismembered parts back together

reconstruction means to build again in the original form using old or new material

reinstatement means putting components of earlier material back in position

repair means making good decayed or damaged material

restoration means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions

stabilisation means the arrest of the processes of decay

structure means any building, equipment, device or other facility made by people and which is fixed to the land

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