

## Submission for South Wairarapa District Council Plan 2014/2015

**From: Safer Wairarapa      Re: Social Housing**

### **Background**

The organisations represented in the Safer Wairarapa Coalition work with people in the Wairarapa region and are aware that people have difficulty accessing safe, healthy and affordable housing.

It is accepted within the health and social sector that appropriate and healthy housing reduces the cost of mental illness, prevents injury, promotes and supports recovery as well as positive physical health and reduces the likelihood of deterioration in health status.

Each organisation represented on the Safer Wairarapa Coalition is aware that people who use the services are increasingly struggling to access and afford appropriate housing.

### **Pathways Experience**

Pathways community support services work with a large number of people with a mental health and/or addiction background to source and secure housing and have recently completed a snap shot review of the issues faced in this region. They reviewed all cases they had worked with from March 2013 – March 2014. In this period there were 43 referrals to Pathways with a specific request for staff to source and facilitate rental accommodation for individuals. Two of these referrals were for people who were living in their car, and a number were essentially homeless and temporarily staying in undesirable circumstances. All 43 people were successfully placed in adequate accommodation or boarding situations, but many continue to face financial hardship due to having to pay market rental.

In the previous 12 months Pathways has received referrals which include a housing facilitation requirement from the Community Mental Health Team, Primary Health and GP services, CareNZ, Te Hauora, Womens Refuge, Child Safety and Protection, Justice System, District Council, Work and Income and self-referrals.

### **Research**

Housing improvements for health and associated socio-economic outcomes (Review) 2013, Cochrane review which reviewed 27 academic studies states:

*"Improvements in warmth and affordable warmth may be an important reason for improved health. Improved health may also lead to reduced absences from school or work. Improvements in energy efficiency and provision of affordable warmth may allow householders to heat more rooms in the house and increase the amount of usable space in the home. Greater usable living space may lead to more use of the home, allow increased levels of privacy, and help with relationships within the home. An overview of the best available research evidence suggests that housing which promotes good health needs to be an appropriate size to meet household needs, and be affordable to maintain a comfortable indoor temperature."*

Childrens Commissioner, Working Paper no.18: Housing Policy Recommendations to Address Child Poverty

- *“Housing is an important determinant of children’s well-being. The indoor environment affects children’s respiratory health, hazards in the home can cause injuries, and the location of the home affects the schools children attend, their access to green spaces for play, and their transport choices.*
- *Young children spend most of their time at home, so the quality (particularly warmth and safety) of their homes is important for their health and well-being, as well as that of their family/whānau.*
- *New Zealand housing is of lower quality than most OECD countries, and we also have one of the lowest levels of household energy use for heating among the International Energy Agency member countries (26 of the 30 OECD countries), leading to a major problem of cold, damp homes.*
- *New Zealand has low proportions of social and community housing compared with most other OECD countries. Consequently, there are a disproportionate number of low-income households, including large numbers of children, living in private rental housing – a sector which is largely unregulated, of poorer housing quality than other tenure types, and offers little security of tenure. This has significant implications for the health, education, and broader well-being of children.”*

We would like the Council to consider:

1. Applying for accreditation to become a Social Housing Provider
2. Supporting the implementation of a national warrant of fitness for rental accommodation. The key areas are:
  - Insulated and dry: including ceiling and under floor insulation, ventilation and no obvious leaks in the roof or cladding:
  - Safe and secure: including for example smoke alarms, handrails on stairs;
  - Essential amenities: including for example functioning power points, food preparation facilities, and a functioning bath/shower and toilet.
3. Consideration be given to local policy regarding warrant of fitness for our local rental housing stock
4. Consideration be given to Social Housing improvement to become part of the Councils combined annual plan

We would be willing to speak to these recommendations.

Contact for group:

Jane Mills

Safer Wairarapa

PO Box 184

Carterton

Ph: 06 379 5407 x 8

[www.wairarapasocialservices.org.nz](http://www.wairarapasocialservices.org.nz)

EnergySmart  
P.O. Box 433  
Masterton

21.5.2014



*Live Warm · Live Smart*

153  
Late  
23/5/14

To South Wairarapa District Council Annual Plan 2014-2015

**Re New Zealand Green Building Council Homestar Residential Rating tool.**

**EnergySmart** is a Trading division of Terra Lana Products Limited. We have been successfully running the Wairarapa Healthy Homes Project in conjunction with the three local Wairarapa District Councils for the last 10 years.

We would like to submit an **expression of interest** to the South Wairarapa District Council to run and oversee a local **Homestar programme** in conjunction with the **New Zealand Green Building Council**. We feel we have the knowledge and staff able to implement and run this very valuable programme to a high standard. We are a local Wairarapa company and know that you will be getting an application for this project from a Wellington company. We would like to be considered for running this project to keep this in our area using local staff, resources and service providers.

**Homestar** is a comprehensive, national, voluntary residential rating tool that evaluates the environmental attributes of New Zealand's stand alone homes in terms of energy, health and comfort, water, waste and more. The overarching objective of the Home star rating tool is to improve the performance and reduce the environmental impact of new and existing New Zealand homes, making them warm, healthy and comfortable place to live.

**Homecoach** assessors use the **Homestar** residential rating tool as a means to assess existing homes and provide home owners with informal advice on how to enhance the warmth, comfort and efficiency of their homes. They link people to local service providers in their areas to achieve these objectives for their own homes. Each home owner is left with an Action Plan with recommendations described and prioritized. The plans are tailored to the individual and there property, to ensure the recommendations meet budgets and future plans for the home. There is a suggested fee payable by the home owner of \$15.00 towards this service, however many areas are fully subsidizing this payment.

Overseas research shows homes with performance ratings sell and rent faster, for higher prices than non rated homes.

**Full home assessments could include**

- ACC home safety checks
- Full review of insulation ceiling and underfloor
- Check moisture levels in the home
- Assess water and heating systems in the home



Assess lighting and appliances  
 Civil Defence Emergency Preparedness.  
 Fire safety checks including smoke detectors.

We do not have a suggested budget for this work but have listed the costs we know below. We feel this would best suit a person who is available to work a few hours a week and we have this person on our staff. We would also have a car available for our assessor. We would like to think a good number of people would take up these checks but in reality think it would be slow to get going. We feel this is best co-ordinated with the local councils as to also involve earthquake, ACC and fire safety home checks at the same time. Main advertising for the project would be through local rates newsletters.


Annual Subscription to Homestar	\$50.00
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Fee per assessment to Homestar for use of the rating tool	\$10.00
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It is hard to estimate other expences till clear guidelines are set down by the councils as to what they want to achieve from these visits within there areas.

We would like to be considered to discuss these with you future should you concider using this project locally. Please feel free to contact me to discuss further.

Yours faithfully



Lyn Tankersley

Wairarapa Manager EnergySmart.

06 370 1019 or 021 846 869



**EnergySmart**  
 Live Warm • Live Smart  
[www.energysmart.co.nz](http://www.energysmart.co.nz)

**Lyn Tankersley**  
 Wairarapa/Tararua Manager

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**0800 777 121** - Call us now and start saving



## SOUTHERN WAIRARAPA SAFER COMMUNITY COUNCIL

- Life To The MAX
- Alternative Education Unit
- Attendance Service
- Community Youth Development



### WAIRARAPA SOCIAL SECTOR TRIAL

**PO Box 184, Carterton 5743**

**Phone: 06 379 5407**

**Mobile: 021 509 493**

16 May 2014

South Wairarapa District Council  
PO Box 6  
MARTINBOROUGH

Dear Sir / Madam

#### **RE: Annual Plan Submission Life to the MAX**

On behalf of Southern Wairarapa Safer Community Council (SWSCC) I am making a submission to the Council's Annual Plan 2014/15 process.

This submission is in the form of financial assistance for our Life to the MAX programme which is delivered by Southern Wairarapa Safer Community Council and we are asking the Council to consider funding \$10,000.00 as a contribution towards this programme.

The key focus to Life to the MAX is early intervention/prevention to offending and functions as a multi-Disciplinary Team delivering a 'wrap round' strength based model of early intervention to 5-18 year old young people, youth and whanau/family, with a maximum caseload of ten families. The project assesses 'at risk youth' and identifies key local service providers who form part of the client's<sup>1</sup> case management plan. Overall during this reporting period Life to the MAX has worked with 12 clients and have 3 on the Waiting List.

SWSCC is the lead NGO for the Wairarapa Social Sector Trial and the funds for Life to the MAX was put into the Trial. SWSCC was funded under the trial to redesign the operational arm of the organisation to increase the organisation's capacity in service delivery for our young people.

I would like to thank the Council for considering our submission and a representative from Southern Wairarapa Safer Community Council would like to present this submission.

Yours sincerely

Tere Lenihan  
Manager

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<sup>1</sup> The family/whanau unit and the young person becomes the client and each individual member will be assessed to ascertain the strengths, needs and risk factors of this unit.

**Life to the MAX South Wairarapa Clients:**

April 2013 – May 2014

Client	Reason for referral	Other family members worked with	Agencies	Mentoring	Outcome
Client 1	Self-harming Family breakdown Running away from home	Both parents and siblings were doing well at school.	CAMHS, Attendance Service, AOD Care NZ, School counselor,	Youth Worker LTTM and SWSCC Team	Stopped running and is now in full time employment
Client 2	Drug use Police involved with minor offense Family breakdown	Father local Mother resided in Hastings	Police Youth Aid, AOD Counseling, Stopping Violence Service Te Kura	Youth Worker LTTM and SWSCC Team	Relocated and is in employment in Forestry
Client 3	Self referral Anxiety, depression and suicidal thoughts.	Parents separated and live in same town. Only child	Police Youth Aid Child youth and family, CAMH'S Care NZ Triple 'P'	Youth Worker and Alternative Action working with this client	Police Youth Aid still working with client (Alternative Action)



## SOUTHERN WAIRARAPA SAFER COMMUNITY COUNCIL

- Life To The MAX
- Alternative Education Unit
- Attendance Service
- Community Youth Development



### WAIRARAPA SOCIAL SECTOR TRIAL

**PO Box 184, Carterton 5743**

**Phone: 06 379 5407**

**Mobile: 021 509 493**

16 May 2014

South Wairarapa District Council  
PO Box 6  
MARTINBOROUGH

Dear Sir / Madam

RE: Annual Plan Submission 'Safer Wairarapa

On behalf of 'Safer Wairarapa' as the umbrella organisation Southern Wairarapa Safer Community Council (SWSCC) is making an application to South Wairarapa District Council for funding through the LTCCP process.

Would South Wairarapa District Council please consider making a \$5,000.00 contribution towards the salary of the 'Safer Wairarapa' Co-ordinator? This application will be of the same nature to both Masterton District Council and Carterton District Council.

The Wairarapa through Safer Wairarapa is a World Health Organisation accredited Safe Community, and we have links nationally and internationally, Council are able to access more information at the following site: <http://www.safecommunities.org.nz/>

The group has identified seven key areas, these are:

- Fire
- Falls
- Road
- Alcohol and Drugs
- Suicide Prevention
- Violence
- Youth

We have completed a goal setting/ accountability process called Results Based Accountability (RBA) and you can see these "Results Cards" on the MSD website.

<http://www.familyservices.govt.nz/working-with-us/programmes-services/connected-services/local-services-mapping/safer-wairarapa.html>

One of the key roles of Safer Wairarapa is to improve networking and look for opportunities to work more effectively and efficiently across organisations. We support each other to get information out to various communities. We are doing this through the following:

**[www.wairarapasocialservices.org.nz](http://www.wairarapasocialservices.org.nz)**

The online directory ([www.wairarapasocialservices.org.nz](http://www.wairarapasocialservices.org.nz)) has been implemented and promoted through Council websites and numerous other mediums. This website provides a wealth of comprehensive information for the Wairarapa community on services and resources' available in the arena of social services.

### **Annual Events**

Safer Wairarapa continues to support annual events providing personal, information and resources. Events attended include:

- Families Day
- Children's Day at the SPCA
- Clareville A&P Show
- Solway A & P Show.
- Youth Week events
- White Ribbon Week

### **Distribution of Injury prevention information and best practice to community**

ACC has developed "Alcohol Profiles" and "Injury Comparison Reports" for each of the TA's which help us inform actions. National and international research and information is distributed to the relevant Safer Wairarapa Work-streams.

### **Community Alcohol Action Group (CAAG)**

This network provides the mechanism to cover the work stream of Alcohol and Drugs within Safer Wairarapa. Over recent months members have supported and liaised with local TAs regarding the development and implementation of the new LAP process.

A representative is available to talk to this on Thursday 5<sup>th</sup> June 2014.

Yours sincerely

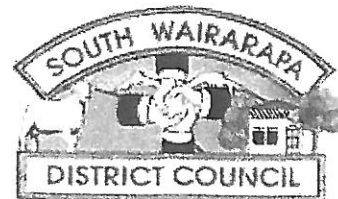
Tere Lenihan  
Manager



**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:**

**Address:**

Neil Preston Deputy Principal Greytown School  
East St  
Greytown.

**Phone: (day)**

06 304 9007

**Mobile:**

**Email:**

n.preston@greytown.school.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**

Amenities - Page 43

On behalf of Greytown School I am putting in a submission about future work on Greytown Swimming Pool

I attended a meeting this year on April 23 to discuss its future with other interested groups. There appeared to be an overall agreement among those there that certain things needed to be done for the pool to function effectively.

This includes:

Bring the water temperature up to encourage swimmers to use the pool and stay in longer. This could be possibly done by having a cover using solar heating, making the deep end shallower. This would also extend the swimming season.

**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

# **SOUTH WAIRARAPA DISTRICT COUNCIL SUBMISSION FORM**

**Pg No.    Comment**

- The length of the pool should be bought in line with the standard pool length as with other pools in the district. This would mean that swimming times could be compared with other schools swimming sports times. We have lost holding the South Wairarapa Primary School Swimming competition for this reason.

- There is also need for the school to know what costs they are likely to have each year so we are able to manage our budgets and inform parents if some of the costs have to be put onto them. We are eager to keep the costs down as this could effect future use if it become too expensive. We have staff members who are willing to give up their time to train as life guards to help reduce costs if the council are willing to facilitate this.

The school has had a long tradition of using the local pool. We feel we run a good swimming programme. Without access to the local pool this would be impossible for our older students. Any changes to the local pool need to be considered with the long term goal of keeping our young people confident and safe around water.

An online submission is available on our website [www.swdc.govt.nz](http://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](mailto: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**.

**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

Continue on separate sheets if required.

**SOUTH WAIRARAPA DISTRICT COUNCIL  
SUBMISSION FORM**

156  
Late

**Draft Annual Plan 2014/2015**

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



**Name of Submitter:**

**Address:**

Diana Broadhead  
33 ESTHER STREET  
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**Phone: (day)**

06 3068287

**Email:**

dianabroadhead@gmail.com

**Martinborough Town Hall Submissions:** The Martinborough Town Hall is a Council amenity and is maintained and managed via the Amenities Significant Activity. Your submission will be considered against the goals and objectives for this activity. For more information about this activity refer to the Council Draft Annual Plan 2014/2015 and the Long Term Plan 2012/2022.

**AMENITIES COMMENT**

I think shell of Town Hall should be preserved.

Is it possible to remove wall dividing present entrance area & hall so that the hall becomes longer? I notice the existing interior wall does not extend to the roof.

I'd like to see a large extension able to be attached on occasions to the stage to form a runway wide enough for two people to pass on it & for it to extend into the hall to form a ramp.

*Diana Broadhead*

**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

**SOUTH WAIRARAPA DISTRICT COUNCIL  
SUBMISSION FORM**

157  
Late  
21/5/14

**Draft Annual Plan 2014/2015**

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



**Name of Submitter:**

**Address:**

Penny Barnett  
102 Hiriakura Rd  
Martinborough

**Phone: (day)**

0274 495086

**Email:**

penny.barnett@co.nz

**Martinborough Town Hall Submissions:** The Martinborough Town Hall is a Council amenity and is maintained and managed via the Amenities Significant Activity. Your submission will be considered against the goals and objectives for this activity. For more information about this activity refer to the Council Draft Annual Plan 2014/2015 and the Long Term Plan 2012/2022.

**AMENITIES COMMENT**

I support fully the proposal for the Town Hall plans. I see this as an opportunity to create a centre for our community in one place — with the plans proposed I feel this centre will be a place for all members of our community — young, old

**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.

Unavailable on Please continue over

9 & 10 June however.

P.T.O.

**SOUTH WAIRARAPA DISTRICT COUNCIL  
SUBMISSION FORM**

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You may continue your submission here, or you may make a submission on other items relating to the Draft Annual Plan:

**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.

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	as well as tourists and people who frequent is the weekends - every demographic will be catered for to make our community a wonderful place to be part of. We are very lucky to have such a professional team leading this project. I own a business in Greytown and can see the benefits of a community centre that embraces tourism for the whole region

An online submission is available on our website [www.swdc.govt.nz](http://www.swdc.govt.nz) (from 16 April 2014). 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](mailto: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**.

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Continue on separate sheets if required.



To: South Wairarapa District Council

From: Ed Hudson, [edhudson@e-valuer.com](mailto:edhudson@e-valuer.com)

Date: 3 June 2014

### **Submission re Martinborough Town Hall**

#### Background

1. I have been a ratepayer in South Wairarapa for many years. I also operate businesses in South Wairarapa.
2. My profession is a Management Consultant, specializing in Strategy and Finance. I have a Ph.D. in Economics from Harvard University. I have more than 40 years' experience in advising corporates and governments in the United States and New Zealand. It is from this perspective that I make this submission concerning the Martinborough Town Hall.

#### SWDC Proposal for Martinborough Town Hall

3. Your Draft 2014-2015 Annual Plan sets out (page 15) the estimated cost and funding for the development of the Martinborough Town Hall. I summarise these estimates as follows:

#### **Martinborough Town Hall Development Estimates**

Amounts in thousands of dollars

South Wairarapa District Council	
Funds allocated for strengthening	900
Capitalise Pain Farm revenue into loan for 10 years	350
Capitalise library lease currently paid to third party	390
Land sale Martinborough land old county yard	550
Land sale Cecily Martin - Huangarua Park	200
Other land sales across district/district property reserves	860
Total SWDC	3,250
Community and other	2,945
Total	6,195

4. SWDC is planning to source from Council assets and revenue streams \$3.25 million and spend \$6.195 million on the Town Hall development.

Comment

5. I first ask whether there is \$3.25 million of benefit expected from the Town Hall development. I do not mean this amount of revenue but the value in use to the South Wairarapa community. Relocating the library to the Town Hall would save the rent presently paid by the library; this is a benefit. There might be benefits from having theatrical and musical productions and craft shows in the facility although I find it difficult to imagine that these would be sufficiently extensive to justify the redevelopment. Other organisations might make use of the facility for their meetings but again I find it difficult to see substantial benefit as these meetings are already being held in other facilities.
6. Hence, I find it difficult to see sufficient benefit to the South Wairarapa community to merit spending \$3.25 million of ratepayers' money on the development.
7. I turn now to the question of paying for the development, of the Council's sourcing of \$3.25 million.
8. First, I note that the funding item in your plan corresponding to the capitalisation of library rent savings, of \$0.39 million, is not a valid source of funds. Certainly, the rent paid by the present library would be avoided if the library shifted to the Town Hall but this saving is by the amount of the rent month by month, or whenever the rent is paid; it is not a lump sum saving upfront; this amount is not available to fund to work on development of the Town Hall.
9. Second, I note that \$1.96 million is estimated to be obtained from the sale of various assets owned by the Council. This may well be the potential receipts from asset sales but this is like selling the family silver. The family silver can be sold only once. If it were to be sold to help fund the Town Hall it could not be sold to help fund other projects that are upcoming.
10. These considerations make it essential that the Town Hall is not viewed in isolation. From the point of view of good governance and good decision-making by the Council it is imperative that the Town Hall project be seen in the context of other projects which are upcoming.
11. The Draft Annual Plan makes it clear that several water supply and wastewater projects will have to be carried out. The cost of selling assets for the Town Hall, and indeed of putting other funding into the Town Hall development, is that \$3.25 million will be not be available to help fund these essential infrastructure projects.
12. The real decision facing the Council, therefore, is not whether to proceed with the Martinborough Town Hall development. Rather it is whether it is wise to spend \$3.25 million of ratepayers' funds on a project which has small net benefit and to a small minority of ratepayers instead of spending these funds on essential works which will provide significant benefit to the majority of ratepayers in the District.

Conclusion

13. I submit that, when viewed in the proper context of serving the ratepayers of South Wairarapa, it would be irresponsible for the Council to spend \$3.25 million of ratepayers' money on the Martinborough Town Hall and that the assets and funding earmarked for the Town Hall should instead be used to help fund the essential upcoming freshwater and wastewater projects across the District.

A handwritten signature in black ink, appearing to read 'E. Hudson'.

Edward A Hudson